GRANITE COUNTY PLANNING BOARD

Public Monthly Meeting

Courthouse Courtroom

220 N. Sansome Street, Philipsburg

November 7, 2019 6:00 p.m.

Present:

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

Planning Board Staff: Linda Bouck, Granite County Planning Director

Guests: Gordon Sorenson

I: Call to Order

As the president and vice-president were absent, Acting President Tom Rue called the meeting to order at 6:00 p.m. The Board and Staff introduced themselves.

II: Pledge of Allegiance

III. Preapplication – Timber Ridge Estates Subdivision

Linda Bouck notified the Board that the developer has at this time pulled the preapplication due to a design problem. Gordon Sorenson, representing the developer, stated the developers were unable to make 5 lots with septic systems work as it was presented. They have pulled the subdivision and may look to do something different at a later date.

Bouck also let the Board know that she had spoken with the Board of County Commissioners on Kroger Pond upgrades. They said the County would not be looking to upgrade Kroger's Pond road at this time or for this subdivision.

IV. Discussion of Family Transfer Exemption

The Board held a general discussion about the family transfer policy, and specifically whether the parent parcel retained the right to sell. Tom Rue said he believes the parent parcel should not lose it's rights to sell because the property owners chose to use an allowable exemption given by state law. He said he thought the created lots should have the time restriction, and suggested that time restriction be increased to three years. The Board discussed whether the time restriction on the parent parcel was a partial taking of property rights.

Linda Bouck gave some background on why the policy was created and the process it took last time it was reviewed. She stated the family transfer policy is there to give guidelines for the county in reviewing family transfer surveys for evasion. In essence, the items in the agreement are actions which would trigger a review for evasion be completed.

Gordon Sorenson stated he believes the time restriction on the remainder (parent parcel) is taking a property right. He stated he believes the time frame should be extended for the created parcels but the remainder should not be restricted. He noted the State law allows this exemption for family members to use and not to prohibit any further development or sales of the remainder.

The Board looked at the policy and proposed the following changes be made, the time restriction be amended from 2 years to 3 years, the created parcel be limited to using the family transfer exemption for the 3 years but not after that time period is over, the parent parcel be clearly labeled on the plat, and the parent parcel retain all of its land rights, including the right to sell.

Tom Rue made a motion to amend the time restriction from 2 years to 3 years, the created parcel be prohibited from using the family transfer exemption for 3 years, the parent parcel be clearly labeled on the plat, and the parent parcel retain all of its land rights, including the right to sell. Gail Leeper seconded the motion. In order to allow for members who were not present at this meeting to review the proposed policy changes, this item will be tabled until the next meeting. The Board tabled this item.

V. Minutes

The Board reviewed the minutes from October 3, 2019. Corrections were made to the minutes.

Tom Sanders made a motion to approve the corrected minutes from the Board's October 3, 2019, meeting. Bill West seconded the motion. The Board voted unanimously to approve the minutes.

VII. Public Comment

VI. Miscellaneous

VII. Adjourn

Gail Leeper made a motion to adjourn the meeting. Tom Sanders seconded the motion. The Board voted unanimously to adjourn the meeting.

The meeting was adjourned at 7:15 p.m. The next meeting is scheduled for January 2, 2020, unless items come in for the December meeting.

Minutes approved on February 6, 2020

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A.J. Michnevich