

# ANNUAL REPORT MADISON COUNTY PLANNING BOARD

Fiscal Year 2018-19

[July 1, 2018 – June 30, 2019]

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**Note:** *The activities listed were accomplished in cooperation with the Madison County Commissioners, County Planning Office and other County staff, town officials and staff, state agency personnel, and other dedicated local citizens.*

- 1. Subdivision Proposal Reviews.** Planning staff reviewed ten subdivision pre-applications, seven preliminary plat applications, two Overall Development Plans, and six final plats. Of these reviews, 11 preliminary and final plat applications were approved (nine in Big Sky, 2 in the Madison Valley, and none in the Ruby Valley/Jefferson/Beaverhead/Big Hole).

**Approved Preliminary Plats.** The following preliminary plats were approved:

- **Lower Ulery's IV (Moonlight Basin)**- five condo units and one open space lot, 2 total lots; 15.16 acres.
- **Eglise Village PUD (Yellowstone Mountain Club)**- 42 condo units (11 duplexes and 1 multi-family building), one open space lot; 24.91 acres.
- **North 40 Phase 5 (Ennis)**- 32 single family lots and six duplex lots (44 total units); 6.18 acres.
- **Montana Club II (Big Sky)**- 18 single family lots and 1 multi-family lot (32 total units), six open space lots; 45.44 acres.

**Approved Finals Plats.** The following final plats were approved:

- **Vista Minor (Yellowstone Mountain Club)**- 1 single family lot; 4.34 acres.
- **Madison Overlook I (Moonlight Basin)**- 13 single family lots, three road tract lots, one open space lot; 57.99 acres.
- **Pioneer Point (Yellowstone Mountain Club)**- one single family lot, one open space lot, one condo lot (eight units); 16.24 acres.
- **Driftwaters PUD (Cameron/Madison Valley)**- five commercial lots, one RV park lot (17 RV spaces), four single RV lots, four single family lots, three open space lots; 20.27 acres.
- **Lower Ulery's III (Moonlight Basin)**- three condo lots (32 condos), one commercial lot, one road tract lot; 12.33 acres.

**Overall Development Plan.** The Moonlight Basin Overall Development Plan Update was approved with 1,651 residential units, 270,000 sq ft of commercial space, and an additional 200 units designated for employee housing.

- 2. Subdivision Site Visits.** There were six Planning Board subdivision site visits.
- 3. Pre-Construction Safety Reviews.** 93 pre-construction safety reviews were completed during the fiscal year.
- 4. Building Envelope Changes.** 28 building envelope changes were reviewed by the Planning staff during the fiscal year.

5. **Subdivision Exemption Request Reviews.** The Madison County Exemption Review Board (ERB) approved 42 subdivision exemption requests. Of these, the ERB approved 27 boundary adjustments, eight family conveyances/transfers, four lot aggregations, one mortgage exemption, one agricultural exemption, and one parcel >160 acres.
6. **Subdivision Compliance.** There were two subdivision compliance checks made.
7. **Conservation Easement Reviews.** The Planning Board commented on four conservation easements: Birch Creek Holdings (Jim and Kay Guyette), Jon Sampson, Fifty Mile Riffle. LLC and Peter and Kelly McLoughlin – Amendment, Madison Valley Garden Ranch1 (Stephen/Gretchen Burke), and Madison Valley Garden Ranch II (Stephen and Gretchen Burke).
8. **Tower Permit Reviews.** No new tower permit applications were received this year. There were a number of requests for information related to replacing equipment on existing towers and a potential tall tower (100') near Ennis.
9. **Floodplain Development.**
  - Charity Fechter continued as the designated lead contact until 2/2019; Cody Marxer was appointed as the lead Floodplain Administrator upon Charity's retirement. Eight floodplain permits were approved. Floodplain compliance/continued enforcement (Jefferson Acres) for construction in a floodplain prior to permitting. One floodplain development extension was granted (Mossup – Big Hole).
  - Worked with DNRC on floodplain mapping scoping for Beaverhead River, Jefferson River, Ruby River, South Boulder and Madison River.
10. **Airport Affected Areas (AAA).** Approved seven AAA permits; six at the Ennis Airport area and one at the Twin Bridges airport.
11. **Regulations.** BCC approved resolution 11-2019 to adopt the Big Sky Master Trails Plan and include it by reference in the Madison County Growth Policy 2012 Update.
12. **Education, Training**
  - Attended the "Sustaining the New West"
  - Hosted a property Q & A information session for landowners, realtors and builders
  - Attended the Mountain and Resort Town Planners Summit in Canmore, Canada
  - Attended Montana Wildlife and Transportation Summit
  - Attended "Value of Tourism" presented by Voice of Montana Tourism
  - Participated in First American Title Company's "Coffee Talk" presentations
  - Attended Montana Association of Planners Annual Conference

- Attended Association of Montana Floodplain Managers Annual Conference
  - Participated in various County-sponsored trainings
- 13. Road Naming and Addressing:** Eight road name petitions were presented to and approved by the Commissioners.
- 14. Planning Board Membership.** John Fountain resigned January 2019, Pat Bradley (re-appointed January 2019), Ethan Kunard, Tamara Millican-Wood (appointed January 2019), David Maddison, Jacqueline McCurdy (re-appointed January 2019), Rita Owens, Lincoln Roberts (re-appointed January 2019), John Lounsbury resigned October 2018, Del Bieroth (appointed April 2019) and Darlene Tussing. Election Nomination Committee nominated Darlene Tussing for President and Ethan Kunard for Vice President (January 2019). Eileen Pearce and Richard Meehan concluded their appointments in December 2018.
- 15. Projects, Other Boards.**
- Interagency Coordination Group. Quarterly meetings of County, State, and Federal agencies and local natural resource groups continued throughout the year. Meetings are scheduled and coordinated through the Madison County Board of Commissioners.
  - Madison County Housing Advisory Board: Staff continued participation on the board.
  - Local Emergency Planning Committee (LEPC). Staff continued participation on the committee.
  - Wildlife Speaker Series. Continued participation on planning and evaluating the educational speaker series.
  - Big Hole Watershed Committee. Continued participation in committee meetings.
- 16. Planning Staff.** Planning staff during FY19 was as follows: Charity Fechter, Planning Director (ret. 3/15/19); Alex Hogle, Planning Director (eff. 04/03/19); Leona Stredwick, Planner I; Dru Robinson, Planning Clerk (res. 8/24/18); and Cody Marxer, Planning Clerk (eff. 08/27/18).

**Prepared by: Michelle Schriock  
November 14, 2019**