

RESOLUTION 2014-83

**RESOLUTION TO CREATE A RURAL IMPROVEMENT DISTRICT FOR THE
SOUTH RIDGE ESTATES SUBDIVISION 2014-3**

WHEREAS, the Board of County Commissioners may order and create a special improvement district upon the receipt of a petition to create a special improvement district that contains the consent of all of the owners of property to be included in the district per MCA §7-12-2102(2); and

WHEREAS, the attached petition, "Exhibit B", contains the signature of the sole owner of property to be included within the District; and

WHEREAS, the sole owner of property has preliminary subdivision approval to create thirty-two lots with improvements that require future maintenance.

WHEREAS, the resolution of intention designated items set forth in MCA §7-12-2103(2).

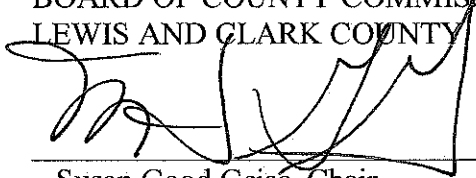
- (a) The designated number of the district is 2014-3.
- (b) The boundaries are shown on "Exhibit A" and described as Southridge Estates Major Subdivision (AKA York Meadows Major Subdivision) located in the SE ¼ of Section 10 and the SW ¼ of Section 11, T10N, R3W, P.M.M., Lewis and Clark County, Montana.
- (c) The general character of the maintenance includes, but is not limited to:
 - o Snow plowing, grading, culvert cleaning, signs, weed control, of Public Access Easements and Public Trail Easements including roadways, cul-de-sacs, mailbox turnouts and trails within the District.
- (d) Dowl HKM is the engineer to have charge of the work and the estimated cost for said maintenance is \$6,838.48 per year or \$213.70 per parcel per year.
- (e) The method by which the cost shall be assessed is described in MCA §7-12-2151(d); each lot, tract, or parcel of land in the district may be assessed an equal amount based upon the total cost of the improvement; and



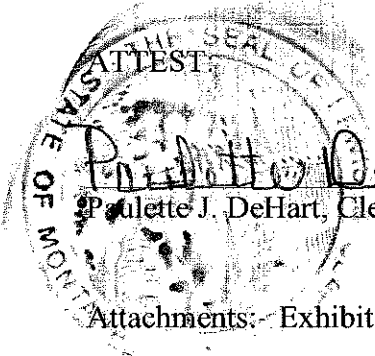
NOW, THEREFORE LET IT BE RESOLVED, by the Lewis and Clark County Board of County Commissioners that it does hereby approve the creation of the Southridge Estates Rural Improvement District Number 2014-3.

DATED this 29 day of July, 2014.

