

GRANITE COUNTY PLANNING BOARD

Public Monthly Meeting

Courthouse Courtroom

220 N. Sansome Street, Philipsburg

September 14, 2021 6:00 p.m.

Present:

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

Planning Board Staff: Linda Bouck, Granite County Planning Director

Guests: Joel Christensen, Lucinda Christensen, Tammy Duhamel, Ken Jenkins, Deborah A. McClain, Forest McClain, Catherine McDonald, Philipsburg Mayor Daniel Reddish, Dave Sanson, Lori Sanson and Lari Walter.

I: Call to Order

President John Spaeth called the meeting to order at 6:00 p.m. The Board and Staff introduced themselves. As this was a special meeting not advertised in the paper, the meeting was noticed by posting 10 notices throughout the County, in public places, per the Planning Board by-laws.

II: Pledge of Allegiance

III: Subdivision Preliminary Plat

A: Trout Creek Ranch Subdivision – Creating Five Lots on the Skalkaho Road near Trout Creek – Recommendation to Commission

The Planning Board reopened the Trout Creek Ranch Subdivision deliberations. This issue had been tabled from the Board's September 2nd meeting. Linda Bouck noted the Board changes have been made to the findings per the Board's September 2nd meeting. The Board stated they had time to review the changes.

Bouck noted that the developer had requested a few additional changes. Ken Jenkins stated that they would like to see the requirement for no gating to be removed as a condition. He believes the statement of gates must be accessible to ditch owners and irrigators is sufficient. The Planning Board reviewed the change and asked the public for comments. Following a short discussion, the Planning Board agreed to remove the sentence that read "The road may be gated only with the agreement of all parties who utilize the access, both those who are party to this subdivision and surrounding landowners."

Ken Jenkins also requested a change to condition #26 regarding easements. He stated he would like to show the easements on the face of the final plat instead of rerecording all of them. The Planning Board recognized this as a legal way to change the easement and agreed to amend the condition.

Ken Jenkins stated the property owner would like to have the requirement to fence ditch easements removed. He said this is an onerous requirement. He noted they understand fencing shall not interfere with normal maintenance and use of existing irrigation ditches and that should be sufficient in the covenants. The Planning Board held a discussion regarding this issue. Forest McClain stated he did not see a problem removing this condition. He stated if ditch easements were fenced and all livestock forced to cross at one spot, it could create a choke point that would cause the irrigation ditch to fail at that spot from over use. Linda Bouck noted that the Flint Creek Water Irrigators had stated this was State law and that if it became a problem the irrigators could enforce the issue. The Board agreed to remove the condition.

Linda Bouck stated she had received a call from Tom Sanders regarding this subdivision. He was unable to make the meeting that evening but wanted to note to the Planning Board that the subdivision probably required a variance for the easements crossing lots. The Planning Board agreed that technically the application should have come with a variance, but after review and discussion, they believe that the issues raised by the variance had been addressed in conditions and gave a waiver for the variance.

Tom Rue made a motion to recommend to the Board of County Commissioners conditional approval of the Trout Creek Ranch Subdivision with the 31 conditions as amended at the September 14, 2021, meeting. Gail Leeper seconded the motion. Motion passed unanimously.

VII. Public Comment

Philipsburg Mayor Daniel Reddish gave a brief overview of the current Growth Policy progress for the Town of Philipsburg. He also thanked the Planning Board members for their work on the Board with subdivisions and land issues.

VI. Miscellaneous

There was no miscellaneous.

VII. Adjourn

There being no further business, Tom Rue made a motion to adjourn the meeting. Gail Leeper seconded. Motion passed unanimously. The meeting was adjourned at 6:40 p.m.

The next meeting will be November 4, 2021. The October meeting was canceled as there were no items on the agenda.

Minutes approved on November 4, 2021

John Spaeth