

MADISON COUNTY PLANNING BOARD

To: Commissioners
From: Charity Fechter, Planning Director
Date: July 31, 2012

Subject: Planning Board Summary –July 30, 2012

The regular Planning Board meeting began at 6:11 p.m. with 6 members present, Laurie Schmidt presiding. Jen Boyer, Justin Houser and Mike DuCuennois were present in the audience.

- **Vacant Positions** – The 2 vacancies on the board have been advertised (conservation district and at-large). The Board felt the at-large position should definitely be someone from Big Sky.
- **Settlement PUD Preliminary Plat, Yellowstone Club (Public Hearing)**
A very similar project was approved in 2008. The PUD would subdivide 161 acres into 5 single-family lots, one condominium lot for 12 triplex units, 2 open space tracts (43.5%) and one road tract. The Planning Board recommends approval with conditions. There were no public comments. This will go to the Commissioners on August 14.
- **Variance: Moonlight Basin, Strawberry Ridge** – postponed to October at Moonlight's request.
- **Big Hole Watershed Incentive Program**
Jen Boyer, Future West, presented the work done by the Big Hole Watershed Land Use Committee on 2 major projects.
 - Floodplain mapping – The project was undertaken because DNRC did not feel the channel migration mapping was adequate. With funding from the 4 counties, Future West, the Big Hole Watershed, DNRC and DEQ, the first phase hydrographic is done and the second phase started. Completion of the study is expected in November, when the state and counties would then proceed to adopt floodplain regulations and mapping. This is expected to be a model for other areas around the state.
 - Environmental Incentive Program – This program would put buyers interested in a particular outcome together with landowners who will provide that outcome. Funding and matching are being worked on.
- **Growth Policy**
At the last meeting, teams of Planning Board members were assigned different document sections to review and edit. The submitted edits were discussed. The members want to be sure that the history of the growth policy, and how each version built on the previous work, kept in the document. A work session is tentatively scheduled for 1:30 p.m. on August 15 to finalize a draft for the August 27 meeting. The tentative public hearing on the document is September 24.
- **Planning Office Report**
In addition to the items in the report, a sample table for land uses in the airport affected area regulations was passed around for comment.
- **Position Description**
Modifications to the draft description were made. With the description done, funding sources and final approval can now proceed. The position title is Development Coordinator.
- **Annual Report**
Additional information, especially that related to the growth policy questionnaire, needs to be added. The revised report will be considered at the August meeting.
- **Planning Board Member Reports**
 - Clyde Carroll – There were a lot of activities this past weekend, with the car show in Sheridan and the Twin Bridges reunion and flotilla. The Twin Bridges library is closed due to a bat problem; bids to address it will be considered at the Wednesday Library Board meeting.
 - Richard Meehan - Attended the event at Jackson Gardens in Sheridan. It is a fantastic facility, and also includes a children's garden. They sold 3000 pounds of vegetables last year. Eileen commented on the brunch and service held there on Sunday.

The meeting adjourned at 9:01 p.m.