1. Call to Order: 6:00 p.m. by President Darlene Tussing

2. Roll Call and Introductions:
   Members present: Pat Bradley, Lincoln Roberts, Tamara Milican-Wood, Jacqueline McCurdy, Darlene Tussing, Rita Owens, Laurie Schmidt and Del Bieroth

   Members not present: Ethan Kunard; David Maddison

   Staff present: Alex Hogle (Planning Director), Leona Stredwick (Planner I), Cody Marxer (Planning Clerk)

   Others present: Bill Anderson (Anderson Engineering/Middle Fork Meadows), Marlene Sadaj (Engineer/Middle Fork Meadows), Chris Leonard, Michael Schreiner (Middle Fork Properties LLC), Mike DuCuennois (Yellowstone Mountain Club), Brian Ashe (Yellowstone Mountain Club) and Justin Houser (Houser Engineering).

3. Minutes: April 29, 2019

   MOTION: To accept the minutes of the April 29, 2019, meeting. Moved by Rita Owens; seconded by Tamara Milican-Wood. Motion carried.

4. President's Comments: No comments.

5. Opportunity for Public Comment for items not on the agenda: No comments.

6. Statement of Conflict of Interest/Ex Parte Communications: No comments.

7. Public Hearing opened: 6:36 p.m.
   Darlene Tussing read the statement of Process and Rights.

   A. Preliminary Plat – Eglise Village Subdivision PUD (Yellowstone Mountain Club)
      Alex Hogle, Planning Director, reviewed the Staff Report as included in the packet and on file, summarizing individual Findings of Fact and Conditions of Approval, and highlighting the following:
      - Findings of Fact #5 and Conditions of Approval #6 – Detailing the requested 50' road right of way and also the RID right to protest.
      - Findings of Fact #7-9 – The bridge was constructed prior to subdivision, to access ski lift and gondola; proper permitting was in place and no adverse impacts have been observed.
      - Findings of Fact #14-16 and Conditions of Approval #16-17 – Explaining that at the time the Staff Report was written, the fire and emergency access plan was not clear; however, more information has been provided, specifically a letter of approval/support from the Big Sky Fire Chief, and will be included in the final plat.
      - Variance vs Waiver in PUD – Explained PUD and why a variance is not applicable within this type of project.
• One additional comment letter was received, prior to the Board meeting, from the Army Corps of Engineers (on file); nothing notable, as the proposed subdivision does not disturb any wetlands and offsite detention systems are away from waterways and wetlands.
• In summary, do not see anything adverse in the preliminary plat proposal that cannot be addressed within the conditions of approval.

Comments from Developer:
Justin Houser provided a summarized project overview, detailing the following:
• The project is named after Eglise Mountain.
• The project will include a total of 42 units.
• The proposed 50’ road right of way is due to the mountainous nature of the terrain.
• Stormwater will fall under the Yellowstone Mountain Club (YMC) Master Utility Plan.
• The fire plan has been addressed by Alex Hogle.
• There are three emergency access locations, including 1) the bridge; 2) easement through Lower Golf Course subdivision; and 3) west emergency access to the shop.

Mike DuCuennois added the following:
• Inquiring to Alex Hogle and regarding the fire plan, is the Big Sky Fire Department’s letter of support included as part of the Conditions of Approval? Alex Hogle responded that this is not included as a Condition of Approval.
• Regarding emergency egresses, YMC treats them from a fire prevention standpoint. Is the Planning Director reviewing these for year-round access? Alex Hogle responded yes, and also bridge integrity due to project location in seismic zone D. Egresses serve as ski runs in the winter but have provisions for adequate evacuations. Alex Hogle further clarified that his main concern is fire, both structural and wildland, explaining that is important to have a fire protection plan for this specific project. YMC will submit this as part of the final plat.
• Planning to bring the YMC Fire Chief over for a meeting to explain the 50’ right of way and emergency egress.

