

Madison County Board of Commissioners Meeting

10:00 am Tuesday, February 3, 2026, until concluded

First Floor Public Meeting Room
Administrative Office Building, Virginia City, Montana

WebEx Login:

<https://madisoncounty.my.webex.com/madisoncounty.my/j.php?MTID=m41ec260e52fb051a5b5abad7194ef5ac>

Meeting Number: 2557 256 7614 Password: VCMadison

Join by Phone: 1-650-479-3208 Password: 82623476

Press *6 to mute or unmute

Duke Gilman, District 1 Commissioner
Ron Nye, District 2 Commissioner, Chairman
Bill Todd, District 3 Commissioner

10:00 AM CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

10:02 AM PUBLIC COMMENT (PLEASE LIMIT TO 5 MINUTES PER PERSON)

10:07 AM CONSENT AGENDA

- Minutes for January 26, 2026 Work Session Meeting
- Minutes for January 27, 2026 Regular Meeting
- Minutes for January 27, 2026 Special Meeting
- Independent Contractor Agreement
- Approval of Claims

10:10 AM REPORTS OF COMMITTEES

- None

10:10 AM UNFINISHED BUSINESS

- None

NEW BUSINESS

10:10 AM Pavilion Startup Documentation and Contract

10:15 AM Subdivision Preliminary Plat: Moonlight Basin West 1 PUD – Amended Plat of Condo Lot 1 (Big Sky)

10:20 AM Resolution 10-2026: Interlocal Agreement Between Madison County and the Town of Ennis for Planning Services

10:25 AM Resolution 11-2026 Resolution Amending Resolution No 7-2026 Relating to Ordering a Referendum on The Renewal of The Madison and Ruby Valley Rural Ambulance District

ANNOUNCEMENTS AND CALENDARS

Feb 2, 2026	Mental Health LAC Meeting 2:00 PM Annex Building Public Meeting Room
Feb 9, 2026	Airport Board Meeting 6:00 PM Annex Building Public Meeting Room
Feb 11, 2026	Library Board Meeting 9:30 AM Thompson-Hickman Madison County Library
Feb 23, 2026	Planning Board Meeting 6:00 PM Annex Building Public Meeting Room
Feb 27, 2026	Housing Advisory Board Meeting 9:00 AM Online Meeting
Feb 27, 2026	Senior Citizen Advisory Board 11:00 AM Twin Bridges Senior Center
Mar 19, 2026	Safety Committee Meeting 10:00 AM Public Meeting Room

ADJOURNMENT

Madison County**Commissioners Regular Meeting**

January 26, 2026, 10:00 am Mountain Time until concluded
103 W Wallace St, Virginia City, MT 59755, United States
First Floor Public Meeting Room
Administrative Office Building, Virginia City, Montana

Present:

Duke W. Gilman, Commissioner District 1
Ronald E. Nye, Commissioner District 2, Chairman
William A. Todd, Commissioner, District 3

In attendance:

Ryan Wolter, IT Support Specialist, administered the Webex connection
Sarah Carlson, Commissioners' / Airport Assistant, was present to take minutes

Attendee List:

Colton Lauer, Madison County Attorney
David Buchler, Madison County Attorney
John Herrington, Planning Technician
Hannah Brook, Victims Advocate
Kristi Millhouse, Finance Director
Kasey Smart, Sanitation Manager
Mark Hoyt, Fairground Board

1. Call to Order, Pledge of Allegiance, Roll Call**2. Public Comment (Please Limit to 5 Minutes Per Person)**

Commissioner Todd made a comment after viewing a video depicting a gentleman being shot in Minnesota by federal agents over the weekend. Commissioner Todd, a supporter of the Second Amendment, expressed concern that carrying a firearm for protection could potentially result in violence against the individual. He stated that he finds such actions highly inappropriate and hopes that the nation will regain its course.

3. Consent Agenda**3.1. Minutes for January 12, 2026, Work Session****3.2. Minutes for January 20, 2026, Regular Meeting****3.3. Hazardous Materials Removal Bid Assistance Contract****3.4. Approval of Claims**

RESOLVED: Commissioner Todd moved to approve the Consent Agenda as read. Seconded by Commissioner Gilman.

For: Duke Gilman, William Todd, Ron Nye. Motion passed.

Comment: None. Discussion: None

4. Reports of Committees

None

5. Unfinished Business

None

5.1. Nursing Home USDA Grant MOU Execution

Paul Marsh, President of the Nursing Home Foundation, attended the meeting via WebEx and expressed disagreement with the claims in the Memorandum of Understanding regarding unqualified recipients remaining included. He explained that the Foundation, with help from Representative Zinke's office, submitted the necessary paperwork. He also mentioned that after the county realized the funds were allocated to the Foundation, Stonewall intervened and halted the process, and stated this issue has lasted for nearly two years.

David Buchler and Colton Lauer are attorneys for Madison County. The January 16, 2020, Memorandum of Understanding (MOU) includes all updates and whereas clauses from the County Attorney's Office, along with several edits requested by the Foundation. David Buchler states that Paul Marsh's description of events is incorrect.

Commissioner Todd emphasized that the Memorandum of Understanding (MOU) is meant to serve as a historical record of the origin of this document and the grant. He also mentioned that Paul Marsh's statement inaccurately characterizes the events and requested that this be reflected in the Minutes.

Commissioner Nye clarified that the Commissioners had never characterized the Foundation as fraudulent, asserting that this was a misinterpretation of the remarks made during a prior Commissioners' meeting.

Commissioner Gilman stated that, based on his reading of the contract, it means that the nursing homes receive funds for their needs, and he does not understand what the issue is.

RESOLVED: Commissioner Todd approve the Nursing Home USDA Grant MOU Version in the the Commissioners packets for execution. Commissioner Gilman seconded the motion.

For: William Todd, Ron Nye, Duke Gilman. Motion passed.

Comment: Buchler, Lauer and Marsh (Webex). Discussion: Commissioner Nye and Commissioner Todd.

6. New Business

6.1. Public Hearing Alley Closure - Pony

Public hearing opened at: 10:26 am.

No comments received.

Public hearing closed at: 10:27 am

- Resolution 8-2026 A Resolution of the Madison County Commission Regarding the Petition to Close the Alley in Section 18, T02 S, R02 W, Block 44, Between Lots 7,8,9,10,11 and 12 of the Original Townsite of Pony, Montana

RESOLVED: Commissioner Todd moved to approve Resolution 8-2026 A Resolution of the Madison County Commission Regarding the Petition to Close the Alley in Section 18, T02 S, R02 W, Block 44, Between Lots 7,8,9,10,11 and 12 of the Original Townsite of Pony, Montana. Commissioner Gilman seconded the motion.

For: William Todd, Ron Nye, Duke Gilman. Motion passed.

Comment: None. Discussion: Commissioner Nye.

6.2. Public Hearing Alley Closure - Harrison

Public hearing opened at: 10:28 am.

No comments received.

Public hearing closed at: 10:29 am

- Resolution 9-2026 A Resolution of the Madison County Commission Regarding the Petition to Close the Alley in Section 36, T01 S, R02 W, Block 9, Between Lots 13-14 AND 46-48 of the Original Townsite of Harrison, Montana

RESOLVED: Commissioner Todd move to approve Resolution 9-2026 A Resolution of the Madison County Commission Regarding the Petition to Close the Alley in Section 36, T01 S, R02 W, Block 9, Between Lots 13-14 AND 46-48 of the Original Townsite of Harrison, Montana. Commissioner Gilman seconded the motion.

For: William Todd, Ron Nye, Duke Gilman. Motion passed.

Comment: None. Discussion: Commissioner Nye.

6.3. Second Reading of Ordinance 1- 2026 to Revise the Madison County Waste Water Regs

Kasey Smart, Madison County Sanitation Manager, read Ordinance 1-2026 into the record.

RESOLVED: Commissioner Todd moved to approve Ordinance No. 1-2026 An Ordinance Adopting Madison County Wastewater System Regulations. Commissioner Gilman seconded the motion.

For: Ron Nye, Duke Gilman, William Todd. Motion passed.

Ordinance 1-2026 shall become effective in 30 days.

Comment: Smart. Discussion: None.

6.4. Second Reading of Ordinance 2- 2026 to Revise the Madison County Waste Water Fee Schedule

Kasey Smart, Madison County Sanitation Manager, read Ordinance 2-2026 into the record.

RESOLVED: Commissioner Todd moved to accept Ordinance No. 2-2026, An Ordinance Adopting Madison County Wastewater Fee Schedule. Commissioner Gilman seconded the motion.

For: William Todd, Ron Nye, Duke Gilman. Motion passed.

Ordinance 2-2026 shall become effective in 30 days.

Comment: Smart. Discussion: None.

6.5. Solid Waste - Dillan Haugland

- Ennis Dump Fence

The Solid Waste Board approved up to \$20,000.00 for the construction of a portable fence panels.

RESOLVED: Commissioner Todd moved to approve the fence construction plan Commissioner Gilman seconded the motion.

For: William Todd, Duke Gilman, Ron Nye. Motion passed.

- Closing Dumps on Holiday

The Solid Waste Board approved closing the dumps on all legal holidays except July 4th and recommended a 1-year trial. They will advertise in the Madisonian and on social media and have signs made for the dumps.

RESOLVED: Commissioner Todd moved to approve reluctantly, as recommended by the Solid Waste Board. Commissioner Gilman seconded the motion.

For: William Todd, Duke Gilman, Ron Nye. Motion passed.

Comment: Smart and Hugland (WebEx). Discussion: Commissioner Todd, Commissioner Nye, and Commissioner Gilman.

6.6. DES - Joe Brummell

- Gallatin County Inter-Local Agreement
- FY 2025 EMPG
- FY 2025 Close Out

RESOLVED: Commissioner Todd moved to continue to a future commissioners meeting. Commissioner Gilman seconded the motion.

For: William Todd, Duke Gilman, Ron Nye. Motion passed.

Comment: None. Discussion: Commissioner Todd and Commissioner Gilman.

6.7. Exempt Amended Plat- Boundary Adjustment and Aggregation of Lots 203, 204, 205 & 226, Shining Mountains Subdivision

The landowner of Lots 203, 204, 205, and 226 of Shining Mountain Subdivision, Unit 1, seeks to use a boundary adjustment subdivision exemption to realign the boundary lines of the aforementioned lots. The subject properties are currently undeveloped. The same landowner seeks to use an aggregation subdivision exemption to aggregate Lots 2, 225, and 229 for future development of the area. It is recommended that the Madison County Commissioners approve the amended plat of Lots 203, 204, 205, 226, and 203, 224, 225, and 229 of Shining Mountain Subdivision, Unit 1.

RESOLVED: Commissioner Todd moves to approve the amended Platt boundary adjustment of Lots 203, 204, 205 and 226 of Shining Mountain subdivision, Unit 1. Commission Gilman seconded the motion.

For: William Todd, Duke Gilman, Ron Nye. Motion passed.

RESOLVED: Commissioner Todd moves to approve the aggregation of lots 203 a comma two to four, 225 and 229 of Shining Mountain subdivision, unit 1A. Commissioner Gilman seconded the motion.

For: William Todd, Duke Gilman, Ron Nye. Motion passed.

Comment: Herrington. Discussion: None.

6.8. Fairgrounds

Mark Hoyt from the Madison County Fair boards stated that the PAV exterior chinking needs to be completed.

- Pavilion Upper Exterior Chinking

RESOLVED: Commissioner Todd moved to approve the BTI reaching of the pavilion upper exterior for the amount of \$10,826.40. Commissioner Gilman seconded the motion

For: William Todd, Duke Gilman, Ron Nye. Motion passed.

- Fair Booth Agreement Insurance Requirements

RESOLVED: Commissioner Gilman moved to approve the Fair Booth agreement insurance requirements as presented. Commissioner Todd seconded the motion

For: William Todd, Duke Gilman, Ron Nye. Motion passed.

Comment: Hoyt. Discussion: Commissioner Todd, Commissioner Gilman, and Commissioner Nye.

6.9. Pavilion Contract

RESOLVED: Commissioner Todd moved to continue the Pavilion contract to next week. Commissioner Gilman seconded the motion.
For: Ron Nye, William Todd, Duke Gilman. Motion passed.

Comment: None. Discussion: None.

6.10. Finance Department

- Black Mountain Time Clock System

Kristi Millhouse, Madison County Finance Director will send the Commissioner additional information on Black Mountain Time Clock System.

RESOLVED: Commissioner Gilman moved to Discontinue use of the UKG time clock system In all departments except for Madison County nursing homes, and for all other county departments to use the paper timesheets. Commissioner Todd seconded the motion.
For: Ron Nye, William Todd, Duke Gilman. Motion passed.

- Automated Payments for Liabilities (AFLAC, EFTPS, Blue Cross Blue Shield, Nationwide, State of Montana, etc.)

RESOLVED: Commissioner Todd moved to approve automatic payments for liabilities. Commissioner Gilman seconded the motion
For: Ron Nye, William Todd, Duke Gilman. Motion passed.

- Biweekly Payroll

Commissioner Todd stated that the county should pay deputies overtime as they have requested. He also mentioned that switching to a biweekly payroll offers several benefits for county employees.

Kristi Millhouse, Madison County Finance Director, mentioned that switching to a biweekly schedule should make things easier for the Sheriff's Office. Christie suggests that all employees adopt a biweekly pay schedule until the end of December. If, for any reason, this approach does not work for the Sheriff's Office or dispatch, they will reassess the situation at that point.

Commissioner Gilman also concurred that transitioning to a biweekly pay schedule offers multiple advantages.

RESOLVED: Commissioner Todd moved to approve switching to a biweekly payroll with the stipulation that the county moves ahead paying the deputies on a day overtime calculation, with their new agreement. Commissioner Gilman seconded the motion.
For: Ron Nye, William Todd, Duke Gilman. Motion passed.

The Biweekly payroll will go into effect March 1, 2026.

- Amendment to Audit Agreement with Nexus
- Nexus Contract Amendment for the Audit Agreement (Regular Audit to Federal Audit)

RESOLVED: Commissioner Todd moved to approve the Amendment to the Audit Agreement with Nexus. Commissioner Gilman seconded the motion
 For: Ron Nye, William Todd, Duke Gilman. Motion passed.

Comment: Millhouse and Smart. Discussion: Commissioner Todd, Commissioner Nye, and Commissioner Gilman.

6.11. Request for Property Tax Refund - Clint Mortensen

After reviewing the file, the information we received, and Montana's anti-code, Colton Lauer, Madison County Attorney, concluded that the refund request was submitted to the incorrect venue and should be directed to DOR.

RESOLVED: Commissioner Todd moved to deny the request for refund. Tax payer needs to send the request to the Department of Revenue. Commissioner Gilman seconded the motion.
 For: Duke Gilman, William Todd, Ron Nye. Motion passed.

Comment: Lauer. Discussion: Commissioner Todd.

6.12. Resignation from Colin Threlkeld from the Madison County Planning Board for the Conservation District

RESOLVED: Commissioner Gilman moved to accept the Resignation from Colin Threlkeld from the Madison County Planning Board for the Conservation District. Commissioner Todd seconded the motion.
 For: Duke Gilman, William Todd, Ron Nye. Motion passed.

Comment: None. Discussion: Commissioner Todd.

Adjournment

RESOLVED: Commissioner Todd moved to adjourn the meeting. Commissioner Gilman seconded the motion.
 For: Duke Gilman, Ron Nye, and William Todd.
 Motion passed.

