

# MADISON COUNTY PLANNING BOARD

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**To:** Commissioners  
**From:** Charity Fechter, Planning Director  
**Date:** February 28, 2014

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**Subject: Planning Board Summary – February 24, 2014**

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The meeting was called to order at 6:00 p.m. by President Meehan, with 10 members in attendance. Also present were Faith Moldan (Madisonian), Ralph Hamler (Eric Smith Minor), Brent Brock (Craighead Institute), Joyce Crouse (Sanitarian's office), and David Bacon.

- **Eric Smith Minor Subdivision** – This project is located in the Sturdivant-Happy Acres area and will split the Grizzly Bar & Restaurant from the landowners' house and shop by creating two lots. Access will stay the same but the access easement to the cell tower will be expanded to 60' wide. Because the entire area is already built out, a variance on the 500' building set back will be requested. The Planning Board did grant a waiver on the full geotechnical report and will allow a condensed version to be submitted with the preliminary plat application. A site visit will be scheduled in conjunction with Driftwaters Resort PUD.
- **Planning Office Report** – Was well received.
- **Wild Planner – Presentation by Brent Brock** – Brent gave a live demonstration on Wild Planner – a tool that developers can use to predict impacts to humans and wildlife when planning a development.
- **Carcass Compost Facility** – This item was not on the agenda but Commissioner Schulz gave an update on the progress being made to place a facility in Madison County. The most logical place right now is outside of the Twin Bridges; public meetings will be scheduled in Twin Bridges.
- **Subdivision Regulations** – A review of the Subdivision Exemption section as well as appendices T & U was completed. Other discussion included how to incorporate the "Guidelines for Development within the Wildland-Urban Interface" document into the subdivision regulations. It is hoped that board changes will be completed in March, public hearings completed in April/May and have the final copy to the commissioners in June.
- **Planning Board Member Reports**
  - Pat Bradley
    - Shared some interesting planning articles from the Jackson, Wyoming area.
  - Kate Arpin–
    - Attended the Interagency Meeting.
    - Will not be at the March meeting.

**The meeting adjourned at 8:30 p.m.**