

February 18, 2025

TO: Three Forks Zoning and Planning Board

FR: Randy Carpenter
Planning Consultant to the City of Three Forks

RE: Conditional Use Permit application

Name of Applicant: Ryan Malmquist

Hearing Date: April 22, 2025

Application Request:

Location: 67 N 7th Ave E, COS 789A

Zoning: Public Lands Institutional (PLI)

Background:

Ryan Malmquist has applied for a Conditional Use Permit for a home occupation at 67 N 7th Ave E. The home occupation would be a temporary greenhouse. He would construct a temporary accessory structure for use as the temporary greenhouse.

The lot is 1.85 acres in size and contains an existing 1,896 square foot house.

The subject parcel is in the Public Lands Institutional zoning district. The surrounding zoning and land uses to the west, across N 7th Ave, are residential. In all other directions, the land use is the golf course. The zoning to the west is Residential; the zoning in all other directions is PLI.

The proposed use would have one employee.

Staff Report:

Section 11-12-2 of the City of Three Forks Zoning Ordinance identifies the approval criteria to be used for Conditional Use Permits, as follows:

- A. The use conforms to the objectives of the Growth Policy and the intent of the Zoning Ordinance.
Home occupations are a conditionally permitted use within the PLI district.
- B. Such use will not adversely affect nearby properties or their occupants.
The proposed use would meet all underlying zoning regulations. As noted above, the golf course surrounds the property on the north, east, and south sides. Residential uses are to the west, across N 7th Street. The property is heavily screened by trees. The temporary use would likely not adversely affect abutting properties.
- C. Such use meets density, coverage, yard, height, and all other regulations of the district in which it is to be located, unless otherwise provided for in this Title.
The use would meet all the other regulations of the district.

D. Public hearings have been held, after the required legal notice has been given and the public has been given a chance to be heard upon this matter.

Public hearings have been appropriately announced and scheduled for Tuesday, April 22, 2025, at 6:30 PM with the Planning and Zoning Board. Public testimony and written comments will be taken and considered at each public hearing.

Conclusion:

Staff recommends approval of this conditional use permit application.