

**JEFFERSON COUNTY PLANNING DEPT**  
**Courthouse**  
**PO Box H**  
**Boulder, MT 59632**  
**(406) 225-4040**



### **LEGAL NOTICE**

On Wednesday, May 9, 2018 at 7:00 p.m., the Jefferson County Planning Board will hold a public hearing in the Conference Room at the Jefferson County Clerk & Recorder's Office on the following item:

#### **SENTINEL RIDGE SUBDIVISION**

Dennis and Jenae Lay have proposed a fourteen lot major subdivision of a  $\pm$ 39.61-acre parcel located approximately 1.5 miles west of Jefferson City and Interstate 15. The lots will range in size from 2.02 to 6.11 acres. The property is not zoned and all lots will be used for single-family residential purposes. Each lot will be served by an individual onsite well and an individual onsite drainfield. The lots will be accessed from Sentinel Trail, a new road that will be built within the subdivision, which will connect to extensions of Alta Drive and Ashbrook Road. Two variances are requested in association with the road standards (1 – recording offsite road easements prior to preliminary approval, 2- reducing a curve radius from 125 feet to 100 feet on Sentinel Trail). The property is legally described as Tract C of Certificate of Survey (COS) Number 263293, Folio 1040B, located in the NW $\frac{1}{4}$  of Section 1, Township 7 North, Range 4 West.

The relevant information regarding the agenda item may be viewed at the Jefferson County Planning Dept, located in the Jefferson County Courthouse. The Planning Board encourages the public to attend this meeting and voice comments they may have on the proposal. The Planning Dept will accept written comments on behalf of the Planning Board. Written comments must be received for consideration by the Planning Board by May 8<sup>th</sup> at 5:00 pm. Comments can also be presented to the Planning Board during the May 9<sup>th</sup> public hearing. The County Commissioners are scheduled to review the proposal on June 5, 2018 at 1:45 pm and the public is welcome to attend their meeting. Please mail comments to **Jefferson County Planning Dept, PO Box H, Boulder, MT, 59632** or send them by e-mail to [lhintz@jeffersoncounty-mt.gov](mailto:lhintz@jeffersoncounty-mt.gov)