

The Terry Town Council held a public hearing for the purpose of obtaining public comments on the proposed Zoning Regulations. The following persons were in attendance: Council members Rolane Christofferson, Fred Rambur, Clinton Rakes, and Teneil Phipps, Clerk Lynn Strasheim, Town Attorney Rebecca Convery (via phone), Zoning Commission members Elden Netzer and Heather Carter, Jason Smith and Sheriff Bill Klunder (Prairie County Sheriff's Department), and Allison Mouch (Montana Department of Commerce). A total of thirty-three (33) members of the public signed in for the meeting, with three (3) more individuals in attendance who did not sign-in. Mayor Ronald G. Kiosse presided over the meeting.

Mayor Kiosse spoke briefly about the purpose and the rules of the public hearing, and introduced Allison Mouch, Montana Department of Commerce. Allison Mouch spoke briefly, relating her role as an informational resource at the meeting, not a proponent or opponent to the specific zoning regulations.

A total of twenty-two (22) individuals formally spoke in regards to the regulations. Eight (8) people spoke in opposition of the regulations, ten (10) people had specific concerns they wanted to discuss, and four (4) people spoke in support of the regulations. During the duration of the public hearing, three (3) individuals were asked to leave for not following the rules of the meeting that were stated at the beginning.

A concern that was shared was that of landowners whose commercial properties are in residentially zoned areas. Town Attorney Rebecca Convery discussed the implications of the zoning regulations in such cases-- which is that a property can continue being used for its current purpose, also referred to as "grandfathering"; however, if someone wished to change the nature of his or her business, for example from a campground to an auto repair shop, he or she would have to request a variance from the city. Other concerns that were expressed included resources being spent on the zoning efforts that would be better utilized elsewhere, a lack of outreach by the council and commission to inform and consult with property owners in town of the zoning efforts, increased regulation by the town officials, a lack of text in the proposed zoning ordinance specifically explaining "grandfathered" uses, and fees that may be prohibitive to building and making improvements on one's property.

Those in support of the proposed Zoning Ordinance discussed potential situations wherein a neighbor could have livestock or start a business that would be undesirable and could devalue your home. Situations that have occurred in neighboring communities east and northeast of Terry were referenced, with a desire for Terry to retain the values that appeal to many of its residents. One person discussed the need for the zoning to be done right, and in a way that is not divisive to the community.

Meeting adjourned at 9:25 pm. (Rambur/Christofferson)

ATTEST:

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Lynn Strasheim, Clerk

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Ronald G Kiosse, Mayor