

MADISON COUNTY PLANNING BOARD

To: Commissioners
From: Charity Fechter, Planning Director
Date: April 29, 2015

Subject: Planning Board Summary – April 27, 2015

The meeting was called to order at 6:00 p.m. by President Fountain, with 6 members in attendance. Also attending were: Rebecca Ramsey (Ruby Valley Watershed); Tim Egan (State Lands); Angie Guinn (Lone Mountain Land); Karen Talley (Drinville); and Joyce Crouse (Sanitarian).

- **May Meeting Cancelled.** No projects will be ready for public hearing at the meeting, which is to be held earlier than normal. The Southwest Regional Workshop to be held in Dillon on that date (May 19).
- **September Meeting Date** – There is a conflict with the MAP Conference, so the Board will consider alternate meeting dates.
- **Subdivisions**
 - Drinville Lot 1B (public hearing) – This project will split Lot 1B into 2 lots of 13.6 and 59.36 acres. The property is located about 1.5-2 mile from Sheridan, adjacent to a landlocked State Land parcel. Tim Egan (State Lands) commented on changes that occur to use of state lands adjacent to subdivisions, and desire for easements to provide access. Rebecca Ramsey commented that Karen is very thoughtful when it comes to subdivision. Karen Talley arrived after this item was acted on, returning later to discuss the easement requirement. *Motion to recommend the Commissioners adopt the Findings of Fact and approve the Drinville Lot 1B Subdivision preliminary plat with 6 standard conditions and 3 site specific conditions, as recommended by the Planning Director, passed unanimously*
 - Pre-application: Lower Ulery's Phase 1: To subdivide 8.12 acres on the east side of Moonlight Trail northwest of the Moonlight entry into 10 single-family home lots (3.58 acres) 3 open space lots (3.09 acres) and 2 road tracts (1.45 acres). Angie described this project and the upcoming pre-application for the related Lower Ulery's Phase 2. A number of amenities are planned for the development, including a beach, dock, improved Nordic trail, ski access lifts, tree houses, sledding hill, party lawn, etc. Some of these amenities will be built this summer. The information packets will be mailed to the Board.
- **Channel Migration Zone/Flood Hazard Mapping Project**
 - Rebecca Ramsey talked out the project, the Planning Board's role, proposed schedule, potential scope and contractor. Assistance with getting Jefferson County support for the Jefferson River is important. She thanked Madison County for its support of the project.
- **Capital Improvements Plan** – The preliminary draft was included in the packet. Some comments were made. Each member is to get their comments to me as soon as possible to be forwarded to Great West.
- **Planning Office Report**
 - Looking into acquiring a more functional copier to eliminate interoffice conflicts.
 - Only one application has been received for the part-time clerk. The Commissioners will be approached about advertising for a full-time clerk now, as a full-time position is included in the draft budget.
- **Planning Board Member Reports**
 - Eileen Pearce – The road in Sheridan is still under construction.
 - John Lounsbury – The State Firefighters Association will be meeting in Ennis June 10-13, which coincides with the 100th anniversary of the Ennis Fire Department. There are no hotel rooms available.
 - Ethan Kunard – On May 20, 4 p.m. the state of the water report will be presented and the priority list for future projects discussed (Ennis Elementary Cafeteria).
- **Other**
 - Pat Bradley mentioned the funding bill Kevin was working on that would have helped with workforce housing failed. Other alternatives need to be explored to address this longstanding issue. The topic of workforce housing will be discussed at the June meeting. Lee Poole's service will on May 16 at Grace Baptist Church in Bozeman

The meeting adjourned at 8:06 p.m.