

GRANITE COUNTY PLANNING BOARD

Public Monthly Meeting

Courthouse Courtroom

220 N. Sansome Street, Philipsburg

June 7, 2018 6:00 p.m.

Present:

Granite County Planning Board Members: A.J. Michnevich, Acting President, Jim Christensen, Gail Leeper, and John Spaeth

Planning Board Staff: Linda Bouck, Granite County Planning Director

Guests: Spencer Woith, Kody Swartz, Matt Hammerstein, N. Michalsky, Kurt Unger, Dick Verstraete, Rae McKay, Larry DeMott, Nicole Nelch, Robert Medof, John R. Vukonich, Fred Bjorklund, and Phil McDonald

I: Call to Order

Acting President A.J. Michnevich called the meeting to order at 6:10 p.m. The Board and Staff introduced themselves.

II: Pledge of Allegiance

III. Major Subdivision Preapplication – Finn Addition, Town of Philipsburg

Planning Director Linda Bouck gave a brief opening. It was noted this subdivision is located within the boundaries of the Town of Philipsburg, as such the Town Council will be the governing body for the subdivision. The Town ultimately will have the ability to decide what they would like to see in this subdivision.

Bouck asked the developer to give a review of their preapplication proposal. Spencer Woith, one of the partners and the engineer for the project, said the proposed Finn Addition will be a 31 lot subdivision located next to the Northwestern Energy substation on South Montgomery Street. The developer pointed out the following points:

- A portion of the property has a height restriction which was placed on the property by the former owner. This will be covered within the covenants for the Finn Addition. The height limit for a portion of the northwest property is 30 feet.
- Drainage will be handled with a retention pond to the east of the substation. No storm water will drain into existing storm drains and storm drains will not be extended within the subdivision. John Spaeth

asked how the drainage through the rest of the subdivision would be handled. The developer said they would be using borrow pits.

- The developer is intending to phase the subdivision. Bouck noted phasing is allowed within the Granite County Subdivision regulations. However phasing must be declared as part of the preliminary plat and the developer must show how the phasing sections would be arranged. A.J. Michnevich asked what the developer was possibly looking at for phase 1. Phil McDonald, one of the developer partners, stated they would like to do all infrastructure and finish the subdivision as a whole but it will be dependent on sale of lots. If the developer phases it would be the intent to begin with lots 24-31 with lots 22 and 23 possibly added in to phase 1.
- Some of the lots may be multi-family the remaining would be single-family residential. Bouck again noted multi-family is allowed within the subdivision regulations, however the developer will need to declare which lots will be multi-family during the preliminary plat phase. Also the developer will need to declare the type of multi-family, condo, townhome, apartments, etc. McDonald said lots 4 and 5 are potentially being looked at for multi-family but it hasn't been decided on type yet.
- New utilities, including water, sewer, fire hydrants, electricity and gas will be extended by the developer to each of the lots.
- The developer is working with Northwestern Energy to gain an easement for the sewer extension
- The developer is working with the Town of Philipsburg to upsize the existing water main to accommodate this subdivision.

Michnevich questioned whether the lot sizes might be too small and whether fewer lots wouldn't be better. It was noted the size of the lots is a normal to slightly larger than normal size for town lots. Michnevich asked about the park land. It was noted the regulations on park land are set by the State law. The developer stated the Town has a park a short distance from the subdivision. It was the developer's intent to do cash-in-lieu for the park. They have had a preliminary discussion about this with the Town and the Town agrees with this plan. The Town does not appear to want to acquire additional park land. Michnevich noted if a park is put in lighting for the park should be considered along with potential traffic/pedestrian concerns on South Montgomery.

Michnevich questioned whether on-site residential travel trailers would be allowed. The developer said no trailers will be allowed, not even during construction.

John Spaeth asked if the developer would be paving the roadways. The developer said they were not intending at this time to pave the roads. They are proposing gravel road surfaces. The roads will be wide enough to allow for parking on the road way as well as two way traffic.

Acting President Michnevich asked if there were any comments or questions from the public. Lawrence Michalsky asked where the runoff from the ditches would go once off the property. The developer noted that most of the drainage would be retained on-site and return to the ground water. However drainage that is currently occurring on the property is handled via a Town ditch and culvert on Montgomery Street which the Town maintains.

The developers are intending to submit the subdivision for preliminary plat in late summer or early fall.

IV. Subdivision Regulations – Amendment to Add Georgetown Lake Volunteer Fire Service Area (GTLVFSA) Fire Protection Standards – Public Hearing and Recommendation

Linda Bouck pointed out the amendments within the proposed GTLVFSA Fire Protection Standards as recommended by the Planning Board at their May 2018 meeting. All changes as recommended had been made and the County Attorney, Blaine Bradshaw, had reviewed the bonding issue with Fred Bjorklund and Kurt Unger.

Acting President A.J. Michnevich opened the public hearing for comments. There were no public comments. The public hearing was closed.

Gail Leeper made a motion to recommend adding the GTLVFSA Fire Protection Standards to the Granite County Subdivision Regulations. Jim Christensen seconded the motion. Motion passed unanimously.

V. Maxville Road Closure – Discussion and Recommendation to the Board of Commissioners

The Board reviewed the recommendation submitted to them on the Maxville road closure request as submitted by County Surveyor Hans Bohrsen and Planning Board member Susan Hale. The Board of Commissioners had appointed Bohrsen and Hale as the road viewers for this road closure request. The roads in question are: the portion of Division Avenue west of Maple Street to Montana Highway 1; the portion of First Avenue South west of Maple Street to Montana Highway 1; Oak Street from the alley common to blocks 19 and 20 to the alley common to blocks 9 and 10; the alley of Block 15. Michnevich said he had talked to Hans personally and that his recommendation was abandonment with the aggregation of the lots.

A brief history of the request and a general discussion regarding the report were held. Spaeth asked if private access was available to the back lots if aggregated. It was noted the property to the east was required as part of the recent sale to set aside a 30' private access to the back lots. Larry DeMott requested the report to be corrected to note that Rae McKay owned the property to the east and not himself.

Jim Christensen made a motion to recommend the Maxville Roads as described above be abandoned with the following conditions:

- 1. An aggregation certificate of survey be recorded and filed with the Granite County Clerk and Recorder's office aggregating the remaining lots of block 15 be aggregated into one lot and lots 1-6 of Block 20 be aggregated into one lot.**
- 2. The report be amended to note the access easement to the lots to the west is a 30' private easement.**
- 3. The Board of Commissioners clearly state in the resolution which portions of the street are being added to which properties.**
- 4. The property owner of lots with blocks 15 and 20 pay for the costs associated with surveying the**

**property, and filing and recording the survey.
John Spaeth seconded the motion. The motion passed unanimously.**

Minutes – May 3, 2018

The Board reviewed and made a correction to the minutes from May 3, 2018.

Gail Leeper made a motion to approve the minutes with corrections from the Board’s May 3, 2018, meeting. John Spaeth seconded the motion. The Board voted unanimously to approve the minutes.

V. Public Comment

There was no public comment.

VI. Miscellaneous

The Board requested to move the July meeting due to the Fourth of July holiday. It was noted the next Planning Board meeting will be held on July 12, 2018.

VII. Adjourn

Jim Christensen made a motion to adjourn the meeting. Gail Leeper seconded the motion. The Board voted unanimously to adjourn the meeting.

The meeting was adjourned at 8:30 p.m.

Minutes approved on July 12, 2018

A.J. Michnevich – Acting President