

MADISON COUNTY PLANNING BOARD

To: Commissioners
From: Charity Fechter, Planning Director
Date: March 30, 2012

Subject: Planning Board Summary –March 26, 2012

The regular meeting started at 6:00 p.m. with 9 members present, Laurie Schmidt presiding. Others present were: Leigh Fosnot, Robert Fosnot, Rose Smith, Cordell Pool (Stahly Engineering), David Albert (Dave Albert Surveying), Jennifer Anderson, David Smith (South Jeffers Minor), Justin Houser (Houser Engineering), Mike DuCuennois (YMC), Larry Pine (Shadow Ridge Subdivision), Greg Morgan

Big Springs Village PUD, ODP, Phase 1a, YMC Master Plan Update (Public Hearing)

The proposal is for 157 residential condominiums, open space, and commercial development on 70 acres in the vicinity of the Warren Miller Lodge. Phase 1a is for 34 residential units and most of the open space, and includes one road easement at 40 feet instead of the required 60 feet. The only public comment was from the engineer and subdivider representative. The Planning Board recommended approval with 9 general conditions, 8 site specific conditions and 2 suggestions to the subdivider of the: YMC Master Plan Update; Big Springs Village Planned Unit Development ODP; and Phase 1a preliminary plat.

South Jeffers Preliminary Plat

This 4-lot first minor subdivision is located on Jeffers Road, immediately south of Jeffers. Leigh Fosnot suggested changes to the covenants. The Planning Board recommended approval with 8 standard conditions, 2 site specific conditions, and 2 suggestions to the subdivider.

Shadow Ridge Preliminary Plat Extension/Conversion to Overall Development Plan

A preliminary plat extension requires an improvement plan. At the request of the subdivider, the Planning Board recommended the preliminary plat approval be converted to approval of an overall development plan.

Pre-Application - YMC, The Settlement PUD and ODP

This proposal is essentially the same as the proposal approved in 2008, with trails added. This would put in 5 single family and 12 triplex units on 161 acres located in the base area east of the youth camp.

Growth Policy

A summary of the 5 public meetings was in the packet. Attendance at all meetings was light, from 3 at Big Sky to 8 at Pony. The Planning Board's summary of the questionnaire was handed out. Based on the meetings and questionnaire, the growth policy guidelines and shared values seem to reflect the community at large as-is. The next phase will be to complete the trends analysis, followed by the more complicated implementation.

Old Business

1. Board Training: Those who attended felt it was good and useful. There were a lot of different boards represented. The Planning Board is operating well within the law.
2. Work Session with the Commissioners: Scheduled for 5 p.m. before the regular meeting on April 30, 2012. Lasagna and salad will be provided. Topics include building permits, and implementing voluntary streamside protection.

Planning Board Member Reports

- o Jan Kluver Banks– Joint conservation district banquet is April 21 at the Elks in Virginia City.
- o Laurie Schmidt – By the end of May, after they work out some details, there will be a public announcement about the Beaverhead Deer Lodge Working Group.

The meeting adjourned at 8:20 p.m.