

# MADISON COUNTY PLANNING BOARD

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**To:** Commissioners  
**From:** Charity Fechter, Planning Director  
**Date:** April 1, 2015

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**Subject: Planning Board Summary – March 30, 2015**

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The meeting was called to order at 6:00 p.m. by President Fountain, with 9 members in attendance; one member arrived shortly after. Also attending were: Steve Kack (Ennis RV Village); Kevin Germain and Angie Guinn (Lone Mountain Land); Justin Houser (Houser Engineering); and Mike DuCuennois (YC Development).

- **Subdivision Regulations 2015 (Public Hearing)**

The comments received from Justin Houser and Lone Mountain Land were reviewed. The public hearing comments focused on the rationale behind the suggested changes. The Planning Board discussed the recommended actions on the changes, the rationale behind 15 minutes response time as an indicator of proximity to emergency services, and approved making technical/grammatical edits as necessary.

- Motion to accept the changes and corrections, including the separation of Home Owner Association documents from Condominium documents, as recommended by the Planning Director, passed unanimously.
- Motion to recommend the adoption of the 2015 Subdivision Regulations with changes and corrections as recommended by the Planning Director passed unanimously.

- **Subdivisions**

- Luxury Suites PUD Preliminary Plat (public hearing) – This project will take an existing condo lot approved for 12 units and create 3 condo lots with up to 4 units on each, and plat Deep Forest Drive at its actual location. No site specific conditions were required, as two proposed lots each have a 4-unit building already in place. There were no public comments during the hearing. Motion to recommend the Commissioners adopt the Findings of Fact and approve the Luxury Suites Subdivision Planned Unit Development Plat with 1 waiver and 7 standard conditions, as recommended by the Planning Director, passed unanimously
- Ennis RV Village Phase II pre-application – Motion to approve a waiver of the geotechnical report requirement passed unanimously.
- Pre-application: Silvertip Ph 2 Subdivision - Cowboy Heaven Ph 3C Area 2, Condo Lot A : To subdivide .65 acres into 5 single family unit lots with 2 open space lots. Located southeast of Peaks View Drive and northwest of Mountain Loop Road (Moonlight Basin, Big Sky). Development is basically infill near the Silvertip development. A determination on the additional water rights for Moonlight is imminent.
- Pre-application: Big Springs Village Phase 1c: To create 4 residential (2 duplex) condominiums on a common tract of land within Big Springs Village PUD. Located in the vicinity of Warren Miller Lodge (Yellowstone Mountain Club, Big Sky). This was originally approved for 21 units.
- Pre-application: Big Springs Village Phase 1b: To create 3 mixed use condominiums on a common tract of land within Big Springs Village PUD. Located in the vicinity of Warren Miller Lodge (Yellowstone Mountain Club, Big Sky). The number of residential units would increase from 33 to 48 units.

- **Planning Office Report**

- The fill-in resigned. The Commissioners approved hiring a person with priority for the Planning Department an average of 3 days a week.

- **Planning Board Member Reports**

- Eileen Pearce – Raffle tickets to benefit the Sheridan Library are being sold. The prize is a 6-8 hour float of the Big Hole River; lunch is included..
- Ethan Kunard – Jack Creek has been monitored for the last 8 years; no major problems have been detected. The DEQ will make an impairment decision in May. The monitoring may be cut back on Jack Creek and increased on other Madison River tributaries.
- Darlene Tussing – noted there is a bill being considered by the legislature to fund trail maintenance.

**The meeting adjourned at 8:14 p.m.**