Planning Board comments/questions: Responses are in italics are from Justin Houser unless otherwise noted.
• Pat Bradley: Thank you to Alex for explaining the variance vs waiver and why the variance is not applicable within a PUD. Variances have been previously debated between the Commissioners and the Board, so it’s great to have clarity on this distinction.
• Tamara Milician-Wood: Is the bridge the only emergency access in and out of this subdivision? And who maintains the bridge? There are two additional emergency access easements, besides the bridge. Alex Hogle added that YMC maintains the bridge.
• Pat Bradley: What is the speed limit? 20 MPH. Seems that the bridge would be a congested area. What is the shoulder width? 24’ asphalt shoulders. And the Fire Chief is satisfied with these dimensions? Yes.
• Laurie Schmidt: Is it true that wolverines or wolverine tracks have been spotted in this area? Mike DuCuennois responded that there have been reports of tracks in this area but also jokingly added that it could have been a hoax.
• Tamara Millican-Wood: With a narrower road right of way, how does adequate parking fit into the plan? To clarify, the roads are not narrower, just the road right of ways are narrower. And each driveway will be able to accommodate ~2-4 parking spaces. Mike DuCuennois further explained the technical differences between ‘roadways’ and road ‘right of ways’.
• Pat Bradley: Workforce housing does not need to be addressed because this project is residential? That is correct. And regarding recreational impacts on nearby wetlands, what type of recreation occurs in wetlands? Alex Hogle responded that birding and hiking are common wetland recreation activities.

Public Comments Opened
No public comments.

Public Comments Closed

MOTION: To adopt the Findings of Fact, as presented in the Staff Report, for Eglise Village Subdivision PUD. Moved by Laurie Schmidt; seconded by Rita Owens. Motion carried.

MOTION: To recommend approval of Eglise Subdivision PUD as proposed, including the requested modification for a 50’ road right of way. Moved by Tamara Millican-Wood; seconded by Del Bieroth. Motion carried.

MOTION: To recommend approval of Eglise Village Subdivision PUD to the Madison County Board of County Commissioners, subject to Conditions of Approval, as presented in the Staff Report. Moved by Laurie Schmidt; seconded by Pat Bradley. Motion carried.

Public Hearing Closed at 7:25 p.m.

8. Subdivision
A. Pre-Application – Middle Fork Meadows ODP: Reviewed by Leona Stredwick, as included in the packet and on file.

Bill Anderson presented a large map and overview of the proposed project, formerly known as Lone Moose Meadows ODP, which previously expired. He mentioned that, prior to her retirement, Charity Fechter suggested updating the Lone Moose Meadows ODP to address updated real estate values, geotechnical reports, and wildlife and transportation studies. However, the developers have decided to start over entirely with Middle Fork Meadows ODP. The plan is to sell entire pods to developers, with development guidelines established by Middle Fork Development.
Planning Board comments/questions: Responses are in italics are from Bill Anderson unless otherwise noted.

