

MADISON COUNTY PLANNING BOARD

To: Commissioners
From: Charity Fechter
Date: December 11, 2015

Subject: Planning Board Meeting Summary –November 30, 2015

The meeting was called to order at 6:00 p.m. by President John Fountain, with 8 members in attendance. Also attending were: Brian Wheeler (Big Sky Resorts); Christina Calabrese, and Kevin Germain (Lone Mountain Land Co); Trever McSpadden (Haystack Development); Justin Houser (Houser Engineering); Mike DuCuennois (Yellowstone Development); Brent Miller, Rachel Linn, and Jerry Linn (Driftwaters Resort), Pat Woodridge, Dennis Mishler (Beaverhead HOA Board),

Public Hearings

- **Driftwaters Resort PUD:** To subdivide in 2 phases the 20.27-acre Lot 5-B1, South Madison Firehall Minor Subdivision, into 5 commercial lots, 1 RV park lot with 17 spaces, 4 RV lots, 4 residential lots, 1 multi-family lot, and over 11 acres in 3 open space lots. Located west of US Highway 287 N immediately south of the Madison Valley Rural Fire Department Station #2 within the NW 1/4, Section 30, T 11S, R 2E, PM. Comments included: a letter from 3 Rivers Communications on requirements for additional service; and Ennis Public Schools letter about need to address local impacts of development. The School Board letter was addressed: it did not have subdivision specific details; the points made were addressed in the separate applications; the need for a technology levy is unrelated to the subdivision. Motion that Commissioners adopt the Findings of Fact and approve the Driftwaters Resort PUD Subdivision Preliminary Plat with conditions, as recommended by the Planning Director passed unanimously.
- **Big Springs Village PUD ODP Update and Lot 1b preliminary plan:** To create 7 commercial condominium units and 48 residential condominium units on Lot 1a, Big Springs Village Phase 1b, located south of and adjacent to the Warren Miller Lodge, in Section 7, T7S, R3E, PMM. Public comment included a letter from Ennis Schools stating concerns about impacts on infrastructure and other county services (see discussion under Driftwaters Resort). Affordable workforce housing remains an issue at Big Sky. There are provisions for seasonal employee housing by the resorts; the non-resort and full-time resort employee housing is being addressed for all of Big Sky. Motion that Commissioners adopt the Findings of Fact and approve the proposal with conditions and waivers as recommended by the Planning Director passed unanimously.
- **Big Sky Resort Mountain Village Overall Development Plan:** The plan offers a mix of residential densities and uses, and a variety of commercial, retail, and food and beverage locations spread over approximately 120 acres in 4 pods located north and west of the Village area in the N½, Section 19, T6S, R3E and the NE¼, Section 25, T6S, R2E, PMM. Public comment included: a letter and oral testimony from Beaverhead Condos about specific concerns as they are surrounded by the development; letters from JaNelle Johnson about parking impact, Jay Matz about affordable housing, and Ennis Schools as discussed under Driftwaters Resort; and email from Diane Bartzick about propane provider. Specifics will be provided with future subdivision applications. Motion that commissioners adopt the Findings of Fact and approve the proposal with conditions passed unanimously.

Other Business

- **2016 Meeting Calendar.** Approved; May Meeting is May 23; June meeting to be in Big Sky.
- **CIP.** Office at Big Sky may not be necessary for motor vehicle licensing.

The meeting adjourned at 7:36 p.m.