With no further discussion, the meeting was adjourned at 11:20 am.

The upcoming Regular Commissioner meeting is scheduled for Tuesday, February 3, 2026, at 10:00 am, in the Public Meeting Room of the Administrative Building in Virginia City, Montana.

Signed:
Ronald E. Nye, Commissioner, Chairman
Date Approved: February 3, 2026

Date:.....

Signed:

Date:.....

Minutes prepared by:
Sarah Carlson, Commissioners' / Airport Assistant

Attest:

Date:.....

Paula McKenzie, Clerk and Recorder, Madison County

DRAFT

**Madison County
Commissioners Emergency Meeting**

January 27, 2026, 1:00 am Mountain Time until concluded
103 W Wallace St, Virginia City, MT 59755, United States
First Floor Public Meeting Room
Administrative Office Building, Virginia City, Montana

Present:

Duke W. Gilman, Commissioner District 1
Ronald E. Nye, Commissioner District 2
William A. Todd, Commissioner, District 3, Chairman

In Attendance:

Ryan Wolter, IT Support Specialist, administered the Webex connection
Sarah Carlson, Commissioners' / Airport Assistant, was present to take minutes

Attendee List:

Colton Lauer, Madison County Attorney
Duncan Hedges, Sheriff
Craig Schroder, Undersheriff
Wes Heavrin, Deputy
Kasey Smart, Sanitation
Justin Gatewood, Mayor of Virginia City
Timber Pruet, Virginia City Clerk/Treasurer
Mati Bishop, The Madisonian

1. Call to Order, Pledge of Allegiance, Roll Call

2. Public Comment (Please Limit to 5 Minutes Per Person)

None

3. New Business

3.1. Virginia City / Madison County - Sheriff's MOU

Colton Lauer, the attorney representing Madison County, prepared documents for the meeting on behalf of the county and indicated that several considerations must be taken into account, including the town's budgeted expenditures for services, the cost of service, and the recent contractual agreement with Twin Bridges.

Virginia City Mayor Justin Gatewood addressed several topics, including the similarities with Twin Bridges and Sheridan in having more mills. He noted that Virginia City has historically allocated funds to the Sheriff's Office, a practice uncommon in other towns, and requested this be considered. Virginia City has only 34 mills, so paying 14 mills

amounts to nearly half the town's total. He also highlighted that the police station is located in Virginia City, yet fewer than 1% of emergency calls in 2024 originated from there.

Timber Pruett, Clerk and Treasurer of Virginia City, reported that Virginia City was \$550 in deficit last year.

Kacey Smart, a resident, proposed establishing a fixed fee for each emergency call received.

Commissioner Todd reiterated the equitable agreement in accordance with the arrangement maintained by the county with Twin Bridges. He expressed a preference for the percentage of revenue over the 17 mills and inquired about the enactment date of the resort tax. Furthermore, he observed that the other towns do not receive any resort tax, unlike Virginia City.

Commissioner Gilman stated that he previously worked for the town of Sheridan and understands the town's budgetary limitations. He also stated that the county is currently well funded and that requesting 17 mills is excessive. Commissioner Gilman expressed support for restricting expenditures.

Commissioner Nye agrees with Commissioner Gilman and noted that the Town of Virginia City faces significant demand with a limited budget.

Commissioner Todd moved to proceed to mediation. The motion was not seconded by any other board member; therefore, it was deemed to have died on the floor.

RESOLVED: Commissioner Gilman moved to accept \$1,100.00 with a 5% annual increase per year. Commissioner Nye seconded the motion.

For: Duke Gilman and Ron Nye.

Against: William Todd.

Motion passed.

Comment: Lauer, Smart, Gatewood, and Pruett. Discussion: Commissioner Nye, Commissioner Todd, and Commissioner Todd.

Adjournment

RESOLVED: Commissioner Todd moved to adjourn the meeting. Commissioner Gilman seconded the motion.

For: Duke Gilman, Ron Nye, and William Todd.

Motion passed.

With no further discussion, the meeting was adjourned at 1:49 pm.

The upcoming Regular Commissioner meeting is scheduled for Tuesday, February 3, 2026, at 10:00 am, in the Public Meeting Room of the Administrative Building in Virginia City, Montana.

Signed:
Ronald E. Nye, Commissioner, Chairman
Date Approved: February 3, 2026

Date:.....

Signed:
Minutes prepared by:
Sarah Carlson, Commissioners' / Airport Assistant

Date:.....

Attest:
Paula McKenzie, Clerk and Recorder, Madison County

Date:.....

DRAFT

INDEPENDENT CONTRACTOR AGREEMENT

This agreement is made and entered into by and between Madison County and Richard C. Stem, hereinafter referred to as "Resource Specialist/Senior Advisor", whose address is P.O. Box 227, Alder, MT, 59710. For and in consideration of the mutual promises and covenants set forth below, Madison County and Resource Specialist/Senior Advisor agree to the following:

- 1. Scope and Duration of Work.** The Resource Specialist will perform tasks as requested by Madison County. The Resource Specialist/Advisor will assist in efforts of the State and Counties to address fuels mitigation work, and beetle treatments on surrounding forest lands, including the National Forest. Additionally, provide advice and counsel regarding regulations, policies, and planning procedures that affect the county. Will seek procedures and regulations that expedite the execution of projects on the ground and work closely with the County Forester and the Forest Service in doing so. The scope of the work will include coordinating with federal and state agencies, permittees, and local governments. The Resource Specialist/Advisor will assist in evaluating market opportunities for harvested products from the project and work with industry to provide input and advice. Resource Specialist/Advisor will assist in providing contacts and facilitation at the Regional and National levels of the US Forest Service. The Resource Specialist/Advisor will report monthly or more frequently if requested by Madison County.
- 2. Resource Specialist Responsibilities.** Resource Specialist/Advisor will furnish all the material, supplies, tools, equipment, labor, and other services necessary for the completion of the work described herein and in any other Contract Documents as defined herein. Resource Specialist/Advisor is knowledgeable and informed of the appropriate and necessary State, Federal, and other local requirements, laws, and polices pertaining to the projects, and shall comply with all such requirements.
- 3. Payment.** Resource Specialist agrees to perform all work described in the Contract Documents and to comply with the terms therein. The rates for the work performed by the Resource Specialist shall be as follows:
 - Vehicle Costs = \$0.72.5 per mile traveled or the current GSA rate schedule.
 - Per Diem = Motel cost only
 - Hourly Wage — \$95.00 per hour
- 4. Indemnity.** Resource Specialist is an independent contractor and assumes full responsibility for the content of its work and performance of Resource Specialist's labor, and assumes full responsibility for all liability for bodily injury or physical damage to person or property arising out of or related to this Agreement, and shall indemnify and hold harmless Madison County, its official, agents and employees, from any and all claims, demands, damages, actions, losses, and expenses, including attorney's fees, arising out of or in any way connected with its performance of this Agreement.

This Independent Contractor Agreement ("Agreement") is made and entered into as of January 1, 2026 ("Effective Date") by and between Madison County, Montana and Richard Stem ("Contractor") to provide consulting services for implementing forest management policy, in cooperation with the U.S. Forest Service (USFS), the Montana Department of Natural Resources and Conservation (DNRC), and Madison County.

NOW, THEREFORE, it is mutually agreed by and between the undersigned parties as follows:

1. **TERM:** The term of this Agreement shall commence on the Effective Date and shall terminate on December 31, 2027, upon completion, or unless terminated earlier by either party in writing as provided herein.
2. **COMPENSATION:** Contractor shall be paid as follows:
\$95.00 per hour, plus travel expenses, if required, requested, and agreed to by both parties and approved by the County Commissioners.
3. **CONTRACTOR DUTIES:**
 - a) Meet with Commissioners, County Forester, and Forest Stakeholders to provide feedback and direction on how best to engage and support the forest in achieving their timber targets and maximizing their fuels management efforts in the wildland-urban interface. Provide direction on how to best provide collaborative support to the National Forest and the needs of the citizens of Madison County.
 - b) Assist local government, collaborative members, and recreation groups on the National Environmental Protection Act and how to better understand the NEPA process and when/how to best engage the process to ensure we maximize our efforts in the NFPA process.
 - c) Any plans and designs for all projects shall be owned by the Government Entities and their agencies. Contractor shall have no ownership rights of any plans or designs, including those produced by Contractor in the course of fulfilling Contractor's duties under this Agreement

Richard Stem
Independent Contractor

Duke W. Gilman,
District 1 Commissioner

Ronald E. Nye, Chairman
District 2 Commissioner

William A. Todd
District 3 Commissioner

Board of Commissioners, Madison County, Montana

Check #	Check Type	Vendor/Employee/Payee Number/Name	Check Amount	Period	Date Issued	Notes
149805	Clim SC	1959 ALLHANDS AUTO CLINIC, INC	585.61	1/26	01/30/26	CL137076 585.61
149806	Clim SC	5139 AMAZON CAPITAL SERVICES	1,059.76	1/26	01/30/26	CL137008 114.99, CL137058 554.65, CL137078 121.63, CL137081 268.49
149807	Clim SC	3550 AMERIGAS	666.97	1/26	01/30/26	CL137067 666.97
149808	Clim SC	6183 BENCHMARK HEALTHCARE SOLUTIONS, L	2,499.20	1/26	01/30/26	CL137042 2499.20
149809	Clim SC	5653 BLUE CROSS BLUE SHIELD OF MT	215.00	1/26	01/30/26	CL137082 215.00
149810	Clim SC	5736 BTI - LOG HOME CARE	1,082.64	1/26	01/30/26	CL137062 1082.64
149811	Clim SC	1828 CENTURY LINK	774.09	1/26	01/30/26	CL137035 774.09
149812	Clim SC	5520 CureMD.com Inc.	449.00	1/26	01/30/26	CL137074 449.00
149813	Clim SC	3368 DARLENE TUSSING	29.00	1/26	01/30/26	CL137040 29.00
149814	Clim SC	4032 DEAN HANSON	5,760.00	1/26	01/30/26	CL137077 5760.00
149815	Clim SC	5772 DOCTOR DOOR	184.00	1/26	01/30/26	CL137028 184.00
149816	Clim SC	4202 DUNNE COMMUNICATIONS	5,397.12	1/26	01/30/26	CL137034 5397.12
149817	Clim SC	5063 FUSION MEDICAL STAFFING, LLC	2,422.50	1/26	01/30/26	CL137043 2422.50
149818	Clim SC	703 GALLATIN COUNTY DETENTION CENTER	6,357.58	1/26	01/30/26	CL137031 6357.58
149819	Clim SC	4792 GALLATIN COUNTY GRANTS	7.73	1/26	01/30/26	CL137030 7.73
149820	Clim SC	1825 HIGH COUNTRY NUTRITION	340.00	1/26	01/30/26	CL137060 340.00
149821	Clim SC	5579 INOVALON PROVIDER, INC	441.14	1/26	01/30/26	CL137044 441.14
149822	Clim SC	6461 KBI PROPERTIES	2,500.00	1/26	01/30/26	CL137047 2500.00
149823	Clim SC	5474 KELLEY CREATE	416.23	1/26	01/30/26	CL137007 140.00, CL137014 276.23
149824	Clim SC	393 KENWORTHY ELECTRIC	10,150.00	1/26	01/30/26	CL137070 10150.00
149825	Clim SC	5476 LATESA SCHRANK	15.94	1/26	01/30/26	CL137083 15.94
149826	Clim SC	1435 LAURIE SCHMIDT	21.75	1/26	01/30/26	CL137039 21.75
149827	Clim SC	6527 LAWLESS CONSULTING SERVICES LLC	1,076.25	1/26	01/30/26	CL137048 513.75, CL137061 562.50
149828	Clim SC	6546 LOGANSIMPSON	5,001.75	1/26	01/30/26	CL137021 5001.75
149829	Clim SC	1047 MADISON FOODS	71.91	1/26	01/30/26	CL137079 71.91
149830	Clim SC	4157 MADISON VALLEY HEATING & COOLING	1,915.00	1/26	01/30/26	CL137036 1915.00
149831	Clim SC	2294 MADISON VALLEY SEARCH & RESCUE	25,503.81	1/26	01/30/26	CL137075 25503.81
149832	Clim SC	5177 MARGARET BORTKO, FNP, DNP	2,000.00	1/26	01/30/26	CL137011 2000.00
149833	Clim SC	4751 MASTERCARD ACCT 7408	315.69	1/26	01/30/26	CL137072 315.69
149834	Clim SC	4788 MASTERCARD ACCT 9254	1,058.38	1/26	01/30/26	CL137024 1058.38
149835	Clim SC	5525 MASTERCARD ACCT 9341	235.70	1/26	01/30/26	CL137025 235.70
149836	Clim SC	287 MCLEOD MERCANTILE	4,107.50	1/26	01/30/26	CL137073 4107.50
149837	Clim SC	6243 MEDICAL SOLUTIONS, LLC	2,763.35	1/26	01/30/26	CL137050 2763.35
149838	Clim SC	94 MEDLINE INDUSTRIES LP	403.56	1/26	01/30/26	CL137049 403.56
149839	Clim SC	2608 MODERN MARKETING	184.02	1/26	01/30/26	CL137002 184.02
149840	Clim SC	5 MONTANA BROOM & BRUSH	19.25	1/26	01/30/26	CL137009 19.25
149841	Clim SC	1381 MONTANA DEPARTMENT OF REVENUE	25,336.80	1/26	01/30/26	CL137015 25336.80
149842	Clim SC	5646 MONTANA HEALTH NETWORK LIABILITY	2,506.25	1/26	01/30/26	CL137051 2506.25
149843	Clim SC	625 MONTANA MEDICAL LEGAL PANEL	201.00	1/26	01/30/26	CL137046 201.00
149844	Clim SC	401 MONTANA WEED CONTROL ASSC, INC.	675.00	1/26	01/30/26	CL137041 675.00
149845	Clim SC	2383 MORRISON-MAIERLE SYSTEMS CORP	1,107.00	1/26	01/30/26	CL137059 1107.00
149846	Clim SC	98 MOUNTAIN BUILDING CENTER	149.99	1/26	01/30/26	CL137063 149.99
149847	Clim SC	403 MOUNTAIN WEST AUTOMOTIVE	55.94	1/26	01/30/26	CL137065 55.94
149848	Clim SC	67 MSU EXTENSION SERVICE	4,672.00	1/26	01/30/26	CL137003 500.00, CL137004 3272.00, CL137005 900.00
149849	Clim SC	163 NAPA AUTO PARTS - ENNIS (D&D)	3,438.56	1/26	01/30/26	CL137016 3438.56
149850	Clim SC	5448 PEOPLE 2.0 GLOBAL	6,523.36	1/26	01/30/26	CL137056 6523.36
149851	Clim SC	1849 PRAIRIE TRAVELERS, INC.	4,609.00	1/26	01/30/26	CL137052 4609.00
149852	Clim SC	5345 PRECISION LAWN AND SNOW SVC. LLC	3,733.43	1/26	01/30/26	CL136696 3733.43
149853	Clim SC	3113 RED APRON CATERING	385.00	1/26	01/30/26	CL137022 385.00
149854	Clim SC	3641 REGALIA	124.24	1/26	01/30/26	CL137026 124.24
149855	Clim SC	5303 RICK'S REFRIGERATION	1,028.95	1/26	01/30/26	CL137053 1028.95
149856	Clim SC	3494 RITA OWENS	23.64	1/26	01/30/26	CL137038 23.64
149857	Clim SC	1322 ROCKY MOUNTAIN SUPPLY INC	5,153.87	1/26	01/30/26	CL137064 5153.87
149858	Clim SC	5600 ROCKY MOUNTAIN SUPPLY, INC	35.00	1/26	01/30/26	CL137066 35.00
149859	Clim SC	5439 SHAWNA LUTGEN	82.36	1/26	01/30/26	CL137013 82.36
149860	Clim SC	255 SHELLY BURKE	103.41	1/26	01/30/26	CL137019 103.41
149861	Clim SC	1850 SIGNS WEST	80.00	1/26	01/30/26	CL137069 80.00
149862	Clim SC	4209 SPIFFY BIFFY PORTABLE TOILETS, IN	520.00	1/26	01/30/26	CL137029 520.00
149863	Clim SC	6199 SUNVIEW PROPERTY SOLUTIONS	1,505.00	1/26	01/30/26	CL137045 1505.00
149864	Clim SC	5065 T-MOBILE	2,037.12	1/26	01/30/26	CL137032 1197.12, CL137033 840.00
149865	Clim SC	6498 TAMMY ADAMS	100.00	1/26	01/30/26	CL137023 100.00
149866	Clim SC	5576 TARGET HAZARD CONSULTING, LLC	1,500.00	1/26	01/30/26	CL137012 1500.00
149867	Clim SC	3706 TELE SYSTEM SERVICES LLC	48.00	1/26	01/30/26	CL137006 48.00
149868	Clim SC	443 TITAN INC.	96.32	1/26	01/30/26	CL137068 96.32
149869	Clim SC	4076 TYLER TECHNOLOGIES INC	7,644.55	1/26	01/30/26	CL137020 7644.55
149870	Clim SC	5362 US. FOODS	1,797.38	1/26	01/30/26	CL137054 1797.38
149871	Clim SC	10 WALTER'S ACE HARDWARE	6.99	1/26	01/30/26	CL137027 6.99
149872	Clim SC	4336 WALTERS FAMILY FOODS	140.09	1/26	01/30/26	CL137080 140.09
149873	Clim SC	4059 WIPFLI LLP	3,710.00	1/26	01/30/26	CL137057 3710.00
149874	Clim SC	2597 YELLOWSTONE DEVELOPMENT	10,483.34	1/26	01/30/26	CL137018 10483.34

