

MADISON COUNTY PLANNING BOARD

To: Commissioners
From: Charity Fechter, Planning Director
Date: February 24, 2015

Subject: Planning Board Summary – February 23, 2015

The meeting was called to order at 5:50 p.m. by President Fountain, with 7 members in attendance; two members arrived shortly after. Steve Kack (Ennis RV Village) was the only guest attending.

- **Subdivisions**

- **Pre-application – Ennis RV Village Phase II** – To create 22 RV sites and a service building for laundry, bathrooms and community room on 13.364 acres adjacent to the existing Ennis RV Village. Located east of US 287 about a mile north of Ennis. The water will be hooked into the existing system. A new secondary treatment system for these spaces will be installed; an application has been made to DEQ. Steve has the rights to the hot water (195°), which is capped by a clay layer about 60' below ground level. The site is on the edge of the bench, above Goggins Ranch and Moore Creek. This expansion will allow him to segregate the longer-term users from being disturbed by the shorter-term users. It is a seasonal use. No site visit is planned.

- **Subdivision Regulations 2015**

- With only minor grammar/formatting issues found, the Planning Board voted to **hold a public hearing on the draft 2015 subdivision regulations on March 30, 2015.**

- **Planning Office Report**

- A fill-in will be used 3 days per week (average) until at least July 1. A full-time position will be discussed during the budget preparation. Having a dedicated person has made a difference already.
 - The floodplain regulation update is supposed to be done by July. We will be meeting with DNRC folks in mid-March to discuss the update.

- **Legislative Bill Monitoring** – HB 182 discussed at last meeting is dead. HB 302, about exemptions, has been modified but still disallows rebuttable presumptions. There are still a few bills of planning concern

- **Planning Board Member Reports**

- Eileen Pearce – the road project through Sheridan (widening, lights, sidewalks) is to start March 2.
 - Ethan Kunard –
 - announced the Madison Conservation District will be holding a workshop on on-site carcass composting, Thursday, February 26. The site at Twin Bridges was not acceptable to the Airport Board; Twin Bridges area would be best for a common area.
 - The water monitoring annual report is being done. They expect to concentrate on Moore Creek to track down the source of e. coli.
 - Chris Gentry (Madison Foods) funded the shortfall for the Varney stream gage. It was suggested that the fly-shops be contacted to assist in funding for the stream gage widely used by their clients.
 - A watershed restoration plan update is in the works.
 - John Fountain – reported that he's been working with Cross Harbor for comprehensive water treatment/sewage plan for the mountain. It would be supervised by nationally recognized experts/firms and would include monitoring and quality assurance. Doing it right the first time avoids costly retrofits. It is and will be expensive to put in the best available technology, but it is important to protect the water; goofing it up goofs up the economy. With a commitment from the mountain, it is important that systems installed below also meet standards. John would like to have the Planning Board come up with a few questions (such as "what do you want the system to look like in 25 years") that could be used to get the discussion started. Education is a good place to start.
 - Darlene Tussing – noted there are several bicycle safety bills being considered by the legislature. The Bike Walk Montana Summit is scheduled for March 2 and 3 in Helena.
 - Richard Meehan – attended the Jackson Community Garden fundraiser.
 - Pat Bradley – mentioned HB 583, related to not adopting Agenda 21. The Jackson Hole newspaper distributed an "Agenda 22" document, about a citizen initiative to sustain and protect what people love about Jackson Hole.

The meeting adjourned at 7:17 p.m.