

# MADISON COUNTY PLANNING BOARD

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**To:** Commissioners  
**From:** Charity Fechter, Planning Director  
**Date:** May 22, 2013

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**Subject:** Planning Board Summary –May 20, 2013

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The regular Planning Board meeting began in the Twin Bridges Town Hall at 6:05 p.m. with 8 members present, Richard Meehan presiding; 2 additional members arrived by 6:06. Public present were: Craig Erickson (Great West), Mayor Tom Hyndman, Twin Bridges Commissioners David Smith and Annette McLean, Kevin Germain (Moonlight) and Faith Moldan (Madisonian).

- **Twin Bridges Growth Policy Public Hearing** – No one from the public attended the meeting. The modified document addressed most of the comments made during the last Planning Board meeting. The Town has sufficient water and sewer capacity to serve additional area; the Childrens Home is partially within the town and the systems were sized to accommodate its development. Craig Erickson used the Madison County growth policy to support Twin Bridges' application for a senior citizens center grant; the explicit reference to that as a need is desirable by grant funders. Recommended changes were: 1) Show the FAR Part 77 area overlying the Twin Bridges Airport; 2) Add a policy to Goal 14, for Twin Bridges to cooperate with Madison County to establish an Airport Affected Area for Twin Bridges Airport; 3) Modify the subdivision public hearing procedure (p. 83) to match that in the Madison County Growth Policy; 4) Under health care, note assisted living facilities in Sheridan are available to Twin Bridges residents as well; and 5) Reword the description of the wastewater system in need of work as it is confusing as written (p.30).

The Planning Board adopted Planning Board Resolution 1-2013, recommending that the Twin Bridges Growth Policy 2013 Update with the suggested modification be adopted by the Town of Twin Bridges and Madison County.
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- **Pre-Application – Trapper Creek Planned Unit Development (Moonlight)** –
  - The proposed PUD would subdivide 7.15 acres into a mix of 24 cabins with ski and trail access, common areas, and community building. This would be an infill project located southwest of Peaks View Drive/ Mountain Loop Road. Board member John Fountain declared a conflict as he owns property adjacent to the site. As a PUD it must advance at least 3 of the 5 purposes outlined in the subdivision regulations, and any deviations of the standards need to be identified in the application. Kevin commented that Lehman Brothers just hired a new architect so there may be some modifications before this comes to the Board.
- **Planning Office Report** –
  - The Planning 101 course is scheduled for May 23. About 30-35 people will be there.
  - The Standard Operating Procedures accepted by the Commissioners were included in the packet.
- **2013-2014 Budget**

After discussion, the Planning Board voted to endorse the preliminary budget, including expenses for a part-time Development Coordinator.
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- **Meeting at Big Sky, June 24** –Kevin Germain (Moonlight) will check into a bus for a tour. Staff will work with John Fountain on the final arrangements (time, place). If possible, the meeting will be coordinated with a site visit to Trapper Creek PUD and American Spirit Phase 2 (YMC).
- **Ennis Big Sky Airport Tour** – Several members of the Board are interested in a tour of the Ennis Big Sky Airport. Staff will work with Choice Aviation to see about a tour at 10:30 a.m. on a Wednesday.
- **Planning Board Member Reports**
  - Clyde Carroll – 23 students graduated from Twin Bridges.
  - John Fountain – He is a member of the Big Sky Transportation Board. Parents receive a cash payment as no school bus is provided. It is difficult for parents who work to pick up their kids. He has been working with David Kack to look at ways of tweaking the existing bus system so it could be used by students. They were also approached about the possibility of providing service to pick up floaters; there may be concerns with competition to services already provided.
  - Kathy Looney – (BLM RAC) The BLM has been doing improvements on the Henneberry House between Twin Bridges and Dillon. A site tour is planned.

**The meeting adjourned at 7:45 p.m.**