- Laurie Schmidt: Are additional skier services important in this location? Yes, as this location is central to many ski areas.
- Pat Bradley: How is this a 5-lot minor subdivision? There are five pods within Madison County, with one remainder pod left over, Pod T, which will be developed in conjunction with the larger portion of Pod T in Gallatin County. When do you meet with Gallatin County to propose this project? In the next couple weeks. Will the roads within this project meet subreg standards? Yes.
- Darlene Tussing: Are there existing condos further south of this project location? Yes, Lone Moose (pointed this out on the map). Hoping to include lift access within development of this project. Where is the access for this project? Bill Anderson pointed out four access locations on the map. Will there be traffic signals? Possibly. We have created a project-specific email account, to encourage open communication and comments (mfmeadows@gmail.com).
- Tamara Millican-Wood: With so many units within this development, are there adequate water and sewer treatment options? Yes but these are the outstanding challenges in Big Sky. But Middle Fork Meadows ODP will satisfy all DEQ requirements by preferably treating on-site, if possible. Any planned open space? Yes, written into individual pod development covenants.
- Laurie Schmidt: Are you addressing wildlife impacts? Yes, we are updating all wildlife impact studies. Concerned about wildlife impacts. Noted.
- Pat Bradley: How does it work when one pod operates in two counties? Alex Hogle responded that he is exploring this process, specifically regarding shared utilities, but is sure that it is doable. Bill Anderson added that the previous Lone Moose Meadows was approved in Gallatin and Madison counties, with some back and forth. Leona Stredwick added that this is a similar project to the Spanish Peaks ODP.
- Alex Hogle, Planning Director: Is the full property perimeter currently a single tract? Yes, within each county, as the county line splits the property into two parcels. What is the acreage of Pod T? 61.7 acres. That acreage will not allow Pod T to be a remainder tract, so this project would then be a 6-lot subdivision. Also, what are your plans for wastewater treatment for site P? Off-site treatment? Possibly off-site; consulting with EPA regulations and the sewer district on this piece. How far to nearest treatment facility? Bill Anderson pointed out nearest facility on the map. Have you had any communication with Big Sky Water and Sewer? Yes, many meetings. Darlene Tussing inquired if they will possibly tie into their system? Yes. Because this is a pre-application, it’s a good time to communicate with outside agencies and impacted service providers, such as MDT, Big Sky Fire Department, and Fish, Wildlife and Parks. Written comment will be solicited to these agencies in the coming steps of the project submittal.

Leona Stredwick reviewed the Planning Monthly Report, as included in the packet and on file. Laurie Schmidt commented that the website is not user-friendly and needs some attention. Staff responded that the Planning web page is under the umbrella of the Madison County website, so there are some limitations in presentation. Leona Stredwick suggested
that any suggestions regarding website organization and presentation are made to the Commissioners. Laurie Schmidt asked if the Information Technology (IT) department could attend a Board meeting and explain limitations and organization. Leona Stredwick responded that she will discuss this with IT but concerns should ultimately be shared with the Commissioners.

10. Old Business:
   A. Spanish Peaks ODP – On hold until after Big Sky Fire Board meeting; may be continued to June or July agenda.
   B. Other – No other items of discussion.

11. New Business
   A. Planning Director, Alex Hogle, further introduced himself to the Board and shared some of his logic in how he writes and presents Staff Reports. He also discussed the following in detail:
      • Planning Budget- Preliminary budget proposal on May 23 went well; will keep Board posted as final budget is determined. Largest change to the budget is under the salary/wages line item, in anticipation of a job description and wage change for the Planning Clerk, which was favorably considered by the Commissioners.
      • Planning 101- A placeholder has been set in the budget for education and training, for both staff and the Board, of which there are many options. Will make a plan for education and training within the next couple months.
      • Work Plan- Seeking input from the Board for some work plan topics/priorities. The website presentation is a good place to begin; also hoping to clean up subdivision applications, making them more efficient and clear for the applicants by keeping them available outside of the subregs and appendices.
   B. Ennis Subdivision Regulations – Leona Stredwick reported that the town has not yet indicated whether or not they are anticipating review of the previously provided subregs draft.
   C. Planning Board Member Reports
      • Pat Bradley: Shared information on the Sustaining the New West Conference on June 5, 2019, at the Emerson in Bozeman, encouraging Board members to attend; Alex Hogle will be attending. Also anxious to see how Big Sky will utilize funds from the resort tax increase; hopeful that workforce housing will be considered. Laurie Schmidt commented that the increase will be implemented in January 2020 but doesn't believe workforce housing has been included in infrastructure plans.
      • Rita Owens: Been reading in the news of the human use impacts around Mount Everest; has provoked thinking about the Madison River and potential impacts.

14. Adjournment

The meeting was adjourned at 7:59 p.m. by acclamation.

[Signatures]
Darlene Tusting, President

Cody Marxer, Secretary

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