

MADISON COUNTY PLANNING BOARD

To: Commissioners
From: Charity Fechter, Planning Director
Date: April 1, 2013

Subject: **Planning Board Summary –March 25, 2013**

The regular Planning Board meeting began at 6:00 p.m. with 9 members present, Richard Meehan presiding. A 9th member arrived at 6:04. Public present were: Rock Ringling (Montana Land Reliance), Lois Delger-DeMars (Montana Land Reliance), Ralph Hamler (Triple C Cabins), Faith Moldan (Madisonian).

- **Subdivision Pre-Application – River House Ranch** - The proposal is to subdivide a 12.93 acre Tract 5B, OS 7/2060-FC into 4 residential lots fronting on the Madison River, north of the Windy Point FAS. This is a similar proposal to the expired preliminary plat approval for Smiling Moose Ranch Subdivision. Since that approval, a guest quarters structure has been built adjacent to the existing house at 2145 US Hwy 287 N. The owner is River House Cameron, LLC. A site visit is planned.
- **Subdivision Pre-Application – Triple C Cabins** – The proposal is for a subdivision by lease or rent for 4 one-bedroom cabins and office/fly shop with laundry on Tract I-2, COS 7/2162-BA. The property is located south of Ostler Lane and west of Laurin. There is a life estate residence and ag buildings at 92 Ostler Lane to the west. The property is owned by John and Krista Sampson. A site visit is planned.
- **Conservation Easements** – Rock Ringling (Montana Land Reliance) gave a presentation on conservation easements. Interest in conservation easements is more prevalent in the Ruby Valley now.
- **Planning Office Report** – The Planner has been designated the floodplain administrator, with the Sanitarian as backup. Work has started on developing the equivalent to a land use permit as discussed at the last meeting; the tentative name is “pre-construction hazard assessment form.” There site visits to the proposed Double F Ranch and Bishop Minor subdivisions. The growth policy update was approved; the document is ready for printing. There have been some issues confirming a date for the Planning 101 course.
- **Standard Operating Procedures**
The Board voted to adopt the corrected Standard Operating Procedures, with 3 appendices to be attached: Planning Board Basics; Meeting Expectations – for the Board, Public and staff; and Media Interactions. These will be sent to the Commissioners for adoption by resolution.
- **Planning Board Member Reports**
 - Kathy Looney – suggested it would be a good idea to have an article outlining growth and the annual report in the newspaper. She also reported that one of her renters estimates there will be 28 other miners working at 2 mines by the end of July.
 - Kate Schwend – reported the Conservation District Banquet will be held April 27 in Virginia City. The cost is \$25, or \$15 after 8 for music by The Dirty Shame.

The meeting adjourned at 9:00 p.m.