TOTAL CLAIMS \$ 175,645.02

SIGNATURE _____

DATE _____

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DATE _____

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
	01/20/26	MVM - ACCT#A25MXHRN55FHKK	60.99*			5110 440330	229		101000
11FY-PTDW-YGHM									
	01/23/26	MVM - ACCT#A25MXHRN55FHKK	59.89*			5110 440310	214		101000
1MLP-X4J4QT4C									
	01/20/26	MVM - ACCT#A25MXHRN55FHKK	37.12			5111 440310	229		101000
16PX-YXD3-YC3T									
137078		5139 AMAZON CAPITAL SERVICES	121.63						
PH - SUPPLIES									
	01/27/26	PH- ACCT#A3M2M067JGD4HQ	121.63*			2973 440100	229		101000
1KXL-MY7M-FGQK									
137081		5139 AMAZON CAPITAL SERVICES	268.49						
PH - SUPPLIES									
	01/22/26	PH - ACCT# A3M2M067JGD4HQ	212.30*			2973 440100	229		101000
1GY4-NMWC-69CQ									
	01/21/26	PH - ACCT# A3M2M067JGD4HQ	56.19*			2973 440100	229		101000
1GF4-TMPV-LCLY									
		Total for Vendor:	1,059.76						
137067		3550 AMERIGAS	666.97						
RD3 - PROPANE									
	12/19/25	RD3 - ACCT#202641666	666.97			2110 430203	349		101000
3184719369									
		Total for Vendor:	666.97						
137042		6183 BENCHMARK HEALTHCARE SOLUTIONS,	2,499.20						
MVM- STAFFING AND MILEAGE - LOSO									
	01/27/26	MVM - INVOICE#1353	2,180.00			5110 440330	357		101000
1353									
	01/27/26	MVM - INVOICE# 1353	319.20*			5110 440330	531		101000
1353									
		Total for Vendor:	2,499.20						

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
137082		5653 BLUE CROSS BLUE SHIELD OF MT	215.00						
	PH - OVERPAYMENT								
		11/18/25 PH - REF#Z600948401	215.00			2973 440100	222		101000
		REF#Z0600948401							
		Total for Vendor:	215.00						
137062		5736 BTI - LOG HOME CARE	1,082.64						
	FAIR BULDING CHINKING								
		01/28/26 FAIR - INVOICE#26-01-22	1,082.64			2160 460240	925		101000
		26-01-22							
		Total for Vendor:	1,082.64						
137035		1828 CENTURY LINK	774.09						
		01/08/26 DISPATCH ACCT#406247245	774.09			2850 420160	345		101000
		406247245							
		Total for Vendor:	774.09						
137074		5520 CureMD.com Inc.	449.00						
	PH - FIRST PROVIDER LICENSE MONTHLY								
		11/01/25 PH - INVOICE# INV-25-12100	449.00*			2973 440100	398		101000
		INV-25-12110							
		Total for Vendor:	449.00						
137040		3368 DARLENE TUSSING	29.00						
	40 MILES @ .725								
		01/26/26 PLANNING BOARD MTG MILEAGE	29.00			2250 470260	373		101000
		01/26/26 MEETING							
		Total for Vendor:	29.00						
137077		4032 DEAN HANSON	5,760.00						
	JANUARY PIT RUN								
	192LOAD @ 20YS/LD - 3840YD@1.50/YD								
		01/29/26 3840YD@1.50/YD	5,760.00			2110 430202	456		101000
		JANUARY 2026							
		Total for Vendor:	5,760.00						

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
137028		5772 DOCTOR DOOR	184.00						
		MAINTENANCE - UNIT#26 OVERHEAD DOOR REPAIR							
		01/14/26 MAINTENANCE - INVOICE#20953	184.00			1000 411230	366		101000
	20953								
		Total for Vendor:	184.00						
137034		4202 DUNNE COMMUNICATIONS	5,397.12						
		911 - CONTRACT SERVICES							
		01/21/26 911 - INVOICE# 28186	2,698.56			2300 420110	212		101000
	28186								
		01/21/26 911- INVOICE#28198	2,698.56			2300 420110	212		101000
	28198								
		Total for Vendor:	5,397.12						
137043		5063 FUSION MEDICAL STAFFING, LLC	2,422.50						
		MVM - STAFFING - ELLIS							
		01/17/26 MVM -ACCT#110334	2,422.50			5110 440330	357		101000
	INV942709								
		Total for Vendor:	2,422.50						
137031		703 GALLATIN COUNTY DETENTION CENTER	6,357.58						
		DENTENTION - HOUSING & MEDICAL							
		12/31/25 DENTENTION - ACCT#5	6,312.20			2300 420230	392		101000
	3439								
		12/31/25 DENTENTUION - ACCT#5	45.38			2300 420230	222		101000
	3439								
		Total for Vendor:	6,357.58						
137030		4792 GALLATIN COUNTY GRANTS	7.73						
		DENTENTION - SUPPLIES							
		01/15/26 DENTENTION - ACCT#76	7.73			2300 420230	229		101000
	3449								
		Total for Vendor:	7.73						

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
137060		1825 HIGH COUNTRY NUTRITION	340.00						
	TRMCC QTRLY REVIEW								
		12/01/25 TRMCC - DECEMBER 2025	340.00			5111 440340	356		101000
		TRMCC DECEMBER 2025							
		Total for Vendor:	340.00						
137044		5579 INOVALON PROVIDER, INC	441.14						
	MVM - CLAIMS MGMNT	01/01/26 TO 01/31/26							
		01/22/26 MVM #261989	441.14			5110 440320	364		101000
		26M-0004072							
		Total for Vendor:	441.14						
137047		6461 KBI PROPERTIES	2,500.00						
	706 S. 1ST STREET RENT								
		02/01/26 MVM - Staff Housing	2,500.00*			5110 440330	531		101000
		FEB 2026							
		Total for Vendor:	2,500.00						
137007		5474 KELLEY CREATE	140.00						
	PUBLIC HEALTH								
		01/19/26 AGREEMENT #112-1905596-000	140.00			2973 440100	532		101000
		41068187							
137014		5474 KELLEY CREATE	276.23						
	COMMISSIONER								
		01/21/26 AGREEMENT #112-1814902-000	276.23			1000 410700	532		101000
		41090583							
		Total for Vendor:	416.23						
137070		393 KENWORTHY ELECTRIC	10,150.00						
	RVSARS- NEW BUILDING								
		01/27/26 RVSARS - INVOICE#7167 BID	9,750.00			2382 420740	920		101000
		7167							
		01/27/26 RVSARS - INVOICE#7167 CO#1	400.00			2382 420740	920		101000
		7167							
		Total for Vendor:	10,150.00						

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
137083		5476 LATESA SCHRANK	15.94						
		PH - BAGS FOR MTURATIONS PROG - ENNIS SCHOOLS							
		01/24/26 PH - REIMBURSEMENT BAGS	15.94*			2973 440100	229		101000
		GOODWILL REIMB							
		Total for Vendor:	15.94						
137039		1435 LAURIE SCHMIDT	21.75						
		30 MILES @ .725							
		01/26/26 PLANNING BOARD MTG MILEAGE	21.75			2250 470260	373		101000
		01/26/26 MEETING							
		Total for Vendor:	21.75						
137048		6527 LAWLESS CONSULTING SERVICES LLC	513.75						
		MVM - PCC REVIEW, MEDICATION MANGMNT							
		01/26/26 MVM - INVOICE#JAN-26	513.75			5110 440330	260		101000
		JAN-26							
137061		6527 LAWLESS CONSULTING SERVICES LLC	562.50						
		TRMCC - PCC REVIEW							
		12/01/25 TRMCC - DEC-25	562.50			5111 440330	260		101000
		DEC-25							
		Total for Vendor:	1,076.25						
137021		6546 LOGANSIMPSON	5,001.75						
		Sensitive Land Mapping Project - LATCF Funding							
		November 29, 2025 to December 31, 2025							
		01/23/26 SENSITIVE LANDS MAPPING	5,001.75*			2992 470210	398		101000
		38843							
		Total for Vendor:	5,001.75						
137079		1047 MADISON FOODS	71.91						
		PH - CPR CLASS LUNCH							
		01/28/26 PH - ACCT#5000	71.91*			2973 440100	229		101000
		03-767197							
		Total for Vendor:	71.91						

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
137036		4157 MADISON VALLEY HEATING & COOLING	1,915.00						
		FURNACE REPAIRS DISPATCH/PLANNING							
		01/27/26 MAINTENANCE - INVOICE#32657	1,915.00			1000 410700	366		101000
		32657							
		Total for Vendor:	1,915.00						
137075		2294 MADISON VALLEY SEARCH & RESCUE	25,503.81						
		MVSAR - EQUIPMENT, SUPPLIES, FUEL, PHONE, PRO SERVICES, MV REPAIR/MAINT, BUILDING MAINT, MEALS, SCHOOL							
		12/31/25 MVSAR - EQUIP	10,776.82			2382 420741	212		101000
		06-01-25 TO 12-31-25 RECEIPTS							
		12/31/25 MVSAR - SUPPLIES	1,913.15			2382 420741	229		101000
		06-01-25 TO 12-31-25 RECEIPTS							
		12/31/25 MVSAR - FUEL	2,369.52*			2382 420741	231		101000
		06-01-25 TO 12-31-25 RECEIPTS							
		12/31/25 MVSAR - PHONE	805.04			2382 420741	345		101000
		06-01-25 TO 12-31-25 RECEIPTS							
		12/31/25 MVSAR - PRO SERVICE	1,800.00			2382 420741	357		101000
		06-01-25 TO 12-31-25 RECEIPTS							
		12/31/25 MVSAR - MV MAINT/REPAIR	1,688.35			2382 420741	361		101000
		06-01-25 TO 12-31-25 RECEIPTS							
		12/31/25 MVSAR - BUILDING	1,613.27			2382 420741	366		101000
		06-01-25 TO 12-31-25 RECEIPTS							
		12/31/25 MVSAR - MEALS/TRAVEL	1,639.46			2382 420741	373		101000
		06-01-25 TO 12-31-25 RECEIPTS							
		12/31/25 MVSAR - TUTION	2,898.20			2382 420741	381		101000
		06-01-25 TO 12-31-25 RECEIPTS							
		Total for Vendor:	25,503.81						
137011		5177 MARGARET BORTKO, FNP, DNP	2,000.00						
		CONTRACT PAYMENTS - HEALTH OFFICER AND MEDICAL DIRECTOR							
		12/15/25 PH- HO CONTRACT NOV 25	500.00*			2973 440100	398		101000
		11/01/25 TO 11/30/25							
		12/15/25 PH- MD CONTRACT NOV 25	500.00*			2973 440100	398		101000
		11/01/25 TO 11/30/25							
		01/15/25 PH - HO CONTRACT DEC 25	500.00*			2973 440100	398		101000
		12/01/25 TO 12/31/25							

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
	01/15/25	PH - MD CONTRACT DEC 25	500.00*			2973 440100	398		101000
	12/01/25	TO 13/31/25							
		Total for Vendor:	2,000.00						
137072		4751 MASTERCARD ACCT 7408	315.69						
	01/22/26	MVM - ACCT#7408	19.99			5110 440370	330		101000
	ADOBE	01/22/26 MVM - ACCT#7408	8.99			5110 440370	229		101000
	TIVIT VITCA	01/22/26 MVM - ACCT#7408	15.50			5110 440370	229		101000
	AMAZON	01/22/26 MVM - ACCT#7408	13.99			5110 440370	229		101000
	AMAZON	01/22/26 MVM - ACCT#7408	35.99			5110 440370	229		101000
	AMAZON	01/22/26 MVM - ACCT#7408	59.93			5110 440370	229		101000
	AMAZON	01/22/26 MVM - ACCT#7408	14.99			5110 440370	330		101000
	AMAZON	01/22/26 MVM - ACCT#7408	71.22			5110 440370	229		101000
	AMAZON	01/22/26 MVM - ACCT#7408	29.99			5110 440370	229		101000
	AMAZON	01/22/26 MVM - ACCT#7408	24.99			5110 440370	330		101000
	NETFLIX	01/22/26 MVM - ACCT#7408	19.99			5110 440370	330		101000
	DISNEY+	01/22/26 MVM - ACCT#7408	-29.00			5110 440370	229		101000
	AMAZON	01/22/26 MVM - ACCT#7408	29.12*			5110 440370	631		101000
	FIN CHRG								
		Total for Vendor:	315.69						
137024		4788 MASTERCARD ACCT 9254	1,058.38						
		EXTENSION #9254 - SUPPLIES, MV REPAIR, MEALS, LODGING							
	01/22/26	SUPPLIES - ACCT#9254	473.56			1000 450400	200		101000
		ACCT#9254 - 01/22/26							

