

**MADISON COUNTY PLANNING BOARD SPECIAL MEETING
MEETING MINUTES
Madison County Administration Building, Public Meeting Room
11/01/2021**

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

2. Roll Call:

Members Present: Darlene Tussing, Laurie Schmidt, Pat Bradley, Tamara Millican-Wood, Rita Owens, April Gerth and Steve Janzen.

Members Virtual: Lincoln Roberts, David Laufenberg and Del Bieroth.

Members Absent: Jackie Lev.

Staff Present: Michelle Schriock (Planning Clerk)

Others Present: Beth Famiglietti (MB MT Acquisition), Kevin Germain (MB MT Acquisition), Richard King and Gary Hilliker.

Others Virtual: Jon Olsen (Spanish Peaks) and Christina Calabrese (Yellowstone Mountain Club)

3. Minutes:

- October 25, 2021

MOTION: To approve October 25, 2021 as presented. Moved by Schmidt; and seconded by Janzen. Motion carried.

4. President's Comments: Thanked the Subdivision Regulations Review Committee and Alex for their hard work.

5. Opportunity for Public Comment for items not on the agenda: None

6. Statement of Conflict of Interest/Ex Parte Communications: None

7. Open Public Hearing: 6:03 p.m.

Subdivision Regulation Review Committee: Public Hearing MSTA-21-01

Tussing read the Statement of Process of Rights: The review process is directed by state statute and procedural rules. Rules help guarantee the rights of all parties to be fairly heard and give the Board full opportunity to deliberate on the proposal.

Laufenberg provided the October 13, 2021 summary of the Subdivision Regulations background and current topics recommended for revisions as text amendments to the Subdivision Regulations.

Public Comments Received:

- October 20, 2021 Dustin Tetrault – CFO Big Sky Fire Department
- October 29, 2021 Lone Mountain Land Company
- November 1, 2021 Trever McSpadden – Haystack Development
- November 1, 2021 Brian Wheeler – Big Sky Resort
- November 1, 2021 Mike DuCuennois (Vice President) – Yellowstone Development
- November 1, 2021 Marina Yoshioka (Region Three Supervisor) – MT Fish, Wildlife & Parks

6:12 p.m. Open Public Comment

Germain queried the board for work session with developers involved. Tussing noted his concern and advised Germain that the public comment period is where developers can provide input and the board would continue discussion on public comments received.

6:15 p.m. Close Public Comment

Discussion of comment letter received from Dustin Tetrault (Big Sky Fire Department) recommendations for Design and Development Standards, Appendix 4 Subdivision Review Fee Schedule and 7 Table – increase Public Safety review fees to reflect current costs with comparison to Gallatin County's fee schedule. Fees will be addressed in Phase 2. Laufenberg noted during work sessions there was a review of different counties in Montana and their fees were taken into consideration.

Addressed Lone Mountain Land Company's comments by jointly discussing their concerns on the following items: Overall Development Plan (ODP) process, proposed changes to "Expedited Review Process", Definitions for "Net Density", "Unit", "Dwelling Unit" and "Water Body", Gated Communities, Lands Considered Unsuitable for Development, Construction Setbacks and Planned Unit Developments (PUDs).

Noted the other comments about tabling proposed amendments until there is a new Planning Director.

Went over support for amendments from MT FW&P for construction setbacks and lands considered unsuitable for development.

Agreed to make changes to some of the amendments based on public comment and further Board discussion.

9:02 p.m. Close Public Hearing

8. Planning Board Member Reports:

Gerth– Inquired about the County Commissioner's meeting on October 26, 2021 as to the salaries for the Planning Department if they were competitive and inquired when interviews would be scheduled.

Bradley – Discussed Park County Planning Department that has several zoning issues.

Owens – The state of Utah is also experiencing zoning issues and is using 'Smart Code' for templates.

Bieroth – Appreciated all the comments.

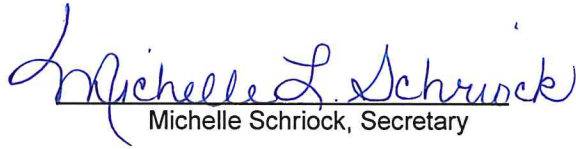
Roberts – He had no updates but stated he would have made a motion.

9. Adjournment

The meeting was adjourned at 9:08 p.m.



Darlene Tussing, President



Michelle Schriock, Secretary