

CITY OF THREE FORKS, MONTANA

RESOLUTION #444 -2025

ADOPTING THE REVISED IMPACT FEE SCHEDULE AS PROVIDED BY 3-6-11 OF THREE FORKS MUNICIPAL CODE

WHEREAS, subject to §7-6-1602, MCA, the governing body may impose an impact fee based on the service area reports. The Impact Fee Advisory Committee (“IFAC”) submitted a recommended Service Area Report and fees for Water, Wastewater, Fire Protection, Transportation, and Municipal Buildings, which was accepted by the Council via Resolution #436-2025.

WHEREAS, pursuant to §7-6-1602(2)(k)(iv), MCA the adopted impact fees will cover at least a five-year period and may be reviewed and updated at least every five years.

WHEREAS, the Council reviewed the recommendation set forth in the Service Area Report, referenced above, and accepts the recommended fee amounts for Water, Wastewater, Fire Protection and Municipal Buildings to be collected consistent with the adopted Ordinance 406-2025 Amending Title 3: Revenue and Finance, Chapter 6 Impact fees and Providing for their Administration.

WHEREAS, the Council reviewed the specific recommended fees and accepts the recommended fee amounts to be collected in the Southeast Region for Wastewater and Transportation, which are established with due consideration of the future annexation of the lands in the Southeast Benefit Area as described in the Service Area Report.

WHEREAS, the Council reviewed the recommended fee for Transportation as to small- and large-scale commercial determining small scale commercial shall be based on up to 4,000 square feet and for large scale commercial shall include the same base fee plus an additional cost for each parking space over 16 spaces.

WHEREAS, in accordance with §7-1-4127, MCA this public hearing was published in the Bozeman Daily Chronicle on 6/17; in the Belgrade News on 6/19; and in the Three Forks Voice on 6/25/2025, as well as posted on the City’s website and Facebook pages and around town as is City policy.

THEREFORE BE IT RESOLVED that based upon the Capital Improvements Plan, the Service Area Report created by the IFAC, the public comment gathered at multiple hearings during the various processes, all the fees (Water, Wastewater, Transportation, Municipal Buildings, Fire Protection, Southeast Residential, large-scale commercial), set forth in the attached table for Residential, Southeast Regional, Small-Scale Commercial and Large-Scale Commercial labeled as Exhibit A, are hereby adopted and enacted effective as of this date and will remain in effect until the next revision and update is complete and a new resolution supersedes said fees.

Dated this 8th day of July 2025.

CITY OF THREE FORKS, MONTANA

CITY OF THREE FORKS

Randy Johnston, Mayor

ATTESTED:

Crystal Turner, City Clerk

EXHIBIT A to RESOLUTION #444-2025 TOTAL IMPACT FEES

Table 1 summarizes the impact fees calculated in the service area reports and shows the total.

Table 1 – Summary and Total of Impact Fees
(Residential and Small Commercial [less than 4,000 sq. ft. & a meter less than 1 inch])

Water

multi-family, per unit	\$	575.62
single-family, per unit	\$	624.61
commercial, per SF (up to 4,000)	\$	0.645

Wastewater

SE Residential

multi-family, per unit	\$	2,101.56
single-family, per unit	\$	2,280.42

Remainder of Three Forks

multi-family, per unit	\$	4,639.29
single-family, per unit	\$	5,034.12
commercial, per SF (up to 4,000)	\$	2.882

Stormwater

all residential, per unit	\$	-
commercial, per SF	\$	-

Transportation

SE Residential

multi-family, per unit	\$	7,296.61
single-family, per unit	\$	7,917.60

Remainder of Three Forks

multi-family, per unit	\$	2,541.30
single-family, per unit	\$	2,757.58
commercial, per SF (up to 4,000)	\$	16.502

Municipal Buildings

all residential, per unit	\$	23.49
commercial, per SF (up to 4,000)	\$	0.046

Fire Protection

all residential, per unit		\$87.69
commercial, per SF (up to 4,000)	\$	0.142

TOTAL IMPACT FEES

SE Residential

multi-family, per unit	\$	10,084.97
single-family, per unit	\$	10,933.80

Remainder of Three Forks

multi-family, per unit	\$	7,867.39
single-family, per unit	\$	8,527.49
commercial, per SF (up to 4,000)	\$	20.218

Some of the per SF impact fees for commercial uses must be adjusted upward for larger commercial projects, as explained below and in the service area reports.

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Large Scale Commercial (Based on Meter Size for the first 4,000 SF of the building area)

For commercial (nonresidential) projects - \$0.645 per SF up to 4,000 SF building area, adjusted upward if water meter is larger than one inch in diameter using the tables below:

Water System Impact Fee Adjusted for Meter Size		Wastewater System Impact Fee Adjusted for Meter Size	
Meter Size	\$ per SF, up to 4,000 SF	Meter Size	\$ per SF, up to 4,000 SF
<i>inches</i>		<i>inches</i>	
0.75-1.0	0.645	0.75-1.0	2.882
1.25	0.903	1.25	4.001
1.5	1.290	1.5	5.764
2	2.064	2	9.222
3	4.128	3	12.819
4	6.450	4	18.445
6	12.900	6	29.512
8	20.640	8	41.021

Commercial per square foot - \$16.502, with this being increased by a fee of \$4,125.50 per parking space after the first 16 parking spaces.

EXAMPLE: Retail commercial buildings can safely be assumed to be the most common significant traffic generators as Three Forks grows. A typical retail commercial building of 4,000 SF will be required to provide 12-20 parking spaces. Dividing the total impact fee for a 4,000 SF retail building by 16 parking spaces yields \$4,125.50 per space.