

**BOARD OF ADJUSTMENTS MEETING  
CITY OF THREE FORKS**

**AGENDA**

**Thursday, March 21, 2024, at 6:00 PM** in the Council Chambers,  
Located in City Hall 206 Main Street, Three Forks, MT.

- I. CALL to ORDER**
- II. ROLL CALL**
- III. REMINDER TO PUBLIC THAT MEETING IS AUDIO RECORDED AND MAYBE VIDEO RECORDED**
- IV. PUBLIC COMMENTS/CONCERNS** (not on the agenda)
- V. CONSENT AGENDA**
  - A. Minutes from December 1, 2022, meeting
- VI. NEW BUSINESS**
  - A. Introduce and Welcome New Board Members
  - B. Appoint a Chairperson and a Vice Chairperson
- VII. PUBLIC HEARINGS**
  - A. Public Hearing and Decision on a Variance Request by Sean McKenna (GV Builds, LLC. / Laurel Hills, LLC.) for Lot 7, Block 32 of Three Forks Original Townsite, more commonly known as 306 E. Fir Street. The variance request is for an 8-foot variance from the 15-foot front yard setback (#11-6A-6) for an enclosed entryway (vestibule) and stairs.
    - 1. Staff Report Presentation
    - 2. Applicant Testimony/Presentation
    - 3. Board Comments/Questions
    - 4. Public Comments
    - 5. Applicant Rebuttal (if any)
    - 6. Close Public Comment
    - 7. Board Discussion, Motion, Second, Vote
  - B. Public Hearing and Decision on a Variance Requests by Sean McKenna (GV Builds, LLC. / Laurel Hills, LLC.) for Lot 7, Block 32 of Three Forks Original Townsite, more

commonly known as 306 E. Fir Street. The variance request is for a variance from lot coverage maximums. The City of Three Forks Ordinance 11-6A-5 requiring “not more than 35% of the lot shall be occupied by the principal and accessory buildings”. The request is for a variance of up to 43.5% lot coverage (8.5% variance) or an additional 600 square feet.

1. Staff Report Presentation
2. Applicant Testimony/Presentation
3. Board Comments/Questions
4. Public Comments
5. Applicant Rebuttal (if any)
6. Close Public Comment
7. Board Discussion, Motion, Second, Vote

C. Public Hearing and Decision on a Variance Requests by Kenneth Keltz Gibson and Barrett Logan Snyder for Lot 1 &2, Block 4 of the Northwest Townsite, more commonly known as 623 E Neal Street. The request is for a variance from the Floodplain Ordinance #12-1-9-C2e, which requires all residential new construction be constructed on suitable fill that is at least 2 feet above the Base Flood Elevation (BFE). Applicants request is to build on piers, instead of fill. The BFE at this location is currently 3+ feet above the ground level and based on the new proposed FEMA maps the BFE would be 6+ feet above the existing ground.

1. Staff Report Presentation
2. Applicant Testimony/Presentation
3. Board Comments/Questions
4. Public Comments
5. Applicant Rebuttal (if any)
6. Close Public Comment
7. Board Discussion, Motion, Second, Vote

D) Public Hearing and Decision on a Variance Requests by Kenneth Keltz Gibson and Barrett Logan Snyder for Lot 1 &2, Block 4 of the Northwest Townsite, more commonly known as 623 E Neal Street. Applicants are also requesting a variance from Three Forks City Ordinance 11-6A-9 requiring a maximum building height of 36-feet for a dwelling. The request is for a little over a 3-foot variance for the dwelling height of 39-feet 1-inch.

1. Staff Report Presentation

2. Applicant Testimony/Presentation
3. Board Comments/Questions
4. Public Comments
5. Applicant Rebuttal (if any)
6. Close Public Comment
7. Board Discussion, Motion, Second, Vote

## **VIII. 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 Secretary for the Board. 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 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.*

*Three Forks reserves the right to amend these rules of procedure as deemed necessary.*