

**ZONING & PLANNING BOARD MEETING
CITY OF THREE FORKS**

The Three Forks Zoning & Planning Board will meet
Thursday, September 19, 2024, at 7:00 PM
in the City Hall Council Chambers, 206 Main Street.

AGENDA

I. CALL to ORDER

II. ROLL CALL

III. REMINDER TO PUBLIC THAT MEETING IS RECORDED

IV. PUBLIC COMMENTS/CONCERNS (not on the agenda)

V. CONSENT AGENDA

A. Approval of the 8/15/2024 Meeting Minutes

VI. OLD BUSINESS

A. Suggestion of possible housing tour dates for density

VII. PUBLIC HEARINGS

A. Public Hearing and Recommendation on a Request by RCREI, LLC for an amendment to their CONDITIONAL USE PERMIT to allow the 3 cabins to be open year-round. The property is located in the Southeast quarter of the Northeast quarter (SE4NE4) and the Northeast quarter of the Southeast quarter (NE4SE4) of Section 26, Township 2 North, Range 1 East **AND** Lot 12A of Block 18 in Buttelman's Addition (Plat D-34-B), more commonly referred to as 126 East Jefferson Street.

1. Staff Report
2. Applicant Presentation
3. Board Questions with Applicant
4. Public Comment (if any), Close P.C. when Everyone has Spoken.
5. Applicant Rebuttal
6. Board Questions/Discussion with Staff and/or Applicant
7. Decision: Motion, Second, Final Discussion (if any), Vote

VIII. NEW BUSINESS

- A. Discussion of the 1-Mile Extra-Territorial Zoning District with Gallatin County
- B. Discussion with Lee Nellis Regarding the Recommendation from the Impact Fee Advisory Committee about Impact Fee Amounts
- C. Discussion on the Main Street Parking Survey Results
- D. Discussion regarding Zoning Code Rewrite

IX. ADJOURNMENT

Policy and Conduct at Public Meetings

*The public is invited to speak on any item under discussion by the Board, **after recognition by the presiding officer.***

*The speaker should stand, and for the record, give his/her name and address, and, if applicable, the person, firm or organization he/she represents. **Comments should be limited to three (3) minutes unless approval by the presiding officer, and citizens requesting to speak shall limit him or herself to matters of fact regarding the issue of concern.***

Prepared statements are welcomed and should be given to the Clerk of the Council. Prepared statements that are also read, however, shall be deemed unduly repetitious. All prepared statements shall become part of the hearing record.

While the Board is in session, those in attendance must preserve order and decorum. A member shall not delay or interrupt the proceedings or the peace of the Board, nor disturb any member while speaking or refuse to obey the orders of the Board or its presiding officer.

Any person making personal, impertinent, or slanderous remarks or who shall become boisterous or disruptive during the Board meeting shall be forthwith barred from further presentation to the Board by the presiding officer, unless permission to continue be granted by the presiding officer or a majority vote of the Board.

The Three Forks City Council reserves the right to amend these rules of procedure as deemed necessary.