

GRANITE COUNTY PLANNING BOARD

Public Monthly Meeting

Courthouse Courtroom

220 N. Sansome Street, Philipsburg

July 12, 2018 6:00 p.m.

Present:

Granite County Planning Board Members: Susan Hale President, Jim Christensen, Gail Leeper, A.J. Michnevich, Tom Rue, Tom Sanders 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

President Susan Hale called the meeting to order at 6:00 p.m. The Board and Staff introduced themselves.

II: Pledge of Allegiance

III. First Minor Subdivision Preapplication – Alt Flats

Planning Director Linda Bouck gave a brief opening. 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. It was also noted the wells and septic are in for the 2 lots.

Bouck pointed out this property is on the west side of Montana Highway 1 about one mile south of Maxville. No part of this subdivision is on the property in Maxville.

Larry DeMott a property owner in Maxville said this developer has a mess already on his property in Maxville. He stated the developer should take care of existing problems before a decision is made on the new subdivision. Bouck noted that Granite County has to keep the two issues separate and the Planning Board cannot consider the other issues as part of this subdivision review. By Montana State law, Granite County cannot hold up this subdivision.

IV. Conservation Easements – JT Ranches

Linda Bouck introduced Sara Richey with Five Valley Land Trust. This conservation easement is for 770 acres located to the north and west of the Slaughterhouse Corner on Highway 348 just outside of Philipsburg. The goal with the easement is to keep approximately 680 acres in agricultural use. One building envelope area has been set aside for the addition of 2 additional residential buildings. This area is located around the existing house on the property. The property is owned by Tim Hilmo and Joleen Meshnik of JT Ranches. The Board asked whether the property would be allowed to be sold as separate parcels since the property is comprised of several parcels. Sarah Richey stated as part of the conservation easements the parcels would not be allowed to be sold separately.

Tom Sanders made a motion to send a letter of recommendation on the JT Ranches conservation easement to Five Valley Land Trust. Tom Rue seconded the motion. Motion passed unanimously.

V. Development of County Road List – Georgetown Lake Area Discussion

The Board held a work session on developing a County Road List. The Board worked on classifying roads in the Georgetown Lake area in the following township and ranges:
the east half of T5N R14W.

Reclassifications of some of the roads were made. It was noted the Georgetown Lake Road is still a Forest Service road and should be listed as such until such time it is turned over to Granite County.

Dick Motta questioned the paving of Road 8686 (Georgetown Lake Road) that is proposed to begin soon. Susan Hale noted the Planning Board is only working on a classification of roads and has no information on this issue. She referred him to the Granite County Board of Commissioners.

Once a full draft of all road classifications is made the Board will present this to the Commission. The Board decided to take on the Georgetown Lake Area at their next meeting.

Minutes – June 7, 2018

The Board reviewed the minutes from June 7, 2018.

Gail Leeper made a motion to approve the minutes from the Board's June 7, 2018, meeting. John Spaeth seconded the motion. The Board voted unanimously to approve the minutes.

V. Public Comment

Dick Motta asked if the minutes of the Planning Board were on the website. Linda Bouck stated both the approved and draft minutes are on the website.

Elena Gagliano had concerns regarding the lease agreements the Board of Commissioners is looking at for the Georgetown Lake area. She was also concerned about the Forest Service widening the Georgetown Lake Road, and the county's eventual taking over of that road. Dick Motta stated he has concerns with the hydroelectric plant. Is the County benefitting from the hydroelectric contract. He questioned what condition do leased properties have to be in when the lease runs out. He added leased property should be returned to Granite County in the condition it was in at the beginning of the lease.

Linda Bouck explained the Commission has been looking at doing a lease agreement with property the County owns at Georgetown Lake. The Board of Commissioners has referred this issue to the Planning Board as there are several questions about the responsibility associated with public lands, possible development of public land access, when is it appropriate to enter into leases of the county's public land with private entities, etc. Bouck said she would provide a map showing the Granite County ownership at the next meeting. The Planning Board suggested talking with MACo to see what resources are available. They asked how other counties dealt with this issue. It was noted Deer Lodge County does not own any of the lake bottom. The Board asked for this to be placed on the August agenda for discussion.

VI. Miscellaneous

The next Planning Board meeting will be held on August 2, 2018.

VII. Adjourn

John Spaeth made a motion to adjourn the meeting. Tom Rue seconded the motion. The Board voted unanimously to adjourn the meeting.

The meeting was adjourned at 7:10 p.m.

Minutes approved on August 2, 2018

Susan Hale, President