

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



LEGAL NOTICE

On Wednesday, June 19, 2024 at 7:00 p.m., the Jefferson County Planning Board will hold a public hearing in the Clerk & Recorder's Building Conference Room located at 102 South Monroe Street in Boulder on the following item:

BALSAMROOT RIDGE MINOR SUBDIVISION VARIANCE REQUESTS

Michael Dowling & Lindsey Kamerzel received preliminary approval for a five (5) lot minor subdivision of two lots totaling 25.28-acres bordered by South Hills Road to the north and Martinez Gulch Road to the east on May 23, 2023. The properties associated with the variance request are legally described as Lot 19A1 & 19B1 of Certificate of Survey #284084, F1126-A, located in SW ¼ of Section 4, Township 9 North, Range 3 West.

Since receiving preliminary approval for the subdivision, the subdividers have been working on fulfilling the conditions of approval, including installing the required subdivision improvements. They requested and received a variance in May of 2024 to allow the liquid limit specification for crushed surfacing material on Trail Ridge Road to be 26. After completing materials testing of the road's crushed surface course, they determined two additional variances are needed. One variance request is to allow the plasticity index of the crushed surface course for the road to be 11. Jefferson County's Road Standards require the plasticity index to be between 2 and 9. The second variance is to allow the use of crushed surface course where the percentage by weight of materials passing through a ¾" square mesh sieve is 99%. Jefferson County's Road Standards require the percentage by weight of materials passing through a ¾" square mesh sieve to be 100%.

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 meeting can be attended in person or remotely. Join the meeting remotely via phone: 1-253-215-8782, 1-669-900-9128, or 1-346-248-7799, or join via computer, tablet, etc: zoom.com/join, then enter meeting ID 671 828 8589.

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 June 17th at 5:00 pm. Comments can also be presented to the Planning Board during the June 19th public hearing. The County Commissioners are scheduled to review the proposal on July 2, 2024 at 1:45 p.m. in the Clerk & Recorder's Office Conference Room 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