

MADISON COUNTY PLANNING BOARD

To: Commissioners
From: Charity Fechter, Planning Director
Date: July 3, 2014

Subject: Planning Board Summary – June 30, 2014

The meeting was called to order at 10:05 a.m. by President Meehan, with 7 members in attendance.

Others present were: Ralph Hamler (Eric Smith Minor Subdivision), Bayard Dominick (Lone Mountain Land Company), Kevin Germain (Lone Mountain Land Company), Brian Wheeler (Big Sky Resort), Trevor McSpadden, Angie Guinn (Lone Mountain Land Company), Taylor Middleton (Big Sky Resort).

- **Presentation –Big Sky Mountain Area** – (Under Opportunity for Public Comment_)
 - Kevin Germain, Taylor Middleton, Brian Wheeler, Mike DuCuennois and Bayard Dominick described the vision and management for Big Sky Resort, Moonlight, Spanish Peaks and Yellowstone Club properties. The immediate focus after the acquisitions was to operate and market the ski operations (Big Sky, Moonlight, Spanish Peaks) as a single entity using the “Biggest Skiing in America” tagline, with positive results. There is an effort to expand beyond the traditional ski season to make the area a year-round resort. The development and club functions are under a separate entity (Lone Mountain Land Company). Yellowstone Club remains its own entity but with a close working relationship with the Big Sky area. Yellowstone Club’s experience with the new owners is very positive; they expect to be built out within 3-5 years.
 - The suggestion was made that the county maintain an office in the Big Sky area to support not only development but other needs, such as motor vehicle registration.
- **Silvertip Subdivision Planned Unit Development Preliminary Plat**

The proposal is for a 20-single-family lots, 3 common areas and 2 roads in the area between Peaks View Drive, Cowboy Heaven Road, Mountain Loop Road and Natawista Ski Run. There were no comments during the public hearing. The Planning Board voted unanimously to recommend approval subject to conditions for the requested waivers (hammerhead turnaround, parkland dedication).
- **Eric Smith Minor Subdivision Preliminary Plat and Variance**

This 2-lot subdivision would separate the existing Grizzly Bar from the adjacent home and shop. One lot would be inside the 500’ Madison River construction setback. The Planning board voted unanimously to recommend approval subject to conditions of both the variance and the subdivision.
- **Planning Board Member Reports**
 - John Fountain– mentioned that the Transportation Board has been asked about activity not in Big Sky. They are exploring a bus schedule between Ennis and Virginia in the summer.
 - Kate Arpin – announced that Ed Ruppel had died.
 - Jon Lounsbury – mentioned the water rights workshop was good and it was good that 2 of the commissioners attended. He also noted the Varney Fire Station should be completed by July 4.

The meeting adjourned at 12:25 p.m.

Following the meeting, the Board toured the Warren Miller Lodge and Golf Course areas of Yellowstone Club.