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
		01/22/26 MV REPAIR	4.99			1000 450400	361		101000
ACCT#9254	-	01/22/26							
		01/22/26 MEALS, LODGING, TRAVEL	282.64			1000 450400	373		101000
ACCT#9254	-	01/22/26							
		01/22/26 SUPPLIES	297.19			2290 450400	200		101000
ACCT#9254	-	01/22/26							
		Total for Vendor:	1,058.38						
137025		5525 MASTERCARD ACCT 9341	235.70						
		EXTENSION - SUPPLIES, PUBLICATIONS							
		01/22/26 SUPPLIES - ACCT#9341	185.47			1000 450400	200		101000
ACCT#	9341	- 01/22/26							
		01/22/26 PUBLICATIONS - ACCT#9341	26.50			1000 450400	330		101000
ACCT#	9341	- 01/22/26							
		01/22/26 SUPPLIES - ACCT #9341	23.73			2290 450400	200		101000
ACCT#9341	-	01/22/26							
		Total for Vendor:	235.70						
137073		287 MCLEOD MERCANTILE	4,107.50						
		RD1 - FUEL							
		01/28/26 RD1 - INVOICE#148724	4,107.50			2110 430201	231		101000
		148724							
		Total for Vendor:	4,107.50						
137050		6243 MEDICAL SOLUTIONS, LLC	2,763.35						
		MVM - STAFFING - MCELVEEN, JONES							
		01/22/26 MVM - ACCT# CUS0148095	627.50			5110 440330	357		101000
201187466									
		01/22/26 MVM - ACCT# CUS0148095	2,135.85			5110 440330	357		101000
201186161									
		Total for Vendor:	2,763.35						
137049		94 MEDLINE INDUSTRIES LP	403.56						
		MVM - SUPPLIES, ANCILLARIES							
		01/21/26 MVM - ACCT#1012770	66.46			5110 440330	240		101000
2408427554									
		01/21/26 MVM - ACCT#1012770	337.10			5110 440330	232		101000
2408427553									
		Total for Vendor:	403.56						

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
137002		2608 MODERN MARKETING LIBRARY - CONTIGENCY SUMMER MARKETING POSTER	184.02						
		01/16/26 LIBRARY - ACCT#M4068435346 MMI166854	184.02			2222 460100	399		101000
		Total for Vendor:	184.02						
137009		5 MONTANA BROOM & BRUSH PH - SUPPLIES	19.25						
		01/12/26 PH - INVOICE#15052 15052	19.25*			2973 440100	229		101000
		Total for Vendor:	19.25						
137015		1381 MONTANA DEPARTMENT OF REVENUE MVM - 12-31-25 BED TAX	25,336.80						
		01/23/26 MVM- ACCT#4053524-004-NFB ACCT#4053524-004-NFB 12-31-25	25,336.80			5110 440310	305		101000
		Total for Vendor:	25,336.80						
137051		5646 MONTANA HEALTH NETWORK LIABILITY MVM - STAFFING - BEARLEGGINGS	2,506.25						
		01/21/26 MVM - INVOICE#1097 1097	2,506.25			5110 440330	357		101000
		Total for Vendor:	2,506.25						
137046		625 MONTANA MEDICAL LEGAL PANEL MVM 2026 ANNUAL ASSESSMENT	201.00						
		01/13/26 MVM - #993 - 2026 ASSESSMENT 2026 ANNUAL ASSESSMENT	201.00			5110 440310	330		101000
		Total for Vendor:	201.00						
137041		401 MONTANA WEED CONTROL ASSC, INC. MWCA 2026 ANNUAL CONFERNECE	675.00						
		01/26/26 WEED - INVOICE#1896 1896	675.00			2140 431100	380		101000
		Total for Vendor:	675.00						

01/30/26
09:58:53

MADISON COUNTY
Claim Approval List
For the Accounting Period: 1/26

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Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
137059		2383 MORRISON-MAIERLE SYSTEMS CORP	1,107.00						
	FY26 - OUSEL FALLS MAIN PROGRAM								
		11/10/25 FY26 - OUSEL FALLS	1,107.00			2520 430500	360		101000
	000251442								
		Total for Vendor:	1,107.00						
137063		98 MOUNTAIN BUILDING CENTER	149.99						
	RD 2 - SUPPLIES								
		01/17/26 RD2 - INVOICE#563191	149.99*			2110 430202	229		101000
	563191								
		Total for Vendor:	149.99						
137065		403 MOUNTAIN WEST AUTOMOTIVE	55.94						
	ROAD 2 - SUPPLIES								
		01/21/26 RD2 - ACCT# 2750	55.94			2110 430202	362		101000
	03560042819								
		Total for Vendor:	55.94						
137003		67 MSU EXTENSION SERVICE	500.00						
	REAL COLORS CERTIFICATION								
		01/15/26 EXTENSION - INVOICE#26001	250.00*			1000 450400	380		101000
	26001								
		01/15/26 EXTENSION - INVOICE#26007	250.00*			1000 450400	380		101000
	26007								
137004		67 MSU EXTENSION SERVICE	3,272.00						
	FY26 FEB CONTRACT								
		01/22/26 EXTENSION - FY26 FEBRUARY	3,272.00			1000 450400	397		101000
	FY26 FEBRUARY								
137005		67 MSU EXTENSION SERVICE	900.00						
	MASTER GARDENER BOOKS								
		01/07/26 EXTENSION - ORDER #33005	720.00			2290 450400	200		101000
	ORDER#33005								
		01/14/26 EXTENSION - ORDER #1226	180.00			2290 450400	200		101000
	ORDER#1205								
		Total for Vendor:	4,672.00						

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
137016		163 NAPA AUTO PARTS - ENNIS (D&D)	3,438.56						
	RD3 - MAINTENANCE								
		01/13/26 RD3 - MAINTENANCE	244.28			2110 430203	362		101000
0298515		01/19/26 RD3 - MAINTENANCE	3,274.17			2110 430203	362		101000
030004		12/29/25 RD3 - MAINTENANCE	-79.89			2110 430203	229		101000
29398									
		Total for Vendor:	3,438.56						
137056		5448 PEOPLE 2.0 GLOBAL	6,523.36						
	MVM - STAFFING - COBELL, REA, SMITH, BRECKENRIDGE								
		01/23/26 MVM - ACCT# 228219	5,877.50			5110 440330	357		101000
594004147		01/23/26 MVM - ACCT# 228219	645.86*			5110 440330	531		101000
594004147									
		Total for Vendor:	6,523.36						
137052		1849 PRAIRIE TRAVELERS, INC.	4,609.00						
	MVM - STAFFING - VIGLIOTTI, HATHAWAY								
		01/26/26 MVM - INVOICE#15330	4,609.00			5110 440330	357		101000
15330									
		Total for Vendor:	4,609.00						
136696		5345 PRECISION LAWN AND SNOW SVC. LLC	3,733.43						
		01/01/26 OUSEL FALLS SNOW REMOVAL	3,733.43			2520 430500	360		101000
10154									
		Total for Vendor:	3,733.43						
137022		3113 RED APRON CATERING	385.00						
	EXTENSION - RANCHERS ROUND TABLE								
		01/22/26 EXTEN - INVOICE#0326	385.00			1000 450400	200		101000
0326									
		Total for Vendor:	385.00						

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
137026		3641 REGALIA	124.24						
	FAIR - ENTRY TAGS								
		01/15/26 FAIR - ACCT#014342	124.24			2160 460240	211		101000
393530									
		Total for Vendor:	124.24						
137053		5303 RICK'S REFRIGERATION	1,028.95						
	MVM - HOT WELL REPAIR								
		01/21/26 MVM - INVOICE# 29532	1,028.95*			5110 440320	357		101000
29532									
		Total for Vendor:	1,028.95						
137038		3494 RITA OWENS	23.64						
	32.6 MILES @ .725								
		01/26/26 PLANNING BOARD MTG MILEAGE	23.64			2250 470260	373		101000
	01/26/26 MEETING								
		Total for Vendor:	23.64						
137064		1322 ROCKY MOUNTAIN SUPPLY INC	5,153.87						
	RD2 - DYED DIESEL								
		01/16/26 RD2 - ACCT#529581	2,558.50			2110 430202	231		101000
21177									
		01/22/26 RD2 - ACCT#529581	2,595.37			2110 430202	231		101000
21190									
		Total for Vendor:	5,153.87						
137066		5600 ROCKY MOUNTAIN SUPPLY, INC	35.00						
	RD3 - FUEL								
		01/22/26 RD3 - ACCT#529585	35.00			2110 430203	231		101000
1138137									
		Total for Vendor:	35.00						
137013		5439 SHAWNA LUTGEN	82.36						
	GRANTS - MILEAGE 113.6*.725 - GRAVEL PITS HARRISON & ENNIS								
		01/23/26 Grants - Mileage Reimb	82.36			1000 411840	373		101000
	GRAVEL PITS - HARRISON/ENNIS								
		Total for Vendor:	82.36						

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
137019		255 SHELLY BURKE	103.41						
		TREASURER SUPPLIES							
		01/23/26 TONER OFFICE PRINTER	103.41			1000 410510	214		101000
		TONER							
		Total for Vendor:	103.41						
137069		1850 SIGNS WEST	80.00						
		BRIDGES - DIST 3 - 12X18 REFLECTIVE BRIDGE SIGNS							
		8989 01/14/26 BRIDGE 3 - INVOICE#9029	80.00*			2130 430233	243		101000
		9029							
		Total for Vendor:	80.00						
137029		4209 SPIFFY BIFFY PORTABLE TOILETS, MAINTENANCE - PORTAPOTTY RENTAL	520.00						
		01/19/26 MAINTENANCE - INVOICE#5836	150.00			1000 411230	229		101000
		5836							
		01/19/26 MAINTENANCE - INVOICE#5685	370.00			1000 411230	229		101000
		5685 PAST DUE							
		Total for Vendor:	520.00						
137045		6199 SUNVIEW PROPERTY SOLUTIONS	1,505.00						
		MVM - STAFF HOUSING							
		02/01/26 FEBRUARY 2026 RENT	1,505.00*			5110 440330	531		101000
		FEBRUARY 2026							
		Total for Vendor:	1,505.00						
137032		5065 T-MOBILE	1,197.12						
		ACCOUNT#974619261 12/10/25 TO 01/09/25							
		01/10/26 Sheriff - ACCT: 974619261	1,197.12			2300 420110	345		101000
		12/10/25 TO 01/09/26							
137033		5065 T-MOBILE	840.00						
		ACCOUNT#203834083 12/10/25 TO 01/09/26							
		01/10/26 Sheriff - ACCT: 203834083	840.00			2300 420110	345		101000
		12/10/25 TO 01/09/26							
		12/10/25 TO 01/09/26							
		Total for Vendor:	2,037.12						

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
137023		6498 TAMMY ADAMS	100.00						
		EXTENSION - CLEANING							
		02/01/26 INVOCE# 50	100.00			1000 450400	397		101000
	50								
		Total for Vendor:	100.00						
137012		5576 TARGET HAZARD CONSULTING, LLC	1,500.00						
		DES - CONTRACT SERVICES							
		12/30/25 DES- INVOICE#2408	1,500.00			1000 420600	357		101000
	2408								
		Total for Vendor:	1,500.00						
137006		3706 TELE SYSTEM SERVICES LLC	48.00						
		EXTENSION - PHONE 01/20/26 TO 02/19/26							
		01/20/26 Phone ext 01/20/26 TO 02/19/26	48.00			1000 450400	345		101000
	35858								
		Total for Vendor:	48.00						
137068		443 TIFAN INC.	96.32						
		RD3 - HOSES							
		01/28/26 RD3 - INVOICE#20576	96.32			2110 430203	362		101000
	20576								
		Total for Vendor:	96.32						
137020		4076 TYLER TECHNOLOGIES INC	7,644.55						
		C&R - IDOC & DOC PRO							
		01/31/26 C&R - ACCT#51489	7,644.55*			1000 410900	398		101000
		CI100-00251944							
		Total for Vendor:	7,644.55						
137054		5362 US. FOODS	1,797.38						
		MVM - FOOD							
		01/22/26 MVM - ACCT#24427361	1,701.45			5110 440340	223		101000
	4125502								
		01/22/26 MVM - ACCT#24427361	95.93*			5110 440340	229		101000
	4125502								
		Total for Vendor:	1,797.38						

3.5. Approval of Claims / CHECK REPORT 01-24-26 TO 01-30-26.pdf

01/30/26
09:58:53

MADISON COUNTY
Claim Approval List
For the Accounting Period: 1/26

Page: 16 of 18
Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
137027		10 WALTER'S ACE HARDWARE	6.99						
		MAINTENANCE - BRACKETS							
		01/26/26 MAINTENANCE ACCT#60785	6.99			1000 411230	366		101000
146938									
		Total for Vendor:	6.99						
137080		4336 WALTERS FAMILY FOODS	140.09						
		PH- SUPPLIES							
		08/06/25 PH - ACCT#60785	33.90*			2973 440100	229		101000
01-222422									
		07/14/25 PH - ACCT#60785	9.39*			2973 440100	229		101000
02-464371									
		10/02/25 PH - ACCT#60785	74.21*			2973 440100	229		101000
01-250586									
		10/27/25 PH - ACCT#60785	22.59*			2973 440100	229		101000
02-39343									
		Total for Vendor:	140.09						
137057		4059 WIPFLI LLP	3,710.00						
		MEDICARE COST REPORT PREP							
		NOV 2025 OUTSOURCED BILLING							
		11/04/25 MVM - CLIENT #422594	3,710.00			5110 440310	357		101000
3094894									
		Total for Vendor:	3,710.00						
137018		2597 YELLOWSTONE DEVELOPMENT	10,483.34						
		12/01/25 RID 09-01 Ousel Falls	10,483.34			2520 430500	360		101000
2025-12-01									
		Total for Vendor:	10,483.34						
		# of Claims	78			Total:	175,645.02	# of Vendors	70

Fund/Account	Amount
1000 General	
101000 Cash	17,510.70
2110 Road	
101000 Cash	19,464.15
2130 Bridge	
101000 Cash	80.00
2140 Weed	
101000 Cash	675.00
2160 County Fair Fund	
101000 Cash	1,206.88
2222 Library Contingency Fund	
101000 Cash	184.02
2250 Planning	
101000 Cash	74.39
2280 Senior Citizens	
101000 Cash	585.61
2290 Extension Service	
101000 Cash	1,220.92
2300 Public Safety-Law Enforcement	
101000 Cash	13,799.55
2382 Search/Rescue	
101000 Cash	35,653.81
2520 RID 2009-01 Ousel Falls Rd Maintenance	
101000 Cash	15,323.77
2850 911 Emergency	
101000 Cash	774.09
2973 Public Health	
101000 Cash	3,556.30
2992 Local Assistance & Tribal Consistency	
101000 Cash	5,001.75
5110 Madison Valley Manor	
101000 Cash	59,594.46
5111 Tobacco Root Mtn Care Center	
101000 Cash	939.62
Total:	175,645.02

MADISON COUNTY PLANNING BOARD

P.O. Box 278 • Virginia City, Montana 59755 • Phone (406) 898-4331

STAFF REPORT

To: Madison County Commissioners

From: Cody Marxer, Planning Director

Date: January 30, 2026

Subject: Moonlight Basin West 1 PUD – Amended Plat of Condo Lot 1

Landowner: MB West Owner LLC

Representative: Jana Cooper, TD&H Engineering, and Beth Famiglietti, LMLC

Proposal: Subsequent Major Subdivision (Amended Plat); Subdivide a single tract of land with ten residential condo units into 13 lots, including ten residential single-family lots and three utility lots.

