



**CONSOLIDATED HELENA & LEWIS AND CLARK
COUNTY
PLANNING BOARD
AGENDA**



Tuesday, June 21, 2022

6:00 p.m.

Via ZOOM Platform: <https://us06web.zoom.us/j/9894780402>

This meeting can also be attended electronically. Electronic participants will be able to hear the meeting. Electronic participants will also be able to provide verbal comment to the Planning Board. Electronic participation is available via Zoom at the following Web address:

<https://us06web.zoom.us/j/9894780402>

Those without a computer can attend the meeting via telephone with audio only and will also be able to provide verbal comment to the Planning Board by calling any of the telephone numbers listed below and entering the Meeting ID Number.

Access by Telephone: Dial 1 (253) 215 8782 **OR** 1 (346) 248 7799

Enter Meeting ID No. 9894780402

MEETING AGENDA

A. Establish Quorum

B. Introductions

C. Public Hearing

a. The Prestige at Red Fox Meadows Major Subdivision (Applicant: Hamlin Construction and Development Inc.) (Planner: Angela Hubbard)

To consider the proposed major subdivision to be known as the Prestige at Red Fox Meadows. The proposed Subdivision is located south of Canyon Ferry Road and east of Lake Helena Drive on lot 127 of Red Fox Meadows Subdivision, COS No. 3345619. If approved, the Subdivision would divide an existing 20.372-acre lot into 30 lots. Twenty-six of the lots will be for single family residential use; four of the lots will be non-residential. The residential lots will range in size between 0.5 and 0.8 acres. The four non-residential lots will be 3.6, 0.606, 0.339, and 0.119 acres and are to be used for open space (1 lot), storm water detention (2 lots), and parkland dedication (1 lot). All residential lots will be served by individual wells, a public wastewater treatment system, and utilities. Direct access to the lots will be off a new internal road network with connections to Musselshell Rd and Monarch Rd. The Applicant proposes to provide a combination of cash in-lieu of parkland dedication and parkland dedication. The Applicant has requested variances from Sections XI.F.7 and XI.F.9 of the Lewis and Clark County Subdivision Regulations.

D. Other Business

E. Next scheduled meeting: July 19, 2022

F. Public comment on any public matter within the jurisdiction of the Consolidated City and County Planning Board that is not on the agenda.

H. Adjournment

For additional information on agenda items please contact krutherford@lccountymt.gov or asparks@helenamt.gov

Persons with disabilities requiring accommodations to participate in the County's meetings, services, programs, or activities should contact Emily McGlenn, as soon as possible to allow sufficient time to arrange for the requested accommodation, at any of the following: (406) 447- 8316; TTY Relay Service 1-800-253-4091 or 711; emcglenn@lccountymt.gov; 316 N Park, Room 303, Helena, MT 59623.

Persons with disabilities requiring accommodations to participate in the City's meetings, services, programs, or activities should contact the city's ADA Coordinator, , as soon as possible to allow sufficient time to arrange for the requested accommodation, at any of the following: Phone: (406) 447- 8490; TTY Relay Service 1-800-253-4091 or 711; Email: citycommunitydevelopment@helenamt.gov; Mailing Address & Physical Location: 316 North Park Avenue, Room 445, Helena, MT 59623.

Consolidated City and County Planning Board Ground Rules for Public Meetings

1. Cell phones should be turned off or silenced.
2. All participants will treat others with dignity, civility, and respect at all times.
3. Private or side conversations should take place outside the meeting room.
4. During the public comment portion of the meeting, the public is encouraged to voice or express comments directly to the Planning Board regarding the agenda item.
5. When speaking, please begin by stating your name and address to the Planning Board.
6. When speaking, if a member of the public has already voiced or expressed a comment that you agree with, you may simply state that you agree with that person's comment instead of restating the full comment.
7. If you wish to speak more than once, you may do so only after all other persons wishing to speak have been heard, and only with the permission of the Chair or a majority of the Board.
8. Public comments made during this meeting will be summarized in the minutes and become a component of the official public record. The minutes will be forwarded to the Board of County Commissioners and the City Commission as applicable.