

GRANITE COUNTY PLANNING BOARD

Public Monthly Meeting

Courthouse Courtroom

220 N. Sansome Street, Philipsburg

August 5, 2021 6:00 p.m.

Present:

Granite County Planning Board Members: Heidi Hinkle, Gail Leeper, Tom Rue, Tom Sanders and John Spaeth.

Planning Board Staff: Linda Bouck, Granite County Planning Director

Guests: Elena Gagliano, Chuck Johnson and Shelley Johnson.

I: Call to Order

President John Spaeth called the meeting to order at 6:00 p.m. The Board and Staff introduced themselves.

II: Pledge of Allegiance

III: Subdivision Preliminary Plat

Johnson Minor Subdivision – Creating One Lot in Hall – Recommendation to Commission

Linda Bouck went through the findings of fact report with the Planning Board. This is a one lot minor subdivision using the short form. The new lot will be located within Hall. This subdivision had begun the process of dividing over 10 years ago, but due to a fire that destroyed the structure on the lot to be created the process was never completed. The proposed lot has all services and access from Main Street West/Farm to Market Road, a state-maintained highway. Bouck noted the report does have a correction. The Extension Agent has already looked at this property and determined a weed plan will not be required for the subdivision. Therefore condition 10 of the Planning Board report requiring a weed plan can be struck. The Board agreed to make this change.

Gail Leeper noted that Eagle Ambulance Service is now servicing Granite County and requested that be noted in the report. The Board agreed to this change.

The Board asked the developer if he had any questions or concerns. Chuck Johnson noted the Northwestern Energy infrastructure on the site is already fenced. He requested a clarification to condition 7 to note that the setback from Northwestern Energy fencing would be 10'. The Board agreed to this

change. Mr. Johnson also noted he has been in contact with the Valley Fire Chief and is working on getting his letter of compliance from them.

Tom Rue made a motion to recommend approval of the Johnson Minor Subdivision with the 10 conditions and findings as corrected. Gail Leeper seconded the motion. Motion passed unanimously.

V. Minutes

Gail Leeper made a motion to approve the minutes for July 1, 2021. Tom Rue seconded the motion. Motion passed unanimously.

VII. Public Comment

Elena Gagliano pointed out that Jim Lochridge had not been at the past two Planning Board meetings.

VI. Miscellaneous

There was no miscellaneous.

VII. Adjourn

There being no further business, Tom Sanders made a motion to adjourn the meeting. Tom Rue seconded. Motion passed unanimously. The meeting was adjourned at 6:15 p.m.

The next meeting was scheduled for September 2, 2021.

Minutes approved on September 2, 2021

John Spaeth