Location: In the Moonlight Basin development area of Big Sky; Condo Lot 1 of the Final Plat of Moonlight Basin West Subdivision PUD

Legal Description: NW ¼, NE ¼ of Section 15, Township 6 South, Range 2 East, P.M.M., Madison County, Montana

Parcel ID: 25-0425-15-1-01-01-0000

Commissioner District: District 3; Commissioner Bill Todd

Element Review Completed: November 7, 2025

Sufficiency Review Completed: November 26, 2025

Advertised: January 8 and January 15, 2026

Notices Mailed: December 23, 2025

Planning Board Meeting: January 26, 2026

60-Working Day Decision Deadline: March 25, 2026

SUMMARY AND BACKGROUND

Moonlight Basin West 1 Subdivision PUD was platted on June 17, 2025, and included 835.078-acres subdivided into 69 lots of mixed-use development, including residential condo and single-family housing, commercial/mixed-use, custom-home (single-family) housing, open space, utility and road tracts, and recreational golf activities. Within the Moonlight Basin West 1 Subdivision PUD, Condo Lot 1 was platted as a single lot containing ten condo units. The applicant is proposing to further subdivide Condo Lot 1, herein referred to as the subject property, into 13 total lots, including ten single-family residential lots and three utility lots. The subject property is undeveloped but currently under construction for the ten units. The proposal is being processed as a major (subsequent major) subdivision and amended plat.

The pre-application information for Moonlight Basin West 1 PUD – Amended Plat of Condo Lot 1 was reviewed administratively by Planning Staff on September 9 and September 26, 2025. The Preliminary Plat application was received on November 3, 2025, and deemed sufficient for review on November 26, 2025.

SITE DESCRIPTION

The subject property is located on the western side of the Moonlight Basin development area, adjacent to the Moonlight Basin Golf Course, The Reserve at Moonlight Basin. The Moonlight Basin development area encompasses 8,700-acres along the northern flank of Lone Mountain. Slopes in the area range from 5-25% or greater and elevations of $\geq 7,200$ feet, which is typical of terrain in the general area. Adjacent tracts are under development or already developed with golf cart paths, clubhouse, maintenance structures, and mixed use residential. There are no jurisdictional wetlands, water bodies, or water courses located on or adjacent to the subject property. Current vegetation consists of forest shrub and native grasses. The subject property is located in a seismically-active area (Intermountain Seismic Zone). The general area is recognized as habitat for a variety of wildlife species, including elk, mule deer, red fox, snowshoe hares, bobcat, mountain lion, moose, and grizzly and black bear. Primary access to the subject property is via Moonlight Trail (60' public access easement) and Iron Drive (40' existing public access easement).

Figure 1:
Aerial Image of
Subject Property



PROPOSED LAND USE

Moonlight Basin West 1 PUD – Amended Plat of Condo Lot 1 proposes the following land uses:

Lot Description	Use	Residential Units	App. Acreage
Lot 1	Single-Family Residential	1	0.401
Lot 2	Single-Family Residential	1	0.349
Lot 3	Single-Family Residential	1	0.369
Lot 4	Single-Family Residential	1	0.396
Lot 5	Single-Family Residential	1	0.397
Lot 6	Single-Family Residential	1	0.489
Lot 7	Single-Family Residential	1	0.384
Lot 8	Single-Family Residential	1	0.373
Lot 9	Single-Family Residential	1	0.428
Lot 10	Single-Family Residential	1	0.377
Utility Lot 1	Utility	-	0.210
Utility Lot 2	Utility	-	0.257
Utility Lot 3	Utility	-	0.168
Total		10	4.602

PUBLIC HEARING WITH THE MADISON COUNTY PLANNING BOARD: JANUARY 26, 2026, AT 6 P.M.

Planning Board Members Present: Mike Palmer, Lincoln Roberts (virtual), Rita Owens, Laurie Schmidt (President), John Stowe (Vice President), Darlene Tussing, Colin Threlkeld, Isaac Ingram

Planning Staff Present: Cody Marxer (Planning Director), Michelle Schriock (Planner), John Herrington (Planner)

Others Present: Jana Cooper (TD&H, Moonlight Basin), Kevin Germain (Moonlight Basin), Kyle Finch (Moonlight Basin), Charles Wolf Drimal (GYC)

Others Present Virtual: Chris Vigness (BSFD), Beth Famiglietti (Lone Mountain Land)

President Schmidt opened the Hearing at 6:05 p.m. and read the statement of rights and process.

Marxer provided a summary of the application and staff report, including two proposed amendments, a revised preliminary plat with a modification to the lot numbering and a modification to the wording of the staff recommendation of the staff report.

Cooper provided a summary of the application and lot numbering amendment. Germain explained that insurance and market changes are the rationale for the application; more amendments to the West 1 PUD coming; thanked staff and the Board.

President Schmidt opened Public Comment at 6:14 p.m.

Vigness explained that BSFD has no issues with this application due to no increase in density. He further discussed that construction on the subject property has begun and although the water system is not yet completed, a pressurized supply for fire suppression is in place, which is sufficient for BSFD. Vigness recommends approval of this application.

Public Comment was closed at 6:16 p.m.

The Board contemplated the Findings of Fact and Conclusions. No discussion. Stowe motioned to approve the Findings of Fact and Conclusions, as presented in the Staff Report and amended. Tussing seconded the motion. All voted in favor and the motion carried.

The Board contemplated the Conditions of Approval. No discussion. Tussing motioned to approve the Conditions of Approval, as presented in the Staff Report. Stowe seconded the motion. All voted in favor and the motion carried.

Stowe moved to recommend approval of Moonlight Basin West 1 PUD – Amended Plat of Condo Lot 1 to the Board of Commissioners. Tussing seconded the motion. All voted in favor and the motion carried.

President Schmidt closed the Hearing at 6:20 p.m.

RECENT PUBLIC AND AGENCY COMMENTS

Comments have been solicited from various agency personnel. A full summary of comments can be found in Exhibit 2.

STAFF DISCUSSION, PROPOSED FINDINGS OF FACT, AND CONCLUSIONS

In accordance with State law, the Planning Department staff has developed Findings of Fact and Conclusions based on the local government review criteria as set forth in Section 76-3-608, MCA, and the Madison County Subdivision Regulations (2025). The preliminary plat and supplements have been reviewed to

determine if the proposed subdivision is in compliance with the Montana Subdivision and Platting Act, Madison County Subdivision Regulations (2025), and Madison County Growth Policy (2025).

FINDINGS OF FACT FOR THE PRELIMINARY PLAT OF MOONLIGHT BASIN WEST 1 PUD – AMENDED PLAT OF CONDO LOT 1 LOCATED IN THE NW ¼, NE ¼ of SECTION 15, TOWNSHIP 6 SOUTH, RANGE 2 EAST, P.M.M., MADISON COUNTY, MONTANA

Per Montana Code Annotated (MCA), 76-3-608(1), the basis for the governing body’s decision to approve, conditionally approve, or deny a proposed subdivision is whether the subdivision application, preliminary plat, applicable supplements and assessments, public hearing, Planning Board recommendations, or additional information demonstrates that development of the proposed subdivision meets the requirements of this chapter. Findings are applicable to the impact of the proposed subdivision on the review criteria listed in MCA Section 76-3-608(3) and the review procedures outlined the Madison County Subdivision Regulations (2025). Please note that “MCSR” in the tables below stands for Madison County Subdivision Regulations.

I. PRIMARY REVIEW CRITERIA

A. Impacts on Agriculture – Considers all aspects of farming or ranching including the practice of cultivating the ground, raising crops, and/or rearing animals. See also MCA § 41-2-103(1).					
Recommended Findings		Regulation	Recommended Conditions of Approval		What Document(s) in Record Support Findings and Conditions
A	The subject property not historically been utilized for agricultural activities, including cultivated agriculture, crop production, or rearing of animals.	MCSR VI-V MCSR IV-A-5(c) MCA 76-3-608(3)	2	A Declaration of Right to Farm is a requirement for subdivision and must be filed with final plat.	Preliminary Plat Subdivision Application
B	The subject property was historically logged.	MCSR VI-V MCSR IV-A-5(c) MCA 76-3-608(3)			Preliminary Plat Subdivision Application NRCS
C	Adjacent parcels are developed with recreation (golf, skiing, hiking, etc) and mixed use residential/commercial development.	MCA 76-3-608(3) MCSR VI-V MCSR IV-A-5(c)			Preliminary Plat
D	The subject property is not classified as prime farmland.	MCA 76-3-608(3) MCSR VI-V MCSR IV-A-5(c)			Preliminary Plat NRCS USDA Web Soil Survey

A. Impacts on Agriculture – Considers all aspects of farming or ranching including the practice of cultivating the ground, raising crops, and/or rearing animals. See also MCA § 41-2-103(1).				
Recommended Findings		Regulation	Recommended Conditions of Approval	What Document(s) in Record Support Findings and Conditions
CONCLUSION: The impacts to agriculture set forth in the findings are mitigated with the imposed conditions which are based on the record.				

B. Impacts on Agricultural Water User Facilities – Considers any part of an irrigation system used to produce an agricultural product on property used for agricultural purposes. These facilities include, but are not limited to, ditches, head gates, pipes, and other water conveying facilities. Specific impacts may include, but are not limited to, impacts to disposition of water rights, and impact to water course and irrigation easements.				
Recommended Findings		Regulation	Recommended Conditions of Approval	What Document(s) in Record Support Findings and Conditions
A	The subject property does not host any irrigation ditches, canals, or facilities that service agricultural water users.	MCSR VI-M(a) MCSR IV-A-5(c) MCA 76-3-504(1)(k) MCA 76-3-504(1)(k)(i)(C) MCA 76-3-608(3)		Preliminary Plat USGS NWI
C	There are no irrigation water rights associated with the subject property.	MCA 76-3-504(j) MCSR VI-N MCSR IV-A-5(c) MCA 76-3-608(3)		Preliminary Plat Subdivision Application MT DNRC Water Rights Query
CONCLUSION: The impacts to agricultural water users set forth in the findings are acceptable as proposed.				

C. Impacts on Local Services – Considers any and all services that local governments entities are authorized to provide.				
Recommended Findings		Regulation	Recommended Conditions of Approval	What Document(s) in Record Support Findings and Conditions
A	Water for the subject property is proposed via central system.	MCSR VI-K MCSR VI-I MCSR IV-A-5(c) MCA 76-3-608(3)	11 Documentation of an amended Montana DEQ COSA approval shall be submitted with the final plat application.	Subdivision Application DEQ Application
B	Wastewater for the subject property is proposed via conveyance to a central system.	MCSR VI-K MCSR VI-J MCSR IV-A-5(c) MCA 76-3-608(3)	11 Documentation of an amended Montana DEQ COSA approval shall be submitted with the final plat application.	Subdivision Application DEQ Application

C. Impacts on Local Services – Considers any and all services that local governments entities are authorized to provide.					
Recommended Findings		Regulation	Recommended Conditions of Approval		What Document(s) in Record Support Findings and Conditions
C	Central water and wastewater systems for MB West 1 PUD have been approved by MT DEQ and are currently under construction. Moonlight Basin Water & Sewer District will be responsible for the maintenance of the central systems.	MCSR VI-K MCSR VI-J MCSR IV-A-5(c) MCA 76-3-608(3)	11	Documentation of an amended Montana DEQ COSA approval shall be submitted with the final plat application.	Subdivision Application DEQ Application
D	Access is proposed from Iron Drive, via Moonlight Trail. Additional traffic impacts from the proposed amendment should be none, as the ten units were previously considered under the PUD review and approval.	MCSR VI-F MCSR IV-A-5(c) MCA 76-3-501 MCA 76-3-608(3)	12	All internal subdivision roads shall be constructed in compliance with the Madison County Road and Bridge Standards, Ordinance 3-2025, or in accordance with the specifications of the application.	Preliminary Plat Subdivision Application
E	Law enforcement is provided by both the Gallatin County Sheriff's Department, via interlocal agreement, and the Madison County Sheriff's Department. Fire protection is provided by the Big Sky Fire Department (BSFD).	MCSR IV-A-5(c) MCSR VI-P-R MCA 76-3-608(3)	2	A copy of the Emergency Services Information (Appendix 15) shall be filed with the final plat.	Preliminary Plat Subdivision Application
F	Medical services are provided by BSFD (emergency) and Big Sky Medical Center, located 12.9 miles from the development.	MCSR IV-A-5(c) MCSR VI-P-R MCA 76-3-608(3)	2	A copy of the Emergency Services Information (Appendix 15) shall be filed with the final plat.	Preliminary Plat Subdivision Application
G	Utilities are located within public rights-of-way and/or within underground utility easements. Power and fiber optic communication will run along Moonlight Trail and extended as	MCSR VI-K MCSR IV-A-5(c) MCA 76-3-501 MCA 76-3-608(3)	13	All utilities shall be installed underground, if technically feasible, and utility easements, at a minimum of 15' wide, shall be illustrated on the final plat.	Preliminary Plat Subdivision Application

C. Impacts on Local Services – Considers any and all services that local governments entities are authorized to provide.					
Recommended Findings		Regulation	Recommended Conditions of Approval		What Document(s) in Record Support Findings and Conditions
	needed.				
H	The subject property is within the Ennis School District service boundaries. However, realistically, school aged children would attend Gallatin County schools located near the Big Sky Meadow Village. No comments were received from the school district.	MCA 76-3-608(3) MCSR IV-A-5(c)			Preliminary Plat Subdivision Application
I	The subdivision of one lot into 13 lots has the potential to increase property tax revenues and contribute additional monies to local services.	MCA 76-3-608(3) MCSR IV-A-5(c)			Preliminary Plat Subdivision Application
J	Utilities will be provided by Northwestern Energy. No comments regarding this proposal were received from Northwestern Energy.	MCSR VI-K MCSR IV-A-5(c) MCA 76-3-608(3) MCA 76-3-504(1)(g)(iv)			Preliminary Plat Subdivision Application
K	Solid waste disposal is available at multiple container sites within both Gallatin and Madison counties. Solid waste disposal is detailed and coordinated within the Moonlight Basin protective covenants.	MCA 76-3-608(3) MCSR IV-A-5(c)	14	Solid waste shall be stored in wildlife-resistant containers and in accordance with Bear Smart practices.	Preliminary Plat Subdivision Application

C. Impacts on Local Services – Considers any and all services that local governments entities are authorized to provide.					
Recommended Findings		Regulation	Recommended Conditions of Approval		What Document(s) in Record Support Findings and Conditions
L	Parkland dedication is not proposed as part of this amended plat, nor was it proposed as part of the Moonlight Basin West 1 PUD. However, 11.16-acres of open space and ~676-acres of primarily recreational tracts were platted as part of the PUD and this proposal does not include any modifications to these platted tracts.	MCSR VI-O MCA 76-3-621 MCA 76-3-608(3)			Preliminary Plat Subdivision Application
CONCLUSION: The impacts to local services set forth in the findings are mitigated with the imposed conditions which are based on the record.					

D. Impacts on the Natural Environment - Existing physical conditions related to the physical conditions which exist within a given area, including land, air, water, mineral, flora, fauna, noise, and objects of historic or aesthetic considerations. Specific impacts include, but are not limited to impact on air quality; impact of groundwater quality and quantity; impact on surface water features; impact on wetlands; impact on residential ambient exterior light level; impact on historic or prehistoric sites.

