

# MADISON COUNTY PLANNING BOARD

**To:** Commissioners  
**From:** Charity Fechter, Planning Director  
**Date:** January 30, 2015

**Subject:** Planning Board Summary – January 26, 2015

The meeting was called to order at 5:48 p.m. by President Meehan, with 9 members in attendance; the 10<sup>th</sup> member arrived shortly after. Guests attending were Justin Houser (Houser Engineering), Mike DuCuennois (Yellowstone Club), and Trever McSpadden (Haystack Development for Montana Club).

- **Board Appointments** - All of those whose terms expired in 2014 were reappointed. Kathy Looney (District 2) submitted her resignation.
- **Subdivisions**
  - Golf Course Villas Subdivision, Yellowstone Master Plan Update, Variance and Preliminary Plat (Big Sky) – Subdivision of 14.5 acres by the golf course into 1 commercial condominium for the clubhouse and 7 guest accommodation condo units, 1 condo tract for 16 guest accommodation units in 4 four-plex units, 1 commercial/maintenance tract and 1 open space tract and a variance to allow a cul-de-sac of up to 1,000 feet. The Master Plan update includes the 100 guest accommodations on the map summary. There was no public comment. The Planning Board voted unanimously to recommend approval of the plan update, variance and preliminary plat with conditions.
  - American Spirit PUD Phase 3 PUD (Big Sky) – To subdivide 13 acres into 6 residential lots, 2 condominium tracts incorporating 16 condo guest accommodation cabins, and 2 commercial lots for the Rainbow Lodge and maintenance building. There was no public comment. The Planning Board voted unanimously to recommend approval with conditions.
  - **Pre-application - Montana Club Phase 1 Planned Unit Development (Big Sky)** – To subdivide 10.64 acres into 4 single-family lots, 1 multi-family condominium tract for 10 detached condo units, 1 road tract and 3 open space tracts. Located west of Rising Bull Rd. and the Lakota Condos. **A site visit will be arranged for the week of February 9.**
- **Virginia City (presentations by David Bacon)**
  - The Virginia City Growth Policy was recently approved by the Town. One of the major changes was source water protection.
  - Work on a Source Water Protection Plan update has begun; it is expected to take 2 years. The springs serving the town are outside of town limits. Hart Baitis has expressed interest in a possible conservation easement for additional springs in the area that could be used by the town.
- **Channel Migration/Flood Zone Mapping** - The grant has been approved. The Planning Board voted unanimously to continue their enthusiastic support as outlined in the 2012 letter of support.
- **Capital Improvements Plan** - The scope of work was handed out. The Planning Board will be involved in the public outreach and review.
- **Subdivision Regulations 2015** - Decisions were made on some of the final questions and proposed revisions. A public review draft will be discussed at the February meeting; if acceptable a public hearing will be set.
- **Nomination and Election of Officers** - John Fountain was elected President. Darlene Tussing was elected Vice President.
- **2015 Planning Board Meeting Schedule** – Approved as presented. June meeting in Big Sky, May meeting on Tuesday, May 19.
- **Planning Office Staffing** – The need for additional support staff (Planning Clerk) was discussed. Given the increase in subdivision/development activity and extra assigned duties, the Planning Board recommends the Planning Clerk be hired immediately. They also noted that the Development Coordinator is to remain in the budget.
- **Budget Committee** – Dave Maddison, Rita Owens and Darlene Tussing will serve on the committee.
- **Legislative Bill Monitoring** – There are a number of bills/potential bills being watched. Of immediate concern is HB 182, which would require that property be zoned before the land use could be considered during subdivision review. There would be serious unintended consequences that would increase development costs for no return.
- **Planning Board Member Reports**

- Laurie Schmidt – noted the sludge disposal proposal south of Jeffers was not approved. DEQ has not been helpful in finding a site.
- Pat Bradley – brought up a recent article on action by the Ravalli County Commissioners to revise the floodplain regulations on the Bitterroot to allow development in the floodway fringe.
- John Lounsbury – would like to have a joint meeting with Gallatin Planning Board and planners at Big Sky.
- Richard Meehan – described recent ice jam activity on the Jefferson.
- Eileen Pearce – noted the library has started construction of an archival room. It is to be finished by April.
- Ethan Kunard – announced the Madison Conservation District winter workshop on the groundwater/surface water connection will be on January 27.

**The meeting adjourned at 9:21 p.m.**