

GRANITE COUNTY PLANNING BOARD

Public Monthly Meeting

Courthouse Courtroom

220 N. Sansome Street, Philipsburg

August 2, 2018 6:00 p.m.

Present:

Granite County Planning Board Members: Tom Rue Vice-President, Jim Christensen, Gail Leeper, A.J. Michnevich, Tom Sanders and John Spaeth

Planning Board Staff: Linda Bouck, Granite County Planning Director

Guests: Gordon Sorenson

I: Call to Order

Vice-President Tom Rue called the meeting to order at 6:00 p.m. The Board and Staff introduced themselves.

II: Pledge of Allegiance

III. First Minor Subdivision Preliminary Plat Approval – Alt Flats

Planning Director Linda Bouck gave a general synopsis and overview of the subdivision. This is a 2 lot minor subdivision. The lot has an existing developed home. It is owned jointly by brothers. They would like to split the lot so each has a developable lot. Gordon Sorenson will be representing the developers on this subdivision.

Gordon Sorenson noted the subdivision already has a joint existing approved entry from Montana Highway 1. Both lots will use this approach and the driveways have been completed. Sorenson requested proposed condition #14 be removed. The area in question has 2 easements one running north and south that is 30' and the other running east west. Bouck stated she hadn't realized a second easement was running north and south at the time of the writing of the findings. The Planning Board held a discussion regarding the request. The Planning Board agreed to remove the following condition entirely: "The developer shall amend the final plat to avoid the access for Lot B-1 crossing across Lot B-2."

Sorenson noted the buildable areas are at least 27' vertically above the floodplain.

Gail Leeper asked on subdivisions who does the internal road inspection. Bouck explained at the time of final plat the developer can present a signed stamped notice of completion from his engineer or the county

hires an engineer at the developer's cost to go inspect the roads. She noted usually the developer's engineer provides the notice of completion.

Gail Leeper made a motion to conditionally approve the Alt Flats Minor Subdivision with the 13 conditions. A.J. Michnevich seconded the motion. Motion carried unanimously.

IV. Georgetown Lake – Granite County owned property

The Planning Board held a lengthy discussion about the County owned property at Georgetown Lake. It was decided if the next meeting did not have a full agenda to do a site visit to Georgetown Lake to look at the property. The Board believes this is an important issue and that it will take some time to work through the issues.

Minutes – July 12, 2018

The Board reviewed the minutes from July 12, 2018.

A.J. Michnevich made a motion to approve the minutes from the Board's July 12, 2018, meeting. John Spaeth seconded the motion. The Board voted unanimously to approve the minutes.

V. Public Comment

No public comment.

VI. Miscellaneous

The next Planning Board meeting will be held on September 6, 2018.

VII. Adjourn

John Spaeth made a motion to adjourn the meeting. A.J. Michnevich seconded the motion. The Board voted unanimously to adjourn the meeting.

The meeting was adjourned at 7:30 p.m.

Minutes approved on September 6, 2018

Tom Rue, Vice-President