

MADISON COUNTY PLANNING BOARD

To: Commissioners
From: Charity Fechter, Planning Director
Date: November 25, 2014

Subject: Planning Board Summary – November 24, 2014

The meeting was called to order at 6:05 p.m. by President Meehan, with 9 members in attendance. Guests attending were Angie Guinn and Kevin Germain (Lone Mountain Land) and Karen Talley (Clearwater Realty).

- **New Board Member**
 - Ethan Kunard, the Conservation District representative, was welcomed to the Board.
- **Other Public Comments**
 - Kevin Germain reported the official name of the development are for Moonlight/Spanish Peaks is Lone Mountain Land Company. Boyne is operating the entire ski area. Their office, which they are outgrowing already, is next to Gallatin Alpine Sports. There are a few new runs on the mountain, but no new chair lifts. The golf course is finished, and they've broken ground on the temporary clubhouse. Activity in that area, including traffic, is back to the 2006/2007 levels.
- **Pre-applications**
 - Drinville Minor Lot 1B (Fischer), 26 Jessica Lane, Sherdian – Create 2 lots of ±13 and ±60 acres from the ±73 acre Lot 1B. The intent is to use the 60 acre piece for hayground. There is a house on the 13 acre piece. Water rights are in the form of shares, which are based on lot size; they will be modified. **A waiver of the geotechnical assessment was granted.**
 - Cowboy Heaven Phase 3C Area 3, Condo Lot D, Mountain Loop Road, Moonlight Basin – Create 3 condo lots from one lot with 2 condo buildings and an area reserved for a 3rd. All improvements are in. If/when development is proposed for the undeveloped 3rd lot it will be submitted for the required site plan review.
- **Annual Report**
 - The draft annual report was approved.
- **Subdivision Regulations**
 - Review draft was handed out. It will be discussed at the January meeting.
- **Capital Improvements Plan**
 - The draft scope of work was handed out for discussion. The Planning Board will be involved most heavily in the public review.
 - There was a discussion on the need for office space at Big Sky.
- **Planning Board Member Reports**
 - Pat Bradley – brought up recent articles on impaired waters in Montana, and the question of EPA authority over water. Ethan Kunard described new assessments being done related to TMDLs, and the ongoing discussion over what “waters of the US” means.
 - Richard Meehan – described the ice jam watching activity that occurred on the Jefferson a week or so after the ice jam occurred. He was told by Chris Mumme and Steve DiGiovanni not to worry.
 - Kathy Looney – described a recent meeting she attended on the tailing reclamation. It is good to see the tailings gone, but road building took out some old-growth trees. John Lounsbury commented that Future West is not yet funded so isn't involved.
 - Ethan Kunard – reported that Chris Inman (WCS) will have an AmeriCorps volunteer who will assist with the Wildlife Speaker Series. There has been discussion on redoing the display at the scenic overlook on the VC Hill.

The meeting adjourned at 7:44 p.m.