

MADISON COUNTY PLANNING BOARD

To: Commissioners
From: Charity Fechter
Date: October 29, 2015

Subject: Planning Board Meeting Summary – October 26, 2015

The meeting was called to order at 6:00 p.m. by President John Fountain, with 7 members in attendance; an 8th member joined a few minutes later. Also attending were: Angie Guinn, Christina Calabrese, and Kevin Germain (Lone Mountain Land Co); Trever McSpadden (Haystack Development); and David Bacon (Virginia City Planning Board).

- **Lower Ulery's 2 Preliminary Plat Planned Unit Development (Public hearing):** To subdivide 6+ acres of an unplatted tract of land into 2 residential condominium lots with 16 detached condominium cabins, and one common road lot. Located in the SE1/4 Section 13, T6S, R2E, PMM, northwest of the Moonlight Basin entryway in Moonlight Basin and north of the Lower Ulery's 1 project. The only public comment was a letter from Ennis Schools stating concerns about impacts on infrastructure and other county services. The concerns expressed in the letter were addressed by the applicant and discussed by the Planning Board. 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 to recommend adopting the Findings of Fact and approve the Lower Ulery's Phase 2 Subdivision Preliminary Plat with waivers and conditions, as recommended by the Planning Director passed unanimously.
- **Big Sky Overall Development Plan** – The preliminary document was included in the packets. Kevin Germain and Christina Calabrese (Lone Mountain Land) described the relationships among the companies at Big Sky. The ODP anticipates up to 740 units on the remaining 120 acres of Boyne-owned property to the west and north of the existing Mountain Village area. A full application will be submitted for Planning Board review. The Planning Board suggested that an overall avalanche hazards map be included.
- **Virginia City Growth Policy Public Hearing.** Virginia City requested that Madison County adopt the 2014 Virginia City Growth Policy to replace the 2004 Virginia City Growth Policy. The 2014 growth policy includes a discussion of the source water issues, as the town's water source is outside of the town limits. David Bacon represented the Virginia City Planning Board. There was no public comment. Motion to recommend amending the Madison County Growth Policy by adopting the Virginia City Growth Policy 2014 passed unanimously.
- **Annual Report.** Motion to approve the annual report passed unanimously.
- **Conservation Easement by Montana Land Resources.** Reints Ranch (Jack Reints) 120 acres in the Madison River drainage with the right to construct one new residence building within a 5 acre building envelope. Parcel A-3, C.O.S. 7/1868BA, in Section 34, T5S, R1, PM. The Board mentioned there was interest by a local trails group in the possibility of a trail in this area.
- **Ex Parte' Communications.** The excerpt from the Montana Planning Board Member's Handbook was handed out. The Board discussed the differences between quasi-judicial and legislative decisions, how to handle conversations that stray into receiving testimony, and disclosing ex parte' communications during the Planning Board meetings.

The meeting adjourned at 8:27 p.m.