

# MADISON COUNTY PLANNING BOARD

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**To:** Commissioners  
**From:** Charity Fechter, Planning Director  
**Date:** February 1, 2012

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**Subject: Planning Board Summary –January 30, 2012**

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The regular meeting started at 6:00 p.m. with 7 members present, Kathy Looney presiding; Don Loyd arrived later. John Lounsbury and Dorothy Davis were both ill, and David Maddison is out of the country. Kevin Spencer, Tom Henesh and Bill Mercer were in the audience.

- **Nominations and Elections**

The Board unanimously approved the nominating committee's proposal of the nominating of Laurie Schmidt, President, and Richard Meehan, Vice President.

- **Subdivisions**

- Preliminary Plat: Pronghorn Meadows Commercial Subdivision (Public Hearing) – to divide approximately 5.79 acres into 3 commercial lots varying in size from 1.8 to 2.5 acres and an open space corridor. Located on south side of MT 287, west of MDT shop. Only one letter of objection was received. Tom Henesh and Kevin Spencer indicated their agreement with the conditions. No one spoke during the hearing. The Board unanimously recommends the Commissioners agree with the findings of fact and approve the preliminary plat with conditions.

- Preliminary Plat: John Davis Minor Subdivision – to lift the agriculture exemption from the 2.11-acre Lot 4, Certificate of Survey Book 7, Page 656. Located southeast of the Waterloo Rd/Bench Rd intersection. No comments were received. The Board unanimously recommends the Commissioners agree with the findings of fact and approve the preliminary plat with conditions.

- Pre-Application Modification: Big Springs Village (formerly Rock Ridge) Planned Unit Development, Yellowstone Mountain Club – The Board was informed of the modification to the PUD proposal presented in December to reallocate units to the vicinity of Warren Miller Lodge for 157 residential units, commercial/residential units and open space on 70 acre, increasing Phase 1a from 12 to 34 residential condominium units, decreasing Phase 3a residential units from 20 to 6, and eliminating the 8 residential units in Phase 3b. They did not express any concern.

- **Upper Missouri Headwaters Channel Migration Zone Map Development** – The Board voted unanimously to enthusiastically support the planning grant sponsored by the Ruby Valley Conservation District.

- **Growth Policy Update**

- Status report – The survey results are available at all the libraries, online, in the Planning Office, at the Courthouse, and the Commissioner office. Should additional surveys be received, they will be included as comments but the document won't be changed, as it is unlikely they will change the overall results significantly. The comments for each question will be summarized, with each Board member assuming responsibility for different question.

- Community Meetings - Several Planning Board members met with Dick Brook about making community participation as meaningful and participatory as possible. The first community meetings will focus on the individual communities and what they want to see happen. The survey results will be shared as promised, but they will not be the focus of the meetings. The meeting format was outlined, to start with a very general overall survey results, followed by participation by the attendees to answer specific open-ended

questions. Depending on the number attending, they might be split into smaller groups. The meetings are planned to last from 1 to 2 hours (depending on the community and specific interest). The draft maps and survey results will be available. The tentative schedule (depending on availability of venues and conflicts) is:

- Sunday, March 4, 2 p.m. – Senior Center in Pony (Kathy Looney – Harrison, Pony, Norris, north end of the county)
- Sunday, March 4, 2 p.m. – Montana Room at Twin Bridges (Clyde Carroll, Richard Meehan – Twin Bridges, Big Hole, Silver Star, Waterloo)
- Tuesday, March 6, 6 p.m. – MVRFD Fire Hall (Lane Adamson, Laurie Schmidt – Madison Valley from Norris Hill to Reynolds Pass)
- Sunday, March 11 or 18, 2 p.m. – Activity Room, Tobacco Root Mountain Care Center (Jan Banks, Eileen Pearce – Sheridan, Alder, Virginia City, Ruby Valley)
- Sunday, March 11, 6 p.m. – Big Sky Fire Hall (Don Loyd - Big Sky)
- Working Group Reports –
  - Document Format/Organization – Follow the general layout in the statute.
  - Trends – Group met in December. Need the census information and copies of reports.
- **Old Business – Streamside Protection.**
  - The Board requested a work session with the Commissioners to address ways of getting the streamside protection guidelines to the appropriate people before they start construction. The Board suggested 5 p.m. on February 27, before their regular meeting.
- **Planning Board Member Reports**
  - Richard Meehan– Twin Bridges now has a new dentist, Maria Nikkels, with 2 employees and state-of-the art equipment. She checked with Dr. Bartoletti before she decided to set up shop. Clyde helped bring her to Twin Bridges.
  - Don Loyd – reported that he has his house for sale and may move from the area. He does plan to step down from the Board.
  - Laurie Schmidt – read an excerpt about volunteerism from Chad Coffman's letter to the editor.
  - Jan Kluver Banks – commented that a recent event involving stream gorging reinforces that higher education does not guarantee an understanding of natural forces. The lack of knowledge is very real. The combined Madison/Ruby Valley Conservation District dinner will be in April, featuring Dirty Shame.

**The meeting adjourned at 8:55 p.m.**