

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



**LEGAL NOTICE (CHANGE IN HEARING LOCATION)**

**On Wednesday, May 8, 2024 at 7:00 p.m., the Jefferson County Planning Board will hold a public hearing at 304 North Main Street in Boulder (Boulder City Hall Building) on the following item:**

**BALSAMROOT RIDGE MINOR SUBDIVISION VARIANCE REQUEST**

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. Since receiving approval, the developers have been working on fulfilling the conditions of approval, including completing the subdivision improvements. They are requesting a variance to allow the liquid limit specification for crushed surfacing material on Trail Ridge Road to be 26. Jefferson County's Road Standards allow for the liquid limit for surfacing materials to be a maximum of 25. Other entities including Lewis and Clark County and the Forest Service allow the liquid limit to be a maximum of 35. The properties that have received preliminary approval to be subdivided 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.

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](https://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 May 6<sup>th</sup> at 5:00 pm. Comments can also be presented to the Planning Board during the May 8<sup>th</sup> public hearing. The County Commissioners are scheduled to review the proposal on May 21, 2024 at 1:45 p.m. 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)