

GRANITE COUNTY PLANNING BOARD

Public Monthly Meeting

Courthouse Courtroom

220 N. Sansome Street, Philipsburg

July 1, 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: Jackie Bolster, Joel Christensen, Lucinda Christensen, Elena Gagliano, Ken Jenkins, Chuck Johnson, Shelley Johnson, Bob Murdo, Marlene Murdo and Philipsburg Mayor Daniel Reddish.

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: Georgetown Lake Zoning District – Special Use Permit

Bob Murdo – Guest Cabin Addition, 1.6 Acre Remainder Tract Sunny Beach Acres

Bob and Marlene Murdo have applied for a Special Use Permit to allow for them to locate a guest cabin on their property on Sunny Beach Acres at 298 Georgetown Lake Road. Linda Bouck explained the Georgetown Lake Zoning Regulations dictate whether a guest cabin is allowed with or without a special use permit. The Murdo property is located in the Edwards Lake District which does not allow for a guest cabin without a Special Use Permit. She noted all of the neighborhood subdistricts, outside of the larger Rural District, do not allow for the guest cabins due to the small lot sizes. She noted the public hearing was advertised on June 17, 2021, and June 24, 2021 in the Philipsburg Mail and notices were mailed to all people within 300 feet on June 17, 2021.

Bouck went over the findings of fact. She noted the guest cabin will be moved from a different property in Edwards Subdivision. The developer will need to contact both the Granite and Deer Lodge County Sheriffs to let them know the details of the move. The guest cabin will be set on the property in compliance with setbacks for the district. The structure meets the height limit for the district. The location of the structure will be the further from the lake shore than the existing structures, all of which meet setback requirements. The structure will hook to existing well and septic to limit impacts. One written

comment was received from Michelle and Chad Dammen, adjoining property owners, in favor of the permit being issued.

John Spaeth asked for comments from the public. Bob Murdo reiterated the property would be for personal use and they were trying to have as limited an impact as possible. They would like to get going on the project as soon as possible, as the current owner of the cabin to be moved would like it completed right away.

There being no further comments from the public, John Spaeth closed the public hearing. He then asked for comments from the Planning Board. Tom Sanders pointed out a correction in the findings regarding the usage of the cabin for personal use only.

Gail Leeper made a motion to recommend approval of the Special Use Permit with the conditions as presented and the correction to the findings. Tom Rue seconded the motion. Motion passed unanimously.

IV. Subdivision Preapplications

Broadway Hotel Condominium – Division of Upper and Lower Floors Creating a 2-Unit Development of the Broadway Hotel and Granite Thrift Center

Linda Bouck stated the new owners of the Broadway Hotel are seeking to complete a 2-Unit Condominium development for the building. The building currently houses the Granite Thrift Center on the street level and hotel rooms for the Broadway Hotel on the second-floor level. The proposal would allow them to create a sellable unit for the street level floor to be sold to the Granite County Hospital for continued use of the Granite Thrift Center. Bouck noted that if the Town of Philipsburg had zoning in place this process would be handled through that process. However, given the Town has no zoning the condo units must go through the subdivision process. The developer is requesting to complete a short form and no environmental assessment. She said the Town has approved the short form and no environmental assessment. This division will retain the same uses as are existing. There should be no impact due to this division. Bouck stated she would recommend the Planning Board allow for the short form and waive the environmental assessment.

Ken Jenkins, representing the developer, stated the developer will submit the condo declaration as part of the subdivision submittal. He also noted the hotel rooms will all be one unit, not individual units.

Philipsburg Mayor Daniel Reddish, reaffirmed this is the process that needs to be completed, but the Town sees no impacts from this application and the Town agrees with the short form and environmental assessment waiver.

Tom Rue stated he believes this is a good thing for the Town of Philipsburg and is in approval for the short form and waiver.

Gail Leeper made a motion to allow for the Broadway Hotel Condominium Subdivision to use the short form as defined by the Granite County Subdivision Regulations and to allow a waiver for the environmental assessment for this project. Tom Rue seconded the motion. Motion passed unanimously.

Johnson Minor Subdivision – Creating One Lot in Hall

Linda Bouck explained that Chuck Johnson with Tuning Fork Ranch is requesting to do a minor subdivision creating one lot in Hall. She noted this subdivision had been reviewed over 10 years ago and the Planning Board had recommended approval on the subdivision to the Commission. The developer at that time had built a structure which caught on fire and burned prior to it being occupied and at that time the process was dropped and the subdivision was never completed and filed. At that time, Chuck Johnson had completed the Montana Department of Environmental Quality (MDEQ) review. The lot has an existing foundation, septic, well and utilities. The property is accessed off of Main Street West (Farm to Market Road), a State maintained highway. For these reasons, Chuck Johnson is requesting to use the short form on the subdivision.

Chuck Johnson reaffirmed the well, foundation, septic and utilities are existing on the property and submitted in a copy of the MDEQ approval and well log registration.

Gail Leeper made a motion to allow for the Johnson Minor Subdivision to use the short form as defined by the Granite County Subdivision Regulations. Tom Sanders seconded the motion. Motion passed unanimously.

V. Minutes

Tom Rue made a motion to approve the minutes for May 6, 2021. Tom Sanders seconded the motion. Motion passed unanimously.

VII. Public Comment

There was no public comment.

VI. Miscellaneous

There was no miscellaneous.

VII. Adjourn

There being no further business, Tom Rue made a motion to adjourn the meeting. Tom Sanders seconded. Motion passed unanimously. The meeting was adjourned at 7:45 p.m.

The next meeting was scheduled for August 5, 2021.

Minutes approved on August 5, 2021

John Spaeth