

MADISON COUNTY PLANNING BOARD

To: Commissioners
From: Charity Fechter, Planning Director
Date: May 2, 2013

Subject: Planning Board Summary –April 29, 2013

The regular Planning Board meeting began at 6:02 p.m. with 9 members present, Richard Meehan presiding. Public present were: Craig Erickson and Dan McCauley (Great West) and Faith Moldan (Madisonian).

- **Covenant of Dedication (Conservation Easement) – SRI River Holdings (Hamilton Ranch)** - 5 locations for perpetual use as a conservancy area in a mitigation bank (wetland and streams) for the US ACOE. The 5 locations are: 3 cells in the East Jefferson area are about 1.5 miles north of Twin Bridges; Owsley slough southwest of Twin Bridges; and Stinking Water Slough, about 1.5 miles southwest of Twin Bridges. Because the agreement is with the Corps of Engineers, review as a conservation easement is not required before it is submitted to the Clerk & Recorder for filing. The Board had concerns about improper use of the mitigation credits.
- **Twin Bridges Growth Policy** – Several changes to the draft document were proposed, including the addition of sand and gravel resources. The consultant (Great West) said they would have documents available mid-week. The Planning Board will hold the public hearing at 6:15 p.m. in Twin Bridges Town Hall during the regular meeting on May 20.
- **2013 Legislature Update** –
 - Several measures were sent to the governor that will affect subdivision. The biggest change to the subdivision regulations will be the subdivision by lease or rent, if the governor signs it.
 - A bill affecting public notice was signed. Under certain conditions, notice is considered given even if a newspaper fails to publish a notice.
- **Planning Office Report** –
 - The Planning 101 course is scheduled for May 23.
 - The land values maps show a per-acre value for land, buildings and total, based on the assessed value.
 - The Board wants to go ahead with the Development Coordinator position; this position could possibly work on the Citizens Guide to Planning. The description will be reviewed and possibly rewritten to correspond to the recently received MACO guidelines.
- **2013-2014 Budget**

Planning's preliminary budget meeting is 11 a.m. on May 13. Kate, Laurie, and Eileen offered to be the budget working group.
- **Planning Board Member Reports**
 - John Lounsbury –the MVRFD elections went well. There is a 60-day wait to determine validity, and then they can start on the new station #3 in the Varney area.
 - Dorothy Davis – the new water charges in Sheridan are much higher than they had been; \$80 over \$40+. The meters are not in yet.
 - Eileen Pearce - went to the Conservation District dinner, and thought it was great. People stayed longer than last year.

- Clyde Carroll –
 - Twin Bridges water rates were high while they evaluated what the charges should be based on the meters. The charge over the base water usage is \$0.50 per 1000 gallons.
 - The Montana Supreme Court oral arguments about stream access on the Ruby were held in Bozeman.
- Kate Schwend – reported about 176 people attended the Conservation District dinner.
- John Fountain –
 - the second 9 holes of the Moonlight Golf Course will be constructed. Lehman is spending money on developing the property.
 - There is more activity at Yellowstone Club this year; they are considering 176 new condo units this year.
 - Sam Byrne (Cross Harbor – YMC owner) may buy Spanish Peaks, partly to get a golf course closer to YMC.
 - The Big Sky area had its best ski season ever.
 - The Jack Creek Rd. issue won't be resolved quickly. If the lower Moonlight gate would be a problem for John Fossil to subdivide, they might be moved further back. Having the gates come up immediately for emergency use is critical. The Sheriff's office should develop a plan for evacuating Big Sky using that road, as it may be necessary to move vehicles if they are blocking the way.

The meeting adjourned at 7:45 p.m.