

MADISON COUNTY PLANNING BOARD

To: Commissioners
From: Charity Fechter
Date: September 9, 2015

Subject: Planning Board Meeting Summary – August 31, 2015

The meeting was called to order at 6:05 p.m. by President John Fountain, with 10 members in attendance. Also attending were: Ginette Abdo (Montana Bureau of Mines and Geology); Mike DuCuennois (Yellowstone Club); Justin Houser (Houser Engineering); Angie Guinn (Lone Mountain Land Co); and Kevin Germain (Lone Mountain Land Co).

- **Big Sky Overall Development Plan** – Kevin Germain reported Lone Mountain Land Company is helping develop the ODP for the undeveloped land in the Boyne Big Sky area. Two town halls have been held in Big Sky, with 52 people at the first and 31 at the second. It will be brought to the Planning Board in the next month or so.
- **Subdivisions**
 - Silvertip 2 Subdivision Preliminary Plat (public hearing): To subdivide the 1.69 acres of Condo Lot A, Cowboy Heaven Phase 3C, Area 2 in the NE 1/4, Section 24m T6S, R2E, PMM into 5 separate single family residential lots ranging from .15 acres to .23 acres and 2 open space lots. Located southeast of Cowboy Heaven Road and northwest of Mountain Loop Road in the NE1/4 of Section 24, T6S, R2E, PMM in Moonlight Basin. (Owner – MB MT Acquisition LLC). *Motion to recommend the Commissioners adopt the Findings of Fact and recommend the approval of the Montana Club Subdivision Preliminary Plat with conditions, as recommended by the Planning Director. Motion passed unanimously.*
 - Big Springs Village 3: To create 1 condominium lot with 6 condos (1.75 acres). Adjacent to Phases 1a and 5 of Big Springs Village, unplatted land, and dedicated open space in the E ½ of Section 12, T7S, R2W and in the W ½ of Section 7, T7S, R3E (Owner - Yellowstone Development LLC). Issues regarding the **Yellowstone Club Fire Department** (lack of fire chief, preconstruction safety reviews, equipment, training) were discussed.
- **Madison Valley Groundwater Study** (Presentation by Ginette Abdo, MBMG) – After a presentation on the purpose and history of groundwater studies, the Board agreed with the scope supported by the Conservation District for the impact of dewatering in the Indian Creek area. If there are difficulties with that location, such as property access, the Board recommended looking at the west side of the Valley, where the alluvial benches and the fractured rock areas are in proximity.
- **Conservation Easement** – 3rd amendment to the Jack Creek Preserve Easement (Montana Land Reliance). Add 331 acres of wildlife habitat in exchange for the right to transfer 160 acres of easement land with 10 acres available for 1 residence and associated outbuildings. Section 33, T5S, R2E, MPM, located east/northeast of Jack Creek Preserve Educational Center.
- **Capital Improvements Plan** – The public meeting results were discussed. A public hearing on the draft document is scheduled for September 30.
- **Planning Board Member Reports**
 - Ethan Kunard –
 - Hardened crossings will be going in on Moore Creek at the north edge of town.
 - Fund drive for Madison Stream Team – “Save Water, Drink Beer” at the Gravel Bar, and “Whiskey for Water” at Willie’s.
 - Pat Bradley - reported on a court case that reversed the (30-year) approval of the Legacy Ranch in the Bitterroot.
 - Darlene Tussing – discussed collaboration efforts with Bike Walk Montana, Montana Department of Transportation and Montana Department of Commerce.
 - John Fountain – noted the Big Sky executives are doing what we asked.
 - Richard Meehan – reported on the moose he’s been sing in his area. 6 people were looking for a wounded moose.

The meeting adjourned at 8:04 p.m.