

MADISON COUNTY PLANNING BOARD

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

Subject: Planning Board Summary – November 25, 2013

The meeting was called to order at 6:00 p.m. by Interim Vice President Arpin, with 5 members in attendance; the 6th member arrived at 6:05. Also present were Mike DuCuennois, Justin Houser, and Faith Moldan. The November meeting included the items from the October meeting.

- **YMC Big Springs Village 1b and Warren Miller Lodge** – Justin Houser and Mike DuCuennois described a proposed change in the boundaries for the Warren Miller Lodge and Big Springs Village 1b. The changes will include the patio area in the Warren Miller Lodge, and move the Big Springs 1b tract to include a portion of the Warren Miller Lodge formerly used for generators. Using the boundary adjustment exemption was deemed appropriate for the proposed changes.
- **American Spirit Phase 2 PUD and ODP revision public hearing** – There were no public comments on the proposed subdivision of 28 acres into 36 single-family lots, roads and open space. The minor change to the ODP modified the total units in Phases 2 and 3, but left the overall concept and density the same. The Planning Board recommended approval with conditions.
- **Annual Report** (July 1, 2012-June 30, 2013) – Approved as corrected. Kate will work with Richard on preparing an article for The Madisonian.
- **Planning Office Report** – All of the Planning Board members support looking into carcass composting.
- **Subdivision Regulations** – Better definitions of what is meant by terms such as “close to services” is needed, and we need to include how to deal with wildlife.
- **Conservation Easements** – All were considered consistent with the Growth Policy.
 - **Graham Property VI** (Marara LLC) – 716 acres in Sections 18, 19, 20, T11S, R2 E, 3 miles NW of US 287/MT 87 intersection. Adjacent to Lee Metcalf Wilderness. Distance from services limit its usability for residential purposes. If it is to be transferred as one parcel, it should be aggregated into one parcel.
 - **Rainbow Lake Ranch** (Jan Janura, Carol Anderson) – 640 acres in 2 parcels in Sections 7, 8, 17, 18, 19, T 13S, R2E and Section 13, T13S, R1E, Antelope Basin/Conklin Lake area of Beaverhead and Madison Counties. 160 acres in Madison County.
 - **River House Property III** (Jan Janura, Carol Anderson) – 23 acres in 5 parcels, including 4 lots in River House Ranch Minor Subdivision and adjacent parcel to the north, located in Section 7, T10S, R1E, between Madison River and US 287 north of Windy Point Boat Launch. Comments were that the “existing” building envelope in the exhibit match that approved by variance for that property; building envelope for tract to the north should be as far from the Madison River as possible; and property is to transfer as one parcel only, despite there being 5 tracts.
- **Pre-Construction Safety Assessment** – The Planning Board unanimously recommended that the Commissioners pass the draft resolution and form.
- **Airport Affected Area Regulations** – After review, the Planning Board asked that they be given a clean copy to review and comment on at the next meeting. An update on the Ennis Airport was suggested.
- **Nominating Committee** – Laurie and Kathy will be on the officer nominating committee.
- **Planning Board Member Reports**
 - **John Lounsbury** – Asked about potential training on water rights. Proposed meeting with Gallatin County Planning Board to talk about Big Sky. Reported that USFS will be doing away with smoke jumpers because of cost. State Farm Insurance paid to have structures foamed in place to avoid having to pay for replacement costs; defensible space is more important.
 - **Kathy Looney** – suggested having a program on wetland development and use for mitigation.
 - **Eileen Pearce** - reported the recycle containers are not being emptied; people leaving stuff by bins or tossing into dumpsters. The South Palisades road is in lousy condition.

The meeting adjourned at 9:10 p.m.