



**Anaconda – Deer Lodge County Board of Adjustment Agenda**  
**Thursday,**  
**Thursday, March 31<sup>st</sup>, 2022 @ 4 pm**  
**Hearst Free Library, 2<sup>nd</sup> Floor**

**Please turn off or silence all cell phones and electronic devices.**

**Everyone is respectfully asked to follow these Board Rules of Procedure:**

- **To address the Board, please state your name & address for the record.**
- **Please speak loud enough for the entire room to hear your comments.**
- **Please address all comments to the Board as you are not in a debate with other presenters or members of the audience.**
- **Please be respectful to other speakers, presenters, and members of the audience.**
- **No sidebar conversations will be allowed. Private conversations and whispering in the audience during the meeting as this is very disruptive so please step out of the room for any such conversations.**

**Call to Order:** Chairman, Donna Kostelecky

[03-31-2022 Board of Adjustment Packet](#)

- I. **Introductions:** Chairman, Donna Kostelecky
  - Introduction of new Board of Adjustment members
    - Jerry Arneson
    - Steve Boyer
  - Review of Board of Adjustment (BOA) Process for Applicants
- II. **Approval of Minutes from Last Meeting:** Thursday, October 7th, 2021  
*Discussion and/or action if necessary*
- III. **Nomination and Vote for 2022 Chairperson**  
*Discussion and/or action if necessary*
- IV. **Nomination and Vote for 2022 Vice-Chairperson**  
*Discussion and/or action if necessary*
- V. **Public Hearings**

PUBLIC HEARING on a request by Steve Locati for a variance to allow relief from the Pintler Vista lakeshore setback of roughly 75 feet with intentions to build approximately 50 feet from lakeshore. Property is within the Georgetown Lake Development District and is legally described as:

PINTLER VISTA PHASE 1, S07, T05 N, R13 W, Lot 4, ACRES 1.28, PLAT 299A

Staff Report

Applicant Statement

Board Comments and Questions

Public Comment



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***At this time, the Board of Adjustment can take action to approve/deny Variance 22-001***

PUBLIC HEARING on a request by Tim Hilmo on behalf of J T Ranches LLC for a variance to allow relief from [Sec.24-275\(3\)](#) of the Development Permit System which requires a minimum lot size of 2.5 acres in the Opportunity Development District. Applicant proposes to create a 2-acre lot separating an existing residence and garage from area used as a hay field. Property is legally described as:

OPPORTUNITY ORIGINAL TOWNSITE, S15, T04 N, R10 W, Lot 63, ACRES 10

Staff Report

Applicant Statement

Board Comments and Questions

Public Comment

***At this time, the Board of Adjustment can take action to approve/deny Variance 21-002***

PUBLIC HEARING on a request by Sandy Palakovich on behalf of Lois & Allyn Harris to allow relief from [Sec. 24-255](#) (5) minimum lot size of 5-acres in the Spring Hill Development District. Applicant proposes to re-align boundaries yielding a 4.03-acre and a 3.52-acre lot. Property is legally described as:

S22, T05 N, R12 W, ACRES 10.06, G.LOTS 27, 28 & 44

Staff Report

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***At this time, the Board of Adjustment can take action to approve/deny Variance 21-003***



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PUBLIC HEARING on a request by QRS Signs on behalf of Trish Handy to allow relief from [Sec.8-186](#) (b) of the county code of ordinances which limits two signs per property. The applicant proposes to install 4 signs to advertise a business within the Highway Commercial Development District. Property is legally described as:

S02, T04 N, R11 W, ACRES 0.41, TRIANG TK IN S2

Staff Report

Applicant Statement

Board Comments and Questions

Public Comment

***At this time, the Board of Adjustment can take action to approve/deny Variance 21-004***

**VI. New Business**

**VII. Miscellaneous**

- Matters from the Staff
- Matters from the Board

**VIII. Public Comment**

This is the time for members of the public to comment on items not on the agenda that fall within the Board of Adjustment jurisdiction.

**IX. Next Meeting Date:** TBD

**X. Adjournment:** Chairman, Stormi Brosseau