

GRANITE COUNTY PLANNING BOARD

Public Monthly Meeting

Courthouse Courtroom

220 N. Sansome Street, Philipsburg

May 5, 2022 6:00 p.m.

Present:

Granite County Planning Board Members: Lucinda Fitz-Christensen, Gail Leeper, Jim Lochridge, Tom Rue, Tom Sanders and John Spaeth

Planning Board Staff: Linda Bouck, Granite County Planning Director

Guests: Maureen Connor, Elena Gagliano, Jerry Grebenc, Town of Philipsburg Councilperson John Laigaie, Town of Philipsburg Councilperson Scott Lyons, Mayor Dan Reddish, Town of Philipsburg Councilperson Jason White

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.A: Town of Philipsburg Growth Policy Public Hearing

Jerry Grebenc with GreatWest Engineering consultant on this project for the Town of Philipsburg began with a general description of what Growth Policies should address, i.e., infrastructure, land use, historic preservation, etc. The Town of Philipsburg began the process of developing a stand-alone Growth Policy in November of 2021 with an open house and survey. They have held several meetings throughout the past 6 months and have had extremely good turnout for many of the meetings. The Growth Policy is now ready for the Planning Board review and public hearing, which is required by State law. He did note a few edits which still need to be made which he reviewed with the Board. Upon the Planning Board recommendation of approval, the Town Council of Philipsburg will hold their public hearing and adoption of the document.

Mayor Daniel Reddish stated the Town began this process due to the increased growth being seen in the Town of Philipsburg. The Town Council has spent a lot of time on getting the draft together. There has been good interaction with the people of the Town throughout the process. He pointed out with the adoption of this document it will allow the Town to make some changes and move toward getting some

of needed items accomplished. Town Councilperson Scott Lyons stated he was impressed by the turnout and the input the Town had throughout this process from the public.

John Spaeth asked about annexations into the Town of Philipsburg and tax increment districts. Mayor Reddish noted the Town continues to have issues with some of the water and sewer infrastructure needed to allow for annexations at this time but in the future potentially some commercial areas near Montana Highway 1 and the Forest Service offices could be looked at for annexation. Town Councilperson Scott Lyon also noted annexations will be limited due to topography for some areas as the Town does not want to look at having to add pump stations to their infrastructure. Jerry Grebenc noted most annexations are properties requesting to come into the Town for services. Mayor Reddish stated tax increment districts are listed as well in the new Growth Policy, but again these are long term goals.

Tom Sanders noted within the Growth Policy draft it lists the Granite Conservation District as the Granite County Conservation District. Jerry Grebenc noted he would add this to his edits.

Elena Gagliano said edits still need to occur so this isn't the document that will be voted on by the Town Council. She pointed out that Riddick Field, the airport for Philipsburg, has questionable land ownership around it which should be addressed in the document. She also noted Granite County does not manage the hospital, a separate entity has taken over that role. She asked whether the Town of Philipsburg was going to have their own Planning Board and planner after the adoption. Jerry Grebenc stated if the Town of Philipsburg adopts zoning or regulations then maybe they would, but for right now they will not be looking to appoint a Planning Board or hire a planner.

Tom Rue stated he attended several of the meetings and was impressed by the public input and how engaged the public was with this process over the past several months. Jim Lochridge said he also attended several of the meetings and noted a lot of work went into identifying what issues people wanted to see worked on in the future.

Elena Gagliano asked why parking wasn't addressed as one of the five most important issues within the Town as parking, especially in the summer time, is extremely limited. Councilperson Lyons stated he did not hear the locals who live within the Town identifying it as one of the five most important, most likely due to the walkability of the Town. The Mayor noted parking has and will continue to be an issue that the Town continues to work on for the future. Councilperson Lyons also pointed out having an in-depth Growth Policy will allow the Town to acquire more grant money to work on some of the issues that were identified.

Lucinda Fitz-Christensen asked about VRBO and Airbnb. Mayor Reddish stated the new Town Attorney is currently at a seminar of attorneys and that was one of the primary items he was going to look into and bring information back. The Board agreed VRBO and Airbnb continue to be a growing problem for the Town and the County.

Maureen Connor pointed out the Growth Policy is a great step for the Town of Philipsburg. She noted though that the Town is a small community and the Town Council will need to make strategic decisions about what to work on and prioritize.

John Spaeth asked if there were any further questions from the public. There being none he closed the public hearing for the Town of Philipsburg Growth Policy.

III.B: Town of Philipsburg Growth Policy and Recommendation

The Planning Board reviewed the resolution to recommend adoption of the Town of Philipsburg Growth Policy.

Tom Rue made a motion to approve Resolution No 2022-01 A Resolution of Intent to Recommend Adoption of the Philipsburg Town Plan (Growth Policy) with the edits as noted during the meeting. Tom Sanders seconded the motion. Motion passed unanimously.

It was noted the Town Council will hold a hearing for adoption of the Growth Policy on May 17, 2022.

IV. Conservation Easement for Rocking Chair Ranch – Five Valleys Land Trust

Linda Bouck stated Sarah Richey had contacted her on behalf of Five Valleys Land Trust and has requested this item be moved to the June Planning Board meeting.

The Planning Board tabled this item until the June Planning Board meeting.

V. Minutes

The Board reviewed the minutes of March 3, 2022. **Tom Sanders made a motion to approve the minutes for March 3, 2022. Gail Leeper seconded the motion. Motion passed unanimously.**

VI. Public Comment

Elena Gagliano stated the Town of Philipsburg Growth Policy should be edited and the public have a chance to review prior to adoption of the policy. She also noted size and status of the Town under state law should be clarified within the Growth Policy.

VII. Miscellaneous

John Spaeth stated he will be resigning from the Planning Board after the June meeting. The Board will notify the Town to refill the Town of Philipsburg seat.

VIII. Adjourn

There being no further business, Gail Leeper made a motion to adjourn the meeting. Tom Rue seconded. Motion passed unanimously. The meeting was adjourned at 7:30 p.m.

Minutes approved on June 2, 2022

John Spaeth