

# MADISON COUNTY PLANNING BOARD

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**To:** Commissioners  
**From:** Charity Fechter, Planning Director  
**Date:** November 27, 2012

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**Subject: Planning Board Summary –November 26, 2012**

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A joint Planning Board/Commissioner meeting began at 5:05 p.m. with 8 Planning Board members and 3 Commissioners present, Laurie Schmidt presiding. Kathy Looney arrived at 5:10 p.m.

- **Madison County Growth Policy 2012 –Growth Policy Update**
    - The hardest work was compiling the results from the questionnaire; the response was great and statistically valid. The maps have great additional information.
    - One of the more time consuming parts of the update was combining the 1999 Comprehensive Plan and 2006 Growth Policy into a single readable document. The board went to great effort to include material in both while eliminating duplication.
    - The differences between the current growth policy and the recommended update were reviewed. The updated document is essentially the same as the current document, just updated to reflect changes in the base year, additional data, and public comment.
    - Although more readable, there has been some confusion as people saw things they hadn't noticed before in the current document.
    - The questionnaire was more effective at reaching people and eliciting comment than the meetings held around the county.
    - The document has been available online and around the county.
  - **Floodplain Management**

The Big Hole Floodplain Hydraulic Analysis and associated mapping will be reviewed on December 11. The commissioners have not made a decision on where the floodplain management responsibilities will be assigned.
  - **Other**

With both the Sanitarian and Public Health Director positions vacant, the commissioners are considering combining the two offices. It will be discussed on November 27.
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The regular Planning Board meeting began at 6:15 p.m. with 9 members present, Laurie Schmidt presiding. 3 members of the public were also present: Betsy Lane, Kacey Smart, John Fountain.

- **Subdivision Pre-Application – Morgan Subdivision (Baitis/Lane)**

The 1.22 acre tract is located adjacent to the state highway right-of-way where Mr. Lane has a house (the "Morgan" property). The minor subdivision is to split the into 2 tracts of .098 acres and 1.12 acres. The 0.098-acre tract would be transferred to Lane so he can get a lease from the State for the property where his house is located. Given that the developed property is on the 0.098-acre portion, the board waived the requirement for the geotechnical assessment.
- **Conservation Easements**

3 conservation easements by the Montana Land Reliance were accepted.

  - Highland View Ranch – 554 acres, Section 2, 3, 10, 11, T3S, R6W, 3 miles north of Twin Bridges
  - Beattie Consolidation – Add 111 acres to existing easement for total of 513 acres, Sections 3 and 10, T4S, R2W, south of North Meadow Creek Road
  - Granger Ranch IV – 1600 acres using Farm and Ranch Lands Protection Program, 7 miles south of Ennis and east of US 287
- **Comments from Public on Non-Agenda Items**

John Fountain introduced himself to the board. He is a Moonlight resident considering applying for the open seat on the board.
- **Planning Board Member Reports**
  - John Lounsbury – A mail-in mill levy vote will be going out in March for equipment and a new fire station for the Madison Valley Fire Department. The Insurance Service Office (ISO) rating for Ennis was reduced from a 5 to a 4; within 5 miles of Ennis is a 9; and the remainder of the district is at a 10. These ratings determine insurance rates.

**The meeting adjourned at 7:15 p.m.**