

GRANITE COUNTY PLANNING BOARD

Public Monthly Meeting

Courthouse Courtroom

220 N. Sansome Street, Philipsburg

October 3, 2019 6:00 p.m.

Present:

Granite County Planning Board Members: A.J. Michnevich President, Heidi Hinkle, Tom Sanders, John Spaeth and Bill West.

Planning Board Staff: Linda Bouck, Granite County Planning Director

Guests: Elena Gagliano

I: Call to Order

President A.J. Michnevich 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 let the board know that due to illness, Gordon Sorenson representative for the developer on this subdivision, will be unable to attend. She reminded the Board that the preapplication phase is when the Board can ask for additional information be submitted with the preliminary plat application outside of the normal requirements. She also stated the developer can ask questions about design at this point. Although the developer is not present, he has submitted a question as to how much road way he will need to improve. Does he need to improve the portion only on his property or from where it leaves the County road through his property. The Planning Board held a discussion about the road issues pertaining to this subdivision. A.J. Michnevich stated he had some serious concerns with the roads being at 12' width driving surfaces. He asked if the developer would be required to upgrade the county road and if not would the county be upgrading Kroger's Pond Road to bring it into compliance with current county road standards. Bouck stated the county could require a proportional amount be paid by the developer for upgrades to county roads if impact fees were in place but the county does not have impact fees or the cost of upgrades to Kroger's Pond Road. She added the Commission in the past have not upgraded county roads due to a subdivision being done. The board had a general discussion about the roads and asked that the Commission be contacted and asked if they would be upgrading Kroger's Pond Road.

The Board had questions not only on the roads but also as to the viability of sanitation system within this subdivision and questions as to whether rental cabins would be included within the design.

A general discussion about the preapplication and subdivision process was held by the Board for the benefit of new members.

John Spaeth made a motion to table this item until the next meeting. Tom Sanders seconded the motion. Motion passed unanimously. The preapplication will be tabled until the November meeting when Gordon Sorenson can be present to discuss the application.

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. The Board again noted a letter was sent in by Gordon Sorenson who was unable to attend due to illness. Linda Bouck stated Tom Rue had asked that the Board consider tabling this issue until the November meeting when he could be present.

John Spaeth made a motion to table this item until the next meeting. Bill West seconded the motion. Motion passed unanimously. This item will be tabled until the November meeting.

V. Minutes

The Board reviewed the minutes from September 5, 2019.

Tom Sanders made a motion to approve the minutes from the Board's September 5, 2019, meeting. Bill West seconded the motion. The Board voted unanimously to approve the minutes.

VII. Public Comment

Elena Gagliano submitted a letter to the Board regarding concerns about the appointing of new Board member Heidi Hinkle. The Board held a discussion regarding the letter, but noted the Planning Board does not have any say as to who the Board of Commissioners appoints to Planning Board seats. As such they encouraged Gagliano to present the letter to the Commission. It was noted the Board member's could agree or disagree with the Commission as residents of Granite County but the Planning Board cannot comment on this items to the Commission.

VI. Miscellaneous

VII. Adjourn

John Spaeth 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 7:00 p.m. The next meeting is scheduled for November 7, 2019.

Minutes approved on November 7, 2019

A.J. Michnevich