Recommended Findings		Regulation	Recommended Conditions of Approval		What Document(s) in Record Support Findings and Conditions
A	The subject property does not contain any jurisdictional irrigation ditches, rivers, creeks, streams, floodplain, or wetlands.	MCSR VI-M(a) MCSR IV-A-5(c) MCA 76-3-504(1)(k) MCA 76-3-504(1)(k)(i)(C) MCA 76-3-608(3)	15	Documentation of any applicable water or groundwater permitting shall be submitted with the final plat application.	Preliminary Plat USGS NWI
B	Impacts to water quality are anticipated to be minimal, per finding D-A (above).	MCA 76-3-608(3)	15	Documentation of any applicable water or groundwater permitting shall be submitted with the final plat application.	Preliminary Plat

D. Impacts on the Natural Environment - Existing physical conditions related to the physical conditions which exist within a given area, including land, air, water, mineral, flora, fauna, noise, and objects of historic or aesthetic considerations. Specific impacts include, but are not limited to impact on air quality; impact of groundwater quality and quantity; impact on surface water features; impact on wetlands; impact on residential ambient exterior light level; impact on historic or prehistoric sites.					
Recommended Findings		Regulation	Recommended Conditions of Approval		What Document(s) in Record Support Findings and Conditions
C	Soils on the subject property are composed primarily of Mikesell-Worock complex, 15-45% slopes, which is limited for building development, certain sanitary facilities, and water management systems.	MCA 76-3-608(3) MCSR IV-A-5(c) MCSR VI-H			Preliminary Plat USDA Web Soil Survey
D	An approved Weed Management Plan has been provided with the application.	MCA 76-3-608(3) MCSR IV-A-5(c) MCSR VI-S	5 16	A copy of the approved Weed Management Plan shall be filed with the Final Plat application. Notice reading, "An approved Weed Management Plan is on file with the Madison County Clerk and Recorder," shall be included on the final plat.	Preliminary Plat Subdivision Application
E	As an increase in unit density is not proposed from the original PUD, air quality will not be affected.	MCA 76-3-608(3) MCSR IV-A-5(c)			Preliminary Plat Subdivision Application
F	The proposed subdivision is not within a mapped floodplain or flood-prone area.	MCA 76-3-608(3) MCSR IV-A-5(c) MCSR VI-C MCSR VI-B(b)			Preliminary Plat Subdivision Application FEMA NFHL Viewer
G	The proposed subdivision is not known to contain any historic, paleontological, archaeological, or cultural sites/objects.	MCA 76-3-608(3) MCSR IV-A-5(c) MCSR VI-Z			Preliminary Plat Subdivision Application
CONCLUSION: The impacts to the natural environment set forth in the findings are mitigated with the imposed conditions which are based on the record.					

E. Impacts on Wildlife and Wildlife Habitat - Considers all living things which are neither human nor domesticated nor plant and the place or type of site where wildlife naturally lives and grows.					
Recommended Findings		Regulation	Recommended Conditions of Approval		What Document(s) in Record Support Findings and Conditions
A	Wildlife species in the area include elk, moose, deer, black bear, grizzly bear, wetland birds, reptiles, and amphibians. Covenants include the requirement of utilizing bear-proof refuse containers and restrictions on pets, wildlife-attracting plant species, and the feeding of large animals.	MCA 76-3-608(3) MCSR IV-A-5(c)	14	Solid waste shall be stored in wildlife-resistant containers and in accordance with Bear Smart practices.	Preliminary Plat Subdivision Application MTFWP
B	No wildlife management areas are present on the subject property.	MCA 76-3-608(3) MCSR IV-A-5(c)			Preliminary Plat MTFWP
C	The unit density and building site locations of the ten units are not modified from the originally contemplated PUD. Therefore, additional impacts to wildlife and wildlife habitat are not anticipated.	MCA 76-3-608(3) MCSR IV-A-5(c)			Preliminary Plat MTFWP
D	Any development within a previously undeveloped wildlife habitat has the potential to impact wildlife use. Mitigation to lessen direct impacts is critical in this vicinity.	MCA 76-3-608(3) MCSR IV-A-5(c)	17	All covenants and wildlife-focused mitigation measures presented in the Preliminary Plat application should be enforced and implemented. A copy of recorded covenants shall suffice for proof of this condition.	Preliminary Plat MTFWP Comment
CONCLUSION: The impacts on wildlife and wildlife habitat set forth in the findings are mitigated with the imposed conditions which are based on the record.					

F. Impacts on Public Health and Safety -					
“Public Health and Safety” means “A condition of optimal well-being, free from danger, risk, or injury for a community at large, or for all people, not merely for the welfare of a specific individual or a small class of persons.” Conditions that relate to public health and safety include but are not limited to disease control and prevention; emergency services; environmental health; flooding; fire or wildfire hazards, rock falls or landslides, unstable soils, steep slopes, and other natural hazards; high voltage lines or high-pressure gas lines; and air or vehicular traffic safety hazards.”					
Recommended Findings		Regulation	Recommended Conditions of Approval		What Document(s) in Record Support Findings and Conditions
A	Water will be supplied by mainline extensions and service connections to the facilities operation by Moonlight Basin through an operational agreement with MBCA. Wastewater collection will also be collected by Moonlight Basin. Stormwater drainage will be directed to off-site retention ponds.	MCSR VI-H MCSR VI-J MCSR VI-K MCSR IV-A-5(c) MCA 76-3-608(3)	11	Documentation of an amended Montana DEQ COSA approval shall be submitted with the final plat application.	Preliminary Plat Subdivision Application DEQ Application
			18	Applicable Montana DEQ stormwater discharge permitting shall be obtained and submitted with the final plat application.	
B	The proposed subdivision is not located in an Airport Affected Area or a mapped floodplain.	MCA 76-3-608(3) MCSR IV-A-5(c) MCSR VI-B			Preliminary Plat Subdivision Application FEMA NFHL Viewer
C	No man-made hazards exist on the site but potential natural hazards are present, including topography and wildfire and avalanche risk. Geologic hazards include widespread landslide deposits, and a Class Four seismic zone rating. A geotechnical report for the subject property has been completed.	MCA 76-3-608(3) MCSR IV-A-5(c) MCSR VI-W	19	Notice reading, “A geotechnical report for this subdivision is on file with the Madison County Clerk and Recorder’s Office,” shall be included on the final plat.	Preliminary Plat Subdivision Application
D	The subject property is located in an area of moderate fire risk within the Wildland Urban Interface (WUI). An approved Fire Protection Plan was included in the MB West 1 PUD Final Plat approval and encompasses the subject property. Big Sky Fire	MCA 76-3-608(3) MCSR IV-A-5(c) MCSR VI-P-R	2	A copy of the Emergency Services Information (Appendix 15) shall be filed with the final plat.	Preliminary Plat Subdivision Application
			20	Notice reading, “A Fire Protection Plan for this subdivision is on file with the Madison County Clerk and Recorder’s	

F. Impacts on Public Health and Safety -					
“Public Health and Safety” means “A condition of optimal well-being, free from danger, risk, or injury for a community at large, or for all people, not merely for the welfare of a specific individual or a small class of persons.” Conditions that relate to public health and safety include but are not limited to disease control and prevention; emergency services; environmental health; flooding; fire or wildfire hazards, rock falls or landslides, unstable soils, steep slopes, and other natural hazards; high voltage lines or high-pressure gas lines; and air or vehicular traffic safety hazards.”					
Recommended Findings		Regulation	Recommended Conditions of Approval		What Document(s) in Record Support Findings and Conditions
	Department and Custer Gallatin National Forest provide mutual aid protection to the area.			Office,” shall be included on the final plat.	
E	The subject property is located more than five miles from the nearest fire station (BSFD Station #2). BSFD has approved a temporary water supply, located near the intersection of Moonlight Trail and Iron Drive, for use during construction.	MCA 76-3-608(3) MCSR IV-A-5(c) MCSR VI-P-R	2 20	A copy of the Emergency Services Information (Appendix 15) shall be filed with the final plat. Notice reading, “A Fire Protection Plan for this subdivision is on file with the Madison County Clerk and Recorder’s Office,” shall be included on the final plat.	Preliminary Plat Subdivision Application Subdivision Application App H
F	Solid waste storage has the potential to attract predatory wildlife and increase the risk of wildlife-human conflict.	MCA 76-3-608(3) MCSR IV-A-5(c) MCSR VI-B	14	Solid waste shall be stored in wildlife-resistant containers and in accordance with Bear Smart practices.	Preliminary Plat MTFWP
G	The subdivision is located ~6 miles from Big Sky Fire Station No. 2, ~7 miles from Big Sky/b2 Urgent Care, and ~13 miles from Big Sky Medical Center. Emergency response times are estimated at 15-30 minutes.	MCA 76-3-608(3) MCSR IV-A-5(c) MCSR VI-P-R	2	A copy of the Emergency Services Information (Appendix 15) shall be filed with the final plat.	Preliminary Plat Subdivision Application Part 7 Subdivision Application App H
H	Law enforcement is provided by both the Gallatin County Sheriff’s Department, via interlocal agreement, and the Madison County Sheriff’s Department. Fire protection	MCA 76-3-608(3) MCSR IV-A-5(c) MCSR VI-P-R	2	A copy of the Emergency Services Information (Appendix 15) shall be filed with the final plat.	Preliminary Plat Subdivision Application

F. Impacts on Public Health and Safety -				
“Public Health and Safety” means “A condition of optimal well-being, free from danger, risk, or injury for a community at large, or for all people, not merely for the welfare of a specific individual or a small class of persons.” Conditions that relate to public health and safety include but are not limited to disease control and prevention; emergency services; environmental health; flooding; fire or wildfire hazards, rock falls or landslides, unstable soils, steep slopes, and other natural hazards; high voltage lines or high-pressure gas lines; and air or vehicular traffic safety hazards.”				
Recommended Findings		Regulation	Recommended Conditions of Approval	What Document(s) in Record Support Findings and Conditions
	is provided by the Big Sky Fire Department (BSFD).			
I	There are no known high voltage electric lines or high pressure gas lines located within the subject property.	MCA 76-3-608(3) MCSR IV-A-5(c)		Preliminary Plat Subdivision Application
J	There are no known active avalanche chutes or rockfall hazards located within the subject property, or immediately adjacent to the subject property.	MCA 76-3-608(3) MCSR IV-A-5(c)		Preliminary Plat Subdivision Application
K	The subject property is not located within or adjacent to public lands, nor does it provide access to public lands.	MCA 76-3-608(3) MCSR IV-A-5(c)		Preliminary Plat Subdivision Application
CONCLUSION: The impacts public health and safety set forth in the findings are mitigated with the imposed conditions which are based on the record.				

II. COMPLIANCE WITH THE SURVEY REQUIREMENTS OF MONTANA SUBDIVISION AND PLATTING ACT, UNIFORM STANDARDS FOR MONUMENTATION, AND LOCAL SUBDIVISION REGULATION

A. Survey Requirements					
Recommended Findings		Regulation	Recommended Conditions of Approval		What Document(s) in Record Support Findings and Conditions
A	The plat should not contain errors or omissions when filed with the County Clerk and Recorders, in order to provide a true and accurate representation and notice to the general public including, but not limited to, potential purchasers.	MCA 76-3-608(3)(b)(i) 76-3-401, <i>et seq.</i> 76-3-611	10	Correct any errors or omissions on the preliminary plat, prior to Final Plat approval.	Preliminary Plat Subdivision Application MCSR MCA
B. Abstract of Title					
Recommended Findings		Regulation	Recommended Conditions of Approval		What Document(s) in Record Support Findings and Conditions
A	Clear title shall be demonstrated prior to the division of land taking place to ensure proper legal division.	MCA 76-3-612	7	Submit with the final plat a subdivision guarantee showing the names of the owners of record of the land to be subdivided, the names of lienholders or claimants of record against the land, the written consent to the subdivision by the owners of the land, if other than the subdivider, and any lienholders or claimants of record against the land.	MCA
C. Construction of Public Improvements					
Recommended Findings		Regulation	Recommended Conditions of Approval		What Document(s) in Record Support Findings and Conditions

A	Improvements for the subdivision are necessary to ensure the public health, safety and general welfare needs are timely satisfied in accordance with the project proposal.	MCA 76-3-507 MCSR II-B-3	4	Complete any required improvements within the proposed subdivision prior to approval of the final amended plat, unless a bond or other reasonable security approved by the County Commissioners is obtained prior to final plat.	MCA
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D. Subdivision Regulations

A	The proposed subdivision, after Final Plat approval, should ensure the proper mechanism is in place to bind future property owners to carry out the conditions for which this proposed subdivision was approved to ensure the continuance of public health, welfare, and safety for the subdivision’s residents.	MCSR II-B MCA 76-3-608	8	Cause to be filed with the final plat, a Declaration of Covenant declaring that all of the properties described shall be held, sold, and conveyed subject to the following covenant which shall run with the real property and be binding on all parties having any heirs, successors, and assigns, and shall bind each owner thereof and the covenant may be revoked for any or all parcels within the subdivision only by mutual consent of the owners of the parcels in question and the governing body of Madison County.	MCSR MCA
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CONCLUSION: The subdivision, as set forth in the findings and mitigated by the imposed conditions based on the record, meets the requirements of the Montana Subdivision and Platting Act, the surveying requirements specified in the Uniform Standards for Monumentation and conforms to the design standards specified in the Madison County Subdivision Regulations. The subdivider and Madison County have complied with the subdivision review and approval procedures set forth under the applicable laws and regulations.

III. PROVISION OF EASEMENT FOR UTILITIES

Provision of Easements for Utilities – All subdivisions must provide easements for the location and installation of any planned utilities to and within the subdivision.					
Recommended Findings		Regulation	Recommended Conditions		What Document(s) in Record Support Findings and Conditions
A	Utility easements, both existing and proposed, have been established and included on the plat.	MCSR VI-K MCA §76-3-608	13	All utilities shall be installed underground, if technically feasible, and utility easements, at a minimum of 15’ wide, shall be illustrated on the final plat.	MCSR MCA
CONCLUSION: The impacts to the provision of utility easements set forth in the findings are mitigated with the imposed conditions which are based on the record.					

IV. PROVISION OF LEGAL AND PHYSICAL ACCESS TO EACH PARCEL

Provision of Legal and Physical Access – All subdivisions must provide legal and physical access to each lot in the subdivision.				
Recommended Findings		Regulation	Recommended Conditions of Approval	What Document(s) in Record Support Findings and Conditions
A	<p>Access easements, where applicable, have been established and included in the Preliminary Plat and on the MB West 1 PUD Final Plat. Easement documentation is included in the application as Appendix G. Legal access is demonstrated in Figures 14A and 14B.</p> <p>Physical access has been demonstrated on the preliminary plat and is in compliance with standards set forth in the MCSR.</p>	<p>MCA 76-3-608(3) MCSR IV-A-5(c)</p>		<p>Preliminary Plat MB West 1 PUD Final Plat</p>
<p>CONCLUSION: The impacts to legal and physical access set forth in the findings are acceptable as proposed.</p>				

V. EFFECTS ON OTHER RESOURCES IN THE COUNTY

Impacts on other County resources – “Resources” are those County land and water-based assets which support a significant portion of the local economy.				
Recommended Findings		Regulation	Recommended Conditions of Approval	What Document(s) in Record Support Findings and Conditions
A	<p>The subdivision is located within the overall Big Sky community, which is a year-round recreational destination.</p>	<p>MCA 76-3-608(3) MCSR IV-A-5(c)</p>		<p>Preliminary Plat Subdivision Application</p>
A	<p>No public lands are adjacent to the subdivision site; therefore, public land access will not be affected.</p>	<p>MCA 76-3-608(3) MCSR IV-A-5(c) MCSR VI-Z</p>		<p>Preliminary Plat Subdivision Application</p>

Impacts on other County resources – “Resources” are those County land and water-based assets which support a significant portion of the local economy.				
Recommended Findings		Regulation	Recommended Conditions of Approval	What Document(s) in Record Support Findings and Conditions
B	There are no known mineral resources, cultural, or historic resources on the site.	MCA 76-3-608(3) MCSR IV-A-5(c) MCSR VI-Z		Preliminary Plat Subdivision Application
CONCLUSION: The impacts on other resources within the County set forth in the findings are acceptable as proposed.				

