

MADISON COUNTY PLANNING BOARD

To: Commissioners
From: Charity Fechter, Planning Director
Date: March 4, 2013

Subject: Planning Board Summary –February 25, 2013

The regular Planning Board meeting began at 6:00 p.m. with 7 members present, Richard Meehan presiding. An 8th member arrived at 6:05. Public present were: Siri Fossel; John Bingham; Kevin Germain; Wano Urbonas; Dave Albert; Chief Farhat; Chris Mumme.

- **Subdivision Pre-Application – Double F Ranch** - The proposal is to subdivide 70-acre Tract F, COS 2081-BA into 3 tracts. Combined with proposed boundary adjustments, there would be one additional lot created behind the Moonlight gate. A variance would be required. Jon Fossel joined the conversation via cell phone. Kevin Germain commented on the impact moving the gates could have on Moonlight. There will be covenants. A site visit is planned.
- **Big Sky Land Use Permits** – Chief Farhat described some of the issues he’s run into at Big Sky, especially not knowing about new construction and unusable driveways. He has proposed developing something similar to the land use permit used by Gallatin County. The process gives the fire department the opportunity to find out about new construction and to comment on those things the builder could do for access and fire safety. The Board approved a motion to encourage the commissioners to consider using a land use permit for new construction.
- **Planning Office Report - Development Coordinator** – As requested by the commissioners, the position description was sent to Jim Nys for review. Despite repeated requests, no comments from Mr. Nys have been forthcoming.
- **Growth Policy Update**
Copies of additional correspondence received were included in the packets. The Commissioners met with the planner earlier in the afternoon.
- **Standard Operating Procedures**
This item will be discussed at the March meeting. Items discussed included:
 - Removing a member if a certain number of meetings were missed.
 - When considering appointments, the expectation that the member would be an active participant was discussed. The most important qualification is concern for the community, not single issues.
 - The public hearing section needs to be updated to reflect when public comment is closed.
 - The meeting decorum and media contacts should be added as attachments.
 - The second paragraph under motions is still confusing.
- **Large Group Functions (Potential ordinance)**
Additional comments on the draft ordinance were to be sent to the planner.
- **2013 Legislature**
Several of the proposed measures will affect the subdivision regulations. Work on the subdivision regulations will not be completed until after the legislature is over.
- **Planning Board Member Reports**
 - Clyde Carroll – Twin Bridges is updating its growth policy.
 - Kathy Looney – reported on the RAC meeting. The reservation system for Axolotl Lake cabin will change this year. BLM is looking at fee increases to be in line with those charged by USFS.

The meeting adjourned at 8:45p.m.