

MEMO

TO: Three Forks Planning Board, Staff, Counsel

FROM: Lee Nellis, FAICP

DATE: March 31, 2025

RE: Hearing Drafts

Here are the drafts we will use for public hearing.

Chapter 22 – SEZD. There are some minor changes in this chapter, all reflecting questions asked by the City Attorney. They are highlighted in yellow.

Chapter 23 – Landscaping. The only substantive change from the previous draft addresses the question raised about whether a required landscaped buffer can be on more than one lot. This change is at 11-23-7. It is highlighted in yellow. It allows a buffer to be on both lots (the one providing the buffer and the one being buffered) where an easement providing for access to and maintenance of the buffer is recorded.

Next Steps

The Board will review draft parking and CBZD chapters at its next meeting.

I have been waiting for someone to ask about definitions. I write definitions as I go, then present that chapter last for adoption. If anyone wants to see a current draft of the definitions, just ask.