

ANNUAL REPORT MADISON COUNTY PLANNING BOARD

Fiscal Year 2007-08
[July 1, 2007 – June 30, 2008]

Note: The activities listed below were accomplished in cooperation with the Madison County Commissioners, County Planning Office and other County staff, town officials and staff, state agency personnel, and other dedicated local citizens.

- I. Review of Subdivision Proposals.** The Planning Board reviewed 9 subdivision preliminary plat proposals, including 3 PUD's (Planned Unit Developments) and 5 ODP's (Overall Development Plans). They also reviewed 10 pre-applications. Eight of the subdivision proposals were for major subdivisions and one was for a minor subdivision.

Area	Number/Type of Lots				Acreage
	Single Family	Duplex/ Triplex/ Condos	Commercial	Total	
Big Sky	117	61	100 unit hotel	278	635
Madison Valley	3,510.5	0	0	3,510	3,510
Ruby Valley/ Jefferson/ Beaverhead	72	0	0	72	370.5
TOTALS	3,699.5	61	100	3,860	4,515.50

- II. Subdivision Site Visits and Work Sessions.** Members of the Planning Board and Staff made five development site visits.
- III. Review of Subdivision Variances.** The Planning Board reviewed one variance outside of a preliminary plat application pertaining to a cul de sac on Foxtail Pine Rd, Yellowstone Mountain Club in the Big Sky area.
- IV. Building Envelope Changes.** Five building envelope changes were reviewed by the Planning Staff and Consulting Staff during the fiscal year.
- V. Review of Subdivision Exemption Requests.** The Madison County Evasion Review Board (ERB) reviewed 72 exemption requests: 43 boundary adjustments, 24 family conveyance, 4 mortgage exemptions and 1 cemetery lot creation.
- VI. Subdivision Compliance.** Director Fechter made two compliance check trips to Moonlight Basin Ranch and Yellowstone Mountain Club.
- VII. Review of Conservation Easements.** The Planning Board commented on nine Conservation Easements. A total of approximately 27,687 acres were conserved:

- 14,143 acres in the Madison Valley
- 650 acres in the Ruby Valley
- 379 acres south of Virginia City
- 1501 acres in the Harrison area

VIII. Tower Permit Reviews. The Planning Board was apprised of anemometer tower permits approved by the County Commissioners and issued to three separate wind power generation companies. All are located in the Bradley Creek area of the Norris Hill. One public hearing was held by the County Commissioners on a proposal by Sagebrush Energy for 8 wind power generation turbines near Norris Hills; a decision was not made as of the end of the fiscal year.

IX. Regulations. Updates and new regulations were worked on in several areas.

- Streamside protection regulations continue to be developed.
- Airport Affected Area regulations were presented to the Planning Board by the Airport Board.
- Subdivision Regulation definitions were proposed for modification. The Planning Board held a hearing on the proposed changes, and the Commissioners had completed the first reading for the associated ordinance.

X. Planning Board Membership (see attached roster). There were no changes to the roster. Ann Schwend was re-elected as President and John Lounsbury as Vice President.

XI. Planning Staff. Charity Fechter remains as Planning Director, Jim as Planner II, and Marilee Foreman-Tucker continues as Planning Board Secretary/Office Assistant.

XII. Summary of Planning Projects

- ✓ **Planning Office Transition before staffing was complete**
- ✓ **Consulting Planners worked on final plats, building envelope changes and anemometer tower permits during the office transition.**
- ✓ **Streamside Protection Regulations**
- ✓ **Airport Affected Area Regulations**
- ✓ **Anemometer tower applications and permits**
- ✓ **Subdivision Regulations – Modifications to Definitions**
- ✓ **Site tours of proposed subdivisions**
- ✓ **Variance request – modified cul de sac – Yellowstone Club**
- ✓ **Building Envelope Changes**
- ✓ **Hosted Multi-County Workshop for Commissioners and Planning Board Members**

**Prepared by: Marilee Foreman Tucker
July 7, 2008**