VI. EFFECTS ON THE LOCAL ECONOMY

G. Impacts on the County’s Economy - Considers how the proposed subdivision will enhance or hinder the local economy, including employment, the land’s contribution to the local economy, and overall economic impact.				
Recommended Findings		Regulation	Recommended Conditions of Approval	What Document(s) in Record Support Findings and Conditions
A	The proposal is expected to enhance the local tourism economy by contributing to the Moonlight Basin development area.	MCA 76-3-608(3) MCSR IV-A-5(c)		Preliminary Plat Subdivision Application
B	Since the proposal increases the lot density of the property, Madison County and the State of Montana may see an increase in annual tax revenue.	MCA 76-3-608(3) MCSR IV-A-5(c)		Preliminary Plat Subdivision Application
CONCLUSION: The impacts on the County’s economy are acceptable as proposed.				

VII. EFFECTS ON PUBLIC SERVICES PROVIDED BY OTHER ENTITIES IN THE COUNTY

I. Effects on public services provided by other entities in the County - Considers impact on any other entities.				
Recommended Findings		Regulation	Recommended Conditions of Approval	What Document(s) in Record Support Findings and Conditions
A	No capacity or service provision issues were raised by public service providers or agencies.	MCA 76-3-608(3) MCSR IV-A-5(c)		Subdivision Application Public Notifications
CONCLUSION: The effects of the proposed subdivision on public services provided by other entities within the County are acceptable as proposed.				

VIII. COMPLIANCE WITH THE MADISON COUNTY GROWTH POLICY

A. Compliance with the Madison County Growth Policy – All subdivisions must be reviewed for substantial compliance with the County Growth Policy.				
Recommended Findings		Regulation	Recommended Conditions of Approval	What Document(s) in Record Support Findings and Conditions
A	The proposed subdivision is in general compliance with the Madison County Growth Policy to preserve existing open space, protect wildlife habitat, preserve water resources, respect property rights, and respect agricultural and rural community character. Because this proposal involves amending a previously approved plat and does not increase unit density or building/structure density, impacts have been mitigated through the review of MB West 1 PUD and further mitigated by the current review.	MCSR Appendix 16 MCA 76-1-606 MCA 76-1-605(2)(b)		Subdivision Application MCSR Appendix 16
CONCLUSION: Compliance with the Madison County Growth Policy is acceptable as proposed.				

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PLANNING BOARD AND STAFF RECOMMENDATIONS

The following recommendations are based upon a review of the subdivision application, the above discussion, the recommended Findings of Fact and Conclusions, and the Public Hearing discussion.

Planning Staff and the Madison County Planning Board recommends that the Madison County Board of Commissioners adopt the proposed Findings of Fact, Conclusions, and Conditions of Approval and approve the Preliminary Plat of Moonlight Basin West 1 PUD – Amended Plat of Condo Lot 1. This recommendation is based on the review of the following number of lots and types of use:

Lot Description	Use	Residential Units	App. Acreage
Lot 1	Single-Family Residential	1	0.401
Lot 2	Single-Family Residential	1	0.349
Lot 3	Single-Family Residential	1	0.369
Lot 4	Single-Family Residential	1	0.396
Lot 5	Single-Family Residential	1	0.397
Lot 6	Single-Family Residential	1	0.489
Lot 7	Single-Family Residential	1	0.384
Lot 8	Single-Family Residential	1	0.373
Lot 9	Single-Family Residential	1	0.428
Lot 10	Single-Family Residential	1	0.377
Utility Lot 1	Utility	-	0.210
Utility Lot 2	Utility	-	0.257
Utility Lot 3	Utility	-	0.168
Total		10	4.602

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Madison County's Standard Conditions of Approval for Moonlight Basin West 1 PUD – Amended Plat of Condo Lot 1:

MCA: Montana Code Annotated

MCSR: Madison County Subdivision Regulations

1. Any and all adopted State and County requirements and standards that apply to this proposed subdivision must be met unless otherwise waived for cause by the governing body. *Chapters II and IV, MCSR 2025; 76-3, MCA*
2. A notarized declaration of “Right to Farm” and “Emergency Services Information” (Appendices 10 and 15 of 2025 Madison County Subdivision Regulations) must be filed with the final plat. The emergency response times shown are to be verified by emergency responders prior to final plat application. *VI-V and VI-P-R, MCSR 2025; 76-3-611, MCA*
3. Future modification of any elements shown on the plat may not be made without County review and approval. *II-B, MCSR 2025; 76-3-608, MCA*
4. Complete any required improvements within the proposed subdivision prior to approval of the final plat, unless a bond or other reasonable security approved by the County Commissioners is obtained prior to final plat application. *II-B-3, MCSR 2025; 76-3-507, MCA*
5. All areas disturbed during the development of the subdivision shall be re-vegetated in accordance with an approved Noxious Weed Management Plan, and the approved Noxious Weed Management Plan shall be submitted with the final plat. *VI-S and IV-A-5(c), MCSR 2025; 76-3-608(3), MCA*
6. The final plat shall include a statement whereby lot owners waive their right to protest any rural improvement district (RID) designated by Madison County to protect public health and safety on public roads leading to or within the subdivision and/or public safety facilities serving the subdivision. *II-B and VI-F, MCSR 2025; 76-3-608, MCA*
7. The final plat must be accompanied by a subdivision guarantee by a licensed title company showing the owners of record, the names of any lien holders or claimants of record against the land, and the written consent to the subdivision from any lien holders or claimants of record against the land. *II-B, MCSR 2025; 76-3-612, MCA*
8. Cause to be filed with the final plat, a Declaration of Covenant declaring that all of the properties described shall be held, sold, and conveyed subject to the following covenant which shall run with the real property and be binding on all parties having any heirs, successors, and assigns, and shall bind each owner thereof and the covenant may be revoked for any or all parcels within the subdivision only by mutual consent of the owners of the parcels in question and the governing body of Madison County. *II-B, MCSR 2025; 76-3-608, MCA*

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9. Regarding utilities, the following statement shall be included on the final plat: "The undersigned hereby grants unto each and every person, firm, or corporation, whether public or private, providing or offering to provide telecommunications, electric power, gas, cable television, water, or sewer service to the public, the right to the joint use of an easement for the construction, maintenance, repair and removal of their lines and other facilities, in, over, under and across each area designated on this plat as 'Utility Easement' to have and to hold forever." *VI-K, MCSR 2025; 76-3-504(1)(g)(iv), MCA*
10. Correct any errors or omissions on the preliminary plat, prior to Final Plat approval. *76-3-608(3)(b)(i); 76-3-401, et seq. and 76-3-611, MCA*

Site-Specific Conditions of Approval for Moonlight Basin West 1 PUD – Amended Plat of Condo Lot 1:

11. Documentation of an amended Montana DEQ COSA approval shall be submitted with the final plat application. *VI-K, VI-I and IV-A-5(c), MCSR 2025; 76-3-608(3), MCA*
12. All internal subdivision roads shall be constructed in compliance with the Madison County Road and Bridge Standards, Ordinance 3-2025, or in accordance with specifications of the application. *VI-F and IV-A-5(c), MCSR 2025; 76-3-501 and 76-3-608(3), MCA*
13. All utilities shall be installed underground, if technically feasible, and utility easements, at a minimum of 15' wide, shall be illustrated on the final plat. *VI-K and IV-A-5(c), MCSR 2025; 76-3-501 and 76-3-608(3), MCA*
14. Solid waste shall be stored in wildlife-resistant containers and in accordance with Bear Smart practices. *IV-A-5(c), MCSR 2025; 76-3-608(3), MCA*
15. Documentation of any applicable water or groundwater permitting shall be submitted with the final plat application. *VI-M, MCSR 2025; 76-3-608(3), MCA*
16. Notice reading, "An approved Weed Management Plan is on file with the Madison County Clerk and Recorder," shall be included on the final plat. *VI-S and IV-A-5(c), MCSR 2025; 76-3-608(3), MCA*
17. All covenants and wildlife-focused mitigation measures presented in the Preliminary Plat application should be enforced and implemented. A copy of recorded covenants shall suffice for proof of this condition. *IV-A-5(c), MCSR 2025; 76-3-608(3), MCA*
18. Applicable Montana DEQ stormwater discharge permitting shall be obtained and submitted with the final plat application. *VI-H, MCSR 2025; 76-3-608(3), MCA*

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19. Notice reading, "A geotechnical report for this subdivision is on file with the Madison County Clerk and Recorder's Office," shall be included on the final plat. *IV-A-5(c) and VI-W, MCSR 2025; 76-3-608(3), MCA*
20. Notice reading, "A Fire Protection Plan for this subdivision is on file with the Madison County Clerk and Recorder's Office," shall be included on the final plat. *IV-A-5(c) and VI-P-R, MCSR 2025; 76-3-608(3), MCA*

Suggestions to Subdivider:

1. Distribute the approved Weed Management Plan to owners.
2. Distribute the Madison County Community Wildfire Protection Plan to owners.

If the Preliminary Plat is approved, the landowner shall have three calendar years from the date of County Commission approval to apply for Final Plat approval. The landowner may request a time extension of Preliminary Plat approval, but such request must be received in writing thirty (30) days prior to the three-year expiration date, in accordance with Section II-A-6 of the Madison County Subdivision Regulations (2025).

To ensure compliance with the conditions listed above and following the requirements of Section II-B of the MCSR, the Final Plat and accompanying documents shall be submitted to the Madison County Planning Department for Final Plat review prior to approval by the Board of Madison County Commissioners and recording by the Madison County Clerk and Recorder.

In accordance with State of Montana law, the subdivider may appeal Madison County's decision on this subdivision application.

Submitted by:

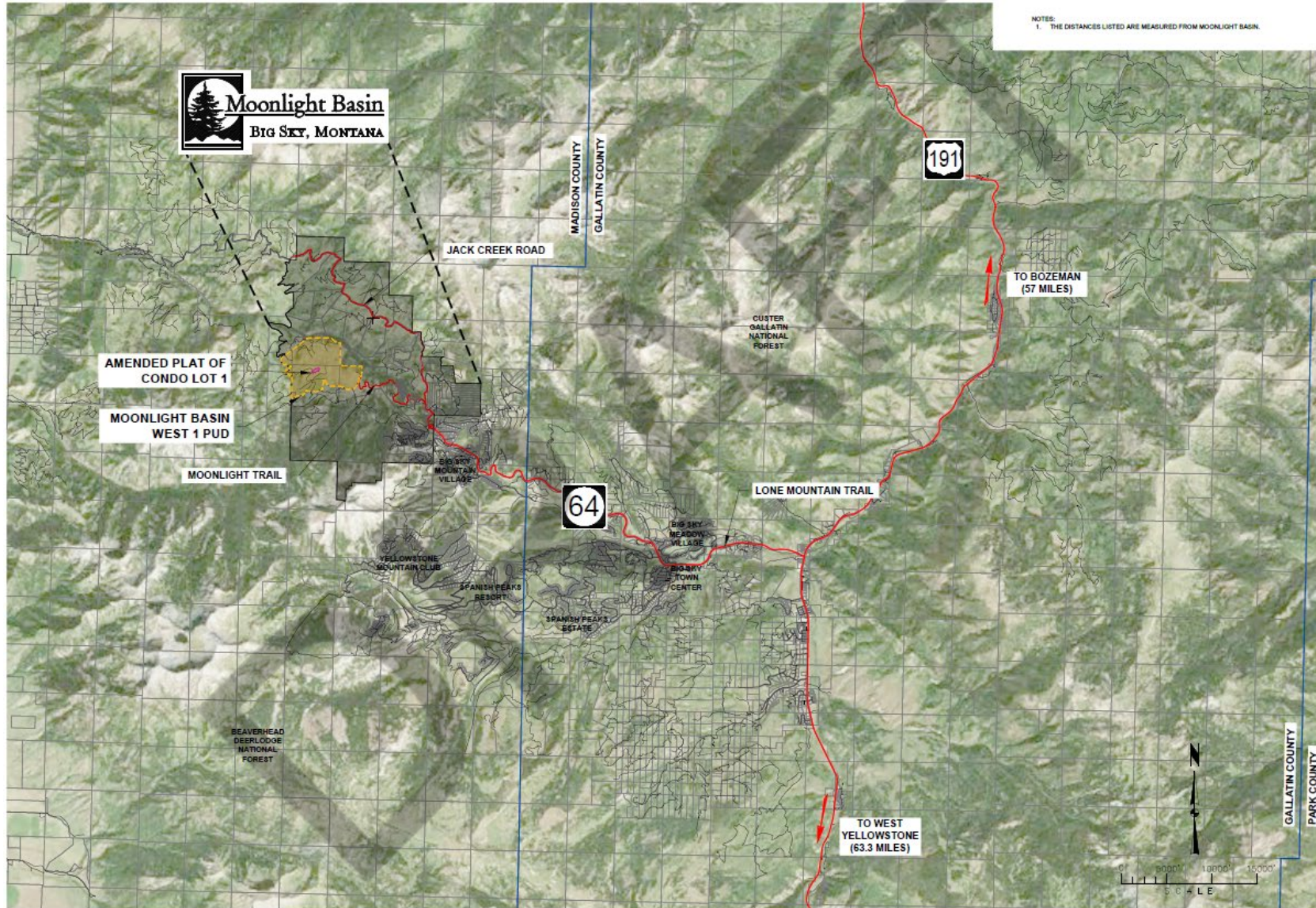


Cody Marxer
Madison County Planning Director

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EXHIBIT 1: Vicinity Map



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EXHIBIT 2: Public and Agency Comments

AGENCY	COMMENTS
Madison County Planning Office	
Madison County Road Supervisor, Board of County Commissioners – District 3	
Madison County Road Supervisor	
Madison County Sanitarian & Solid Waste Manager	
Madison County Weed Coordinator	9/29/25: Site visit/inspection conducted and approved amendment completed.
Madison County Sheriff	
Madison County Emergency Management	
Madison County Dispatch	
Big Sky Fire Department	10/28/2025: Fire plan reviewed and approved. 1/14/26: Water supply must be completed prior to any construction, ingress and egress concerns for the subdivision, additional review required for further density development beyond this proposal. 1/26/26: No increase in density; recommend approval.
Madison County Planning Board	
Three Rivers Telephone Co-op.	
Madison County Public Health	
Madison County Extension	
Madison County Airport Board	
BSOA	
Gallatin County	
Ennis Ambulance	
Big Sky School District #72	
Madison Conservation District	
Madison Ranchlands Group	
Montana DOR	
Big Sky Trails	

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AGENCY	COMMENTS
Northwestern Energy	
Ennis School District	
Montana Department of Fish, Wildlife, and Parks	10/27/25: K Proffitt; Need for wildlife-friendly fencing, control of bear attractants, and prohibition of domestic sheep and goats.
Montana Department of Transportation	
Montana DEQ, Subdivision Section, Water Protection Bureau	
Montana Dept. of Natural Resources & Conservation	
Montana State Historical Society, Historic Preservation Office	10/1/25: Damon Murdo; no additional review needed.
Montana Dept. of Revenue, Assessor's Office	
Montana Bureau of Mines and Geology	
Madison Ranger District	
Bureau of Land Management	
US Fish and wildlife Service	
US Geological Survey	
US Army Corps of Engineers	
NRCS	
ADJACENT LANDOWNERS, OTHERS	COMMENTS

RESOLUTION NO. 10-2026

IN REFERENCE TO TOWN OF ENNIS RESOLUTION NO. 623-2026

**INTERLOCAL AGREEMENT BETWEEN MADISON COUNTY AND
THE TOWN OF ENNIS FOR PLANNING SERVICES**

This Intergovernmental (Interlocal) Agreement between the Town of Ennis, Montana (hereinafter referred to as "Town"), and Madison County, Montana (hereinafter referred to as "County"), describes the purposes, powers, rights, obligations, and responsibilities of the contracting parties to cooperate on matters of community planning and land use development.

