**August 3, 2017,** Zoning & Planning Board meeting was called to order at 7:00PM in the City Council Chambers at 206 Main Street, Three Forks, MT 59752.

**PRESENT:** Planning and Zoning Board Chairman George Chancellor, Board members Kelly Smith, Doug Fairhurst, Matt Jones, Roger Nerlin, and Dave Hanson. John Zuelke was absent. There is a quorum and the meeting will be held. Public present was Brian Koelzer and Kelly Bugland.

**PUBLIC COMMENT** (items not on the agenda): There were no public comments on items not on the agenda.

**CONSENT AGENDA: APPROVAL OF JULY 20, 2017 MEETING MINUTES**

Kelly Smith noted a couple of changes, mostly clerical. On page 2 the name should be JR Morden and it is currently spelled Morton. Doug Fairhurst moved to approve the minutes as amended. Roger Nerlin seconded the motion. There was no public comment. Motion Passed Unanimously.

**PUBLIC HEARINGS:**

**Public Hearing and Decision on a Conditional Use Permit for Brian Koelzer, to build a residential duplex and garage for the property located at Block 62, Lot 6 Milwaukee 2nd Addition, more commonly referred to as 722 East 3rd Ave E.**

Chairman Chancellor read the revised staff report into the record. Kelly Smith added that she typed up the staff report based on Ralph Johnson’s comments to her over the phone. She realized that the front yard is 16-feet and the rear yard is 20-feet (instead of 18-feet which is stated for both front and rear yard in the staff report).

Applicant Presentation: Brian Koelzer stated that he heard people are worried about having a multi-family housing unit. He wanted to assure those worried that it is not going to be low-income. He believes it will raise the neighboring property values, and not devalue them as some neighbors have stated. The lot is already picturesque. He intends to keep the trees if at all possible, which are mature and beautiful. Upon speaking with Kelly Bugland today, he learned that there are 11 new teachers who are all looking for housing which is not available. His intention is to build good housing in Three Forks, his home town, which perhaps teachers will rent.

Public Comment: Kelly Bugland added that she would be happy to manage his property for him. (The room laughed.)

George Chancellor stated that there were many people at the last meeting and we heard all of them, and that there were letters received in support and in opposition. The Board took a moment to allow Doug Fairhurst (who was not in attendance at the previous hearing) to read those letters.

Doug Fairhurst moved to accept it. Matt Jones seconded the motion. There was no public comment. Motion Pass Unanimously.

With no other items to come before the Board tonight, Chairman Chancellor asked for a motion to adjourn.

Kelly Smith motioned to adjourn. Matt Jones seconded the motion. Motion passed unanimously.

Meeting adjourned at 7:22 P.M.