

# MADISON COUNTY PLANNING BOARD

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**To:** Commissioners  
**From:** Charity Fechter, Planning Director  
**Date:** September 3, 2013

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**Subject: Planning Board Summary –August 26 and 30, 2013**

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## Joint Public Hearing with LEPC

The Planning Board and LEPC joint meeting started at 5:00 p.m. with 9 Planning Board and 3 LEPC members present.

- **Public Hearing - Community Wildfire Protection Plan –**
  - No public comments.
  - Chris Mumme emphasized: Personal responsibility is key; With the Eureka fire, it's very clear that this document is needed; Many folks are willing to work on a Community Wildfire Planning Committee; Fire chiefs triaged residences in preparation for fire defense; some homes were deemed indefensible meaning that fire personnel would not be able to commit to trying to save the structure; That this is a living document, one that will be revisited on a regular basis by the LEPC as well as the Fire Chief Counsel.
  - Planning Board questions and comments on the July version were addressed, including dry hydrants. Good to see that plans will be coordinated through a central agency.
  - LEPC endorses the Community Wildfire Protection Plan and has been involved and reviewing the document throughout the process.
  - There were questions on where we are with the impact fees.
  - There is a working group set to study the Jack Creek Road area. *Chris – when the findings are complete that will likely be a supplement to the CWPP.*

The joint meeting adjourned at 5:33 p.m.

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## Planning Board Meeting – August 26

The meeting was called to order at 6:00 p.m. by President Meehan, with 9 members in attendance. Also present were Don Bowen, Storrs Bishop, David Albert (Uncut Mountain Land Surveying) and Ralph Hamler.

- **Bishop Minor Preliminary Plat** – First minor subdivision of a 28+ acre parcel into 2 lots of 20+ and 8 acres. Lot 2 is in the floodplain – discussed a plat covenant requiring base flood elevation certificate for changes/new structures or septic tanks on the lot. Lot 1 has a building envelope outside the floodplain and 100' construction setback area. Storrs Bishop gave a short history of the ranch. Planning Board recommends approval with conditions.
- **West Fork Minor Preliminary Plat and Variance** – First minor subdivision of a 1.39 acre parcel into 2 lots between 2 existing residences, with a variance to the 500 foot Madison River construction setback. The board discussed whether to allow additional encroachment on the older buildings, before recommending approval of the variance subject to conditions, and approval of the preliminary plat subject to conditions.
- **American Spirit Phase 2 Pre-application** – The road system and lot numbers were modified, and Yellowstone Club asked if the Planning Board wanted them to resubmit the plan. The Board decided it would not be necessary.

- **Community Wildfire Protection Plan** – Approved Resolution 2-2013 recommending adoption and amending the Growth Policy to include the plan.
- **Subdivision Regulations** – The proposed changes were reviewed. The tentative schedule is to have a draft in January, with the Planning Board hearing in April, followed by Commission adoption in May/June 2014.
- **Planning Board Member Reports**
  - Kathy Looney - Announced Lane's going away party will September 7 from 4-7 at Fire Station #1 as Lions Club Park was not available.
  - John Lounsbury – asked about the status of a speaker on water rights.
  - Richard Meehan – attended the Madison County Fair and learned about the Ruby Valley Hospital fund raising.

**The meeting adjourned at 8:45 p.m.**

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### **Planning Board Meeting – August 30**

The meeting was called to order at 10 a.m. by President Meehan, with 6 members in attendance. Also present were Mike DuCuennois (Yellowstone Club) and Justin Houser (Houser Engineering).

- **Public Hearing - Big Springs Village Phase 1b, Yellowstone Mountain Club Preliminary Plat** – To create a 5+ acre tract of land separate from the Big Springs Village development envelope for future development. The tract is being created to use for lending purposes. There were no public comments. The Planning Board recommends approval with conditions.

**The meeting adjourned at 10:43 a.m.**