

MADISON COUNTY PLANNING BOARD

P.O. Box 278 • Virginia City, Montana 59755 • Phone (406) 843-5250 • Fax (406) 843-5229

MADISON COUNTY PLANNING BOARD - NOTICE OF VIRTUAL PUBLIC HEARING

In response to constraints posed by the COVID-19 pandemic the Madison County Planning Board will conduct a **virtual/online public hearing** on Monday, April 27, 2020 at 6:15 pm.

The public hearing will be conducted via Webex video conferencing platform.

- Meeting link: <https://meetingsamer.webex.com>
- Meeting number (access code): 622 381 163
- Meeting password: VCMadison (826234766 from phones)
- Host key: 558886
- Or join by phone at 1-408-418-9388

The Planning Board will consider the following agenda item and make a recommendation to the Board of County Commissioners who will take final action:

A request by Lone Mountain Land Company on behalf of MB MT Acquisition LLC for Preliminary Plat approval of **Lee's Pool Subdivision and Planned Unit Development (PUD)**, a 132-unit residential/commercial development that would divide the 233.78-acre subject property into five Condo lots, one future development lot, and two Open Space lots proposed to be developed as follows: Condo Lot 1 (35.60 acres) - four lodge buildings with 81 units, a spa facility, restaurant, and 13 detached guest cabins; Condo Lot 2 (14.95 acres) - a Ski Lodge, one chairlift terminal, and two detached residential condominiums; Condo Lot 3 (14.08 acres) - 17 detached residential condominiums; Condo Lot 4 (9.19 acres) - 9 detached residential condominiums; Condo Lot 5 (7.57 acres) - 10 detached residential condominiums; Lot R (89.72 acres) - to be re-divided and developed in the future; Open Space A (40.40 acres); Open Space B (9.91 acres). Accessed from Jack Creek Road via Lone Mountain Trail and Moonlight Trail, the subdivision would be served by an extension of existing public water and sewer services operated by Moonlight Basin Water & Sewer LLC. The proposed PUD regards a requested modification to standards outlined in Section IV-B-1(c)(3) of the Madison County Subdivision Regulations, to reduce the applicable construction setback from onsite waterways from 100-ft to 40-ft. Located within the Moonlight Basin Overall Development Plan area, the subject property is legally described as Tract A1 of Certificate of Survey 2508 in the NE1/4, SE1/4, SW1/4 & NW1/4 of Section 12, Township 6 South, Range 2 East, P.M.M., Madison County, Montana.

Public participation is encouraged. Written comments provided prior to the public hearing, should be received by 5:00 p.m. on April 27, 2020, and may be sent to the Madison County Planning Board by: Mail to P.O. Box 278, Virginia City, Montana, 59755; Fax to (406) 843-5229; E-mail to planning@madisoncountymt.gov; or telephone conversation with staff at (406) 843-5250. Verbal comments may be given during the 'public comment' segment of the public hearing. Additionally, upon request received by 5:00 p.m. on April 27, 2020 the Board will attempt to contact you via telephone during the 'public comment' segment of the public hearing.

The preliminary plat and supplemental information pertaining to this proposed subdivision is available for review at:

- <https://madisoncountymt.gov/307/Planning>
- Entrance foyer of Madison County Administrative Building, 103 W. Wallace, Virginia City with appointment (406) 843-5250 M-F 8:00 AM-5:00 PM;
- Main Street entrance of Madison Valley Library, 210 West Main Street, Ennis on Tuesdays, Thursdays, and Saturdays from 11:00 AM-1:00 PM.

Call (406) 843-5250 for more information.

Darlene Tussing, President, Madison County Planning Board