RECITALS

WHEREAS, 7-11-102, MCA, permits local governmental units to make the most efficient use of their powers by enabling them to cooperate with other local governmental units on the basis of mutual advantage; and

WHEREAS, 7-11-104, MCA, authorizes one or more public agencies to contract with any one or more other public agencies to perform any administrative service, activity, or undertaking; and

WHEREAS, this Agreement replaces all previous agreements and Resolutions of such agreements, including County Resolution No. 11-2009 and Town Resolution No. 452-2009; and

WHEREAS, the Town would benefit from additional staff to provide technical support and guidance to the Town Commission on planning and land use-related matters; and

WHEREAS, the Town has expressed the need for such technical support and guidance; and

WHEREAS, the Town adopted Zoning Regulations on March 14, 2002; and

WHEREAS, it is in the County's interest to promote coordinated planning and development across jurisdictional boundaries.

NOW, THEREFORE, the Town and County do agree as follows:

1. The Madison County Exemption Review Board is authorized to review all proposed land divisions covered by Part 2 of Chapter 3 of Title 76, MCA, where the subject land is located within Town limits. In conducting such reviews, the Exemption Review Board shall follow its procedures, as outlined in the Madison

County Subdivision Regulations, except that the Board shall not make the decision on a proposed land division. The Board shall make a recommendation to the Town, and the Town shall make the decision. Exemption review fees collected by the County shall remain with the County.

2. The Town shall have a representative on the Madison County Planning Board, if Board bylaws indicate such requirement. The Madison County Planning Board MAY serve as the Town's Planning Board in matters involving subdivision, IF the Town Planning Board (or Consolidated Land Use Board) formally requests such services OR in the absence of a Town Planning Board (or Consolidated Land Use Board).
3. The County Planning Department, more specifically the County Planning Director or a County-appointed Planner of equal experience, will serve as the Subdivision Administrator for the Town. The Subdivision Administrator will adhere to the Town's adopted Subdivision Regulations and all processes set forth in Parts 5 and 6 of Chapter 3 of Title 76, MCA, when processing subdivision applications. Subdivision review fees collected by the County will remain with the County.
4. The County Planning Department, more specifically the County Planning Director or a County-appointed Planner of equal experience, will serve as the Zoning Administrator for the Town. The Zoning Administrator will adhere to the Town's adopted Zoning Regulations and all processes set forth in Part 3 of Chapter 3 of Title 76, MCA, when processing zoning applications.
5. The County Floodplain Administrator will serve as the Floodplain Administrator for the Town. The Floodplain Administrator will adhere to the Town's adopted Floodplain Hazard Management Regulations and all processes set forth in Part 1 of Chapter 5, Title 76, MCA when processing floodplain development applications.
6. The County Planning Department will provide technical support for the Town on all planning and land use-related matters, including the development and adoption of long-range plans, as requested. Town and County officials, Town and County Planning Boards, and the County Planning Department may consult with one another, as needed, to achieve effective and coordinated community development within the Town and County.
7. This Interlocal Agreement is subject to review and update at the discretion of either party, and may be modified upon mutual consent.

EXECUTION

Executed by the parties as of the dates set forth below.

TOWN OF ENNIS

Lisa Roberts

Lisa Roberts, Mayor
Town of Ennis

1-26-2026

Date

MADISON COUNTY

Ronald E. Nye, Chairman
Madison County Board of Commissioners

Date

ATTEST:

Brennah Bench

Brennah Bench, Clerk
Town of Ennis

Paula McKenzie, Clerk and Recorder
Madison County



DRAFT

RESOLUTION NO. 11-2026**RESOLUTION AMENDING RESOLUTION NO 7-2026 RELATING TO
ORDERING A REFERENDUM
ON THE RENEWAL OF THE
MADISON AND RUBY VALLEY RURAL AMBULANCE DISTRICT**

WHEREAS, the Madison County Commission previously adopted Resolution No. 7-2026, ordering a referendum on the question of whether to create and renew an ambulance district. Such referendum was ordered for the next special district election on May 5, 2026; and,

Whereas, the ballot language is required, which was not included in Resolution No. 7-2026, along with several edits to language in the resolution;

NOW THEREFORE, be it resolved by the Madison County Commission:

Section 1. Order for Referendum to Renew the Madison and Ruby Valley Rural Ambulance District. Pursuant to the provisions of Mont. Code Ann. § 7-11-1011, the Commission hereby orders a referendum on the creation and re-establishment of an ambulance district to serve the inhabitants of the Madison and Ruby valleys within Madison County.

Section 2. Proposed Name. The name of the special district will remain the Madison and Ruby Valley Rural Ambulance District.

Section 3. Timing and Manner of the Referendum. The referendum shall be conducted in the time and manner in accordance with Title 13, chapter 1, part 5, MCA and will be held on May 5, 2026, and conducted by mail ballot. Registered voters of Montana who reside in or own real property within the proposed district shall be eligible to vote. The question shall appear with the ballot language attached as Exhibit B. The Election Administrator shall provide notice of the election as prescribed by law using language substantially similar to that attached as Exhibit C.

Section 4. Description of Territory or Lands Included in Special District. A description of the territory and lands included in the Special District is attached to this Resolution as Exhibit A.

Section 5. Character of Proposed Program and Location. The proposed Special District will provide tax revenue to support emergency medical services to serve the inhabitants of the district and will be available to provide emergency medical services in areas surrounding the special district when emergency situations arise which require the provision of additional emergency medical services. The special district proposes to assist with funding the expenses associated with operating the ambulance services at Madison Valley Medical Center located in Ennis, Montana and Ruby Valley Medical

Center located in Sheridan, Montana.

Section 6. Cost and Method of Financing. The annual budget for the special district will be \$700,000 (seven hundred thousand dollars). Funding for the special district annual budget will be by imposing an annual levy sufficient to raise an amount equal to the budget on the property owners within the boundaries of the special district. It is estimated this will cost a home owner approximately \$25.84 for a home with an assessed value of \$100,000, \$77.52 for an assessed value of \$300,000, or \$147.05 for an assessed value of \$600,000. These cost estimates do not account for any reduced tax rates which may be applicable as approved by the Department of Revenue. Any increase in property taxes may result in an increase in rental costs.

Section 7. Administration. The Special District will be administered by the Madison County Commissioners pursuant to Montana Code Annotated § 7-11-1021.

Section 8. Duration. The duration of the special district shall be four years or until dissolved under the applicable provisions of Montana law.

PASSED and ADOPTED by the Madison County Board of Commissioners this 3rd Day of February, 2026.

RONALD E. NYE, CHAIRMAN

WILLIAM TODD

DUKE GILMAN

ATTEST: _____
Paula McKenzie, Clerk and Recorder

EXHIBIT B
BALLOT LANGUAGE
MADISON AND RUBY VALLEY RURAL AMBULANCE DISTRICT

Shall the proposition to create the Madison and Ruby Valley Rural Ambulance District, which would result in the re-establishment of a rural ambulance district, be adopted? The duration of the proposed special district would be four (4) years. The district would be financed by an annual tax levy sufficient to fund the annual budget of \$700,000. The boundaries of the re-established district would be the boundaries of the existing Madison and Ruby Valley Rural Ambulance District, which includes the major portions of both the Ruby and Madison Valley hospital districts, except for the Madison County portion of Big Sky and the area encompassed by school districts 47 and 31. The re-establishment of the rural ambulance district and associated revenue will support emergency medical services and assist with funding the expenses associated with operating ambulance services at Madison Valley Medical Center in Ennis, Montana and Ruby Valley Medical Center located in Sheridan, Montana. The approximate number of mills to be levied is 13.6. It is estimated this will cost a home owner approximately \$25.84 for a home with an assessed value of \$100,000, \$77.52 for an assessed value of \$300,000, or \$147.05 for an assessed value of \$600,000. These cost estimates do not account for any reduced tax rates which may be applicable as approved by the Department of Revenue. Any increase in property taxes may result in an increase in rental costs.

___ For the creation of the Madison and Ruby Valley Rural Ambulance District with a levy of approximately 13.6 mills to raise \$700,000.

___ Against the creation of the Madison and Ruby Valley Rural Ambulance District with a levy of approximately 13.6 mills to raise \$700,000.

EXHIBIT C

NOTICE IS HEREBY GIVEN by the Madison County Board of County Commissioners (the "Commission") that pursuant to a resolution duly adopted at a meeting of the Commission on February 3, 2026, an election of the registered voters of the proposed Madison and Ruby Valley Rural Ambulance District will be held in conjunction with the election on May 5th, 2026, for the purpose of voting on the following question:

Shall the proposition to create the Madison and Ruby Valley Rural Ambulance District, which would result in the re-establishment of a rural ambulance district, be adopted? The duration of the proposed special district would be four (4) years. The district would be financed by an annual tax levy sufficient to fund the annual budget of \$700,000. The boundaries of the re-established district would be the boundaries of the existing Madison and Ruby Valley Rural Ambulance District, which includes both county hospital districts, except for the Madison County portion of Big Sky and the area encompassed by school districts 47 and 31. The re-establishment of the rural ambulance district and associated revenue will support emergency medical services and assist with funding the expenses associated with operating ambulance services at Madison Valley Medical Center in Ennis, Montana and Ruby Valley Medical Center located in Sheridan, Montana. The approximate number of mills to be levied is 13.6. It is estimated this will cost a home owner approximately \$25.84 for a home with an assessed value of \$100,000, \$77.52 for an assessed value of \$300,000, or \$147.05 for an assessed value of \$600,000. These cost estimates do not account for any reduced tax rates which may be applicable as approved by the Department of Revenue. Any increase in property taxes may result in an increase in rental costs.

___ For the creation of the Madison and Ruby Valley Rural Ambulance District with a levy of approximately 13.6 mills to raise \$700,000.

___ Against the creation of the Madison and Ruby Valley Rural Ambulance District with a levy of approximately 13.6 mills to raise \$700,000.

The boundaries of the district are to include all of Madison County, with the following stipulations:

INCLUDING: Only that part of Levy District 52 Out and 52 Out Big Sky Fire that sits within Township 3 South Range 3 West, Township 3 South Range 2 West, Township 4 South Range 3 West, Township 4 South Range 2 West and Township 5 South Range 2 West.

AND EXCLUDING THE FOLLOWING:

Levy District 52 Out and 52 Out Big Sky Fire:

Only that part of Levy District 52 Out and 52 Out Big Sky Fire that sits within Township 4 South Range 1 East, Township 5 South Range 1 East, Township 5 South Range 2 East, Township 5 South Range 3 East, Township 6 South Range 1 East, Township 6 South Range 2 East, Township 6 South Range 3 East, Township 7 South Range 1 East, Township 7 South Range 2 East, Township 7 South Range 3 East, Township 8 South Range 1 East, Township 8 South Range 2 East, Township 8 South Range 3 East, Township 9 South Range 1 East, Township 9 South Range 2 East, Township 9 South Range 3 East, Township 10 South Range 1 East, Township 10 South Range 2 East, Township 10 South Range 3 East, Township 11 South Range 1 East, Township 11 South Range 2 East, Township 11 South Range 3 East, Township 12 South Range 2 East, Township 12 South Range 3 East, Township 13 South Range 2 East and Township 13 South Range 3 East situated in Madison county, Montana.

Madison County School District #47 and Madison County School District #31, Which is now within The Jefferson Valley Rural Ambulance District, with the following delineated boundaries;

Township 1S, Range 5W: all of sections 23 & 24, E1/2 of sec 22, NE1/4 of sec 27, N1/2 of sec 25 & 26, all of the E1/2 of sec 15 which sits within Madison County and all of sec 12, 13 & 14 which sits within Madison County.

Township 1S, Range 4W: all of sections 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 30 & 31 and all of sec 6 & 7 which sits in Madison County.

Township 2S, Range 4W: all of section 6.

Township 1N, Range 4W: all of sections 13, 14, 22, 23, 24, 25, 26, 27, 34, 35 & 36, along with all of sections 10, 11, 12, 15, 16, 17, 20, 21, 28, 29, 32 & 33 which sits within Madison County.

Township 1N, Range 3W: all of sections 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35 & 36, along with all of sections 7, 8, 9, 10, 11, 12, 13 & 24 which sits within Madison County.

Township 1N, Range 2W: all of sections 28, 29, 30, 31, 32, 33 & 34, along with all of sections 19, 20, 21, 22, 26, 27 & 35 which sits in Madison County.

Township 1S, Range 2W: all of sections 2, 3, 4, 5, 6, 7, 8, 9, 10, 16, 17, 18, 20 & 21, the W1/2 of section 15, and the N1/2 of section 19.

Township 1S, Range 3W: all of sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18.

Levy District 27 & 7:

All of Levy District 27 & 7 which sits in Township 2 South Range 9 West, Township 2 South Range 8 West, Township 3 South Range 9 West, Township 3 South Range 8 West, Township 4 south Range 9 West, Township 4 South Range 8 West and Township 5 South Range 8 West situated in Madison County, Montana.

Levy District 52:

All of Levy District 52 Out which sits in Township 8 South Range 2 West, Township 9 South Range 2 West, Township 9 South Range 1 West, Township 10 South Range 2 West, Township 10 South Range 1 West, Township 11 South Range 2 West, Township 11 South Range 1 West, Township 11 South Range 1 East, Township 12 South Range 2 West, Township 12 South Range 1 West, Township 12 South Range 1 East, Township 12 South Range 2 East, Township 13 South Range 1 West, Township 13 South Range 1 East and Township 13 South Range 2 East situated in Madison County, Montana.

This election will be conducted by MAIL ONLY. No polling places will be used. Ballots for this election will be mailed to active voters in the proposed area to be withdrawn only on April 16th, 2026. If you feel you are registered to vote and do not receive your ballot, call our office immediately at 406-843-4270. Ballots must be received by this Office by 8PM on May 5th, 2026, Election Day, in order to be counted. You may drop your ballot off at the Clerk and Recorder's Office in the Madison County Administrative Building, 103 W. Wallace St., Virginia City, MT, 59755. If you are mailing your ballot, please allow plenty of time for it to arrive here. If you have any questions, please contact us at

the number above.

Notice is hereby given that regular registration* for all participating School and Special District Election(s) to be held on May 5th, 2026 will close at 5PM on Monday, April 6, 2026. This will be a mail ballot election.

*NOTE: If you miss this regular registration deadline, you may still register and vote in the various elections by showing up in person at the county election office at 103 W. Wallace St., Virginia City, MT, 59755, beginning April 7th, 2026 and running through 12PM (noon) on May 4th, the day before Election Day. Then again from 7AM until 8PM on Election Day, May 5th, 2026.

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