BOARD OF COUNTY COMMISSIONERS
LEWIS AND CLARK COUNTY



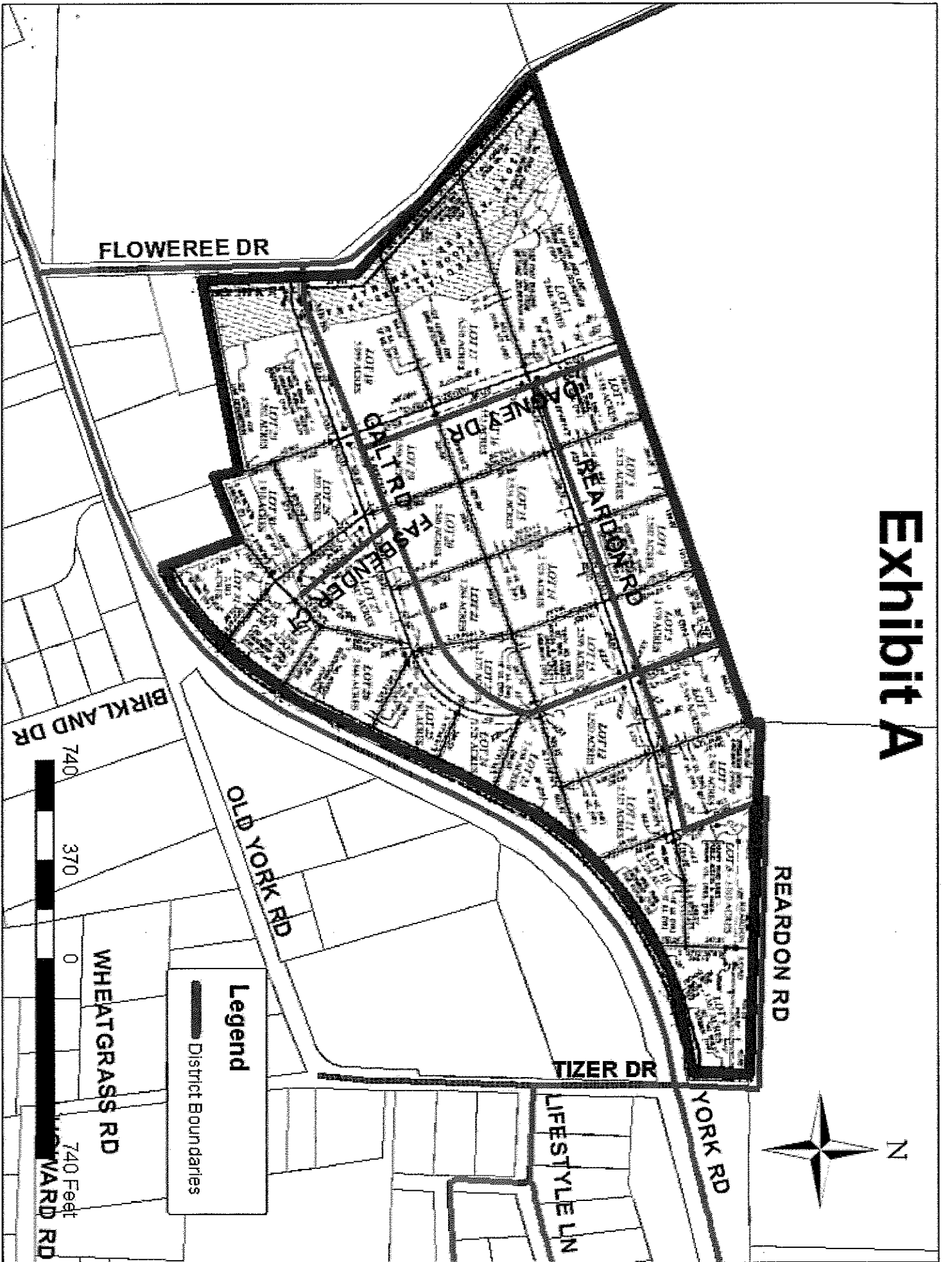
Susan Good Geise, Chair



Paulette J. DeHart by [Signature]
Paulette J. DeHart, Clerk of the Board

Attachments: Exhibit 'A' & Exhibit 'B'

Exhibit A



May 28, 2014

Carrie Severson, RID Coordinator
Lewis & Clark County Planning Dept.
PO Box 1725
Helena, MT 59624

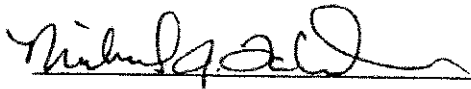
Re: South Ridge Estates Subdivision, Final Plat Requirements
Petition to create Rural Improvement District (RID)

Dear Carrie:

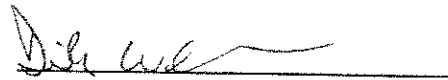
According to the Lewis and Clark County GIS maps, South Ridge Estates Subdivision currently lies outside any RID or SID boundaries nor within any zoning areas. Exhibit A of the Condition of Approval of the Settlement Agreement dated January 22nd, 2009, #19 states *"In cooperation with the County, the Applicant shall create or amend an existing Rural Maintenance District for the following: internal access roads, trail maintenance, mailbox/bus stop turnout, mail box cluster units and bus stop shelter."*

Therefore for purposes of maintenance of the proposed listed in the conditions above, we hereby petition Lewis and Clark County to create a Rural Improvement District in accordance with MCA Title 7, Chapter 12, Part 21.

County policy requires signatures of 60% of the owners to form an RID or SID. Michael Fasbender and Dick Weschenfelder are sole members of South Ridge Properties, LLC the property owner, therefore satisfying this requirement with my signature hereto.



Michael Fasbender
Owner, South Ridge Properties, LLC
South Ridge Estates Subdivision



Dick Weschenfelder
Owner, South Ridge Properties, LLC
South Ridge Estates Subdivision

Enclosures: Maintenance Cost Estimate Spreadsheet

SOUTH RIDGE ESTATES ROAD MAINTENANCE 2013
ENGINEER'S ESTIMATE
INCLUDES TIZER ROAD

L&C PUBLIC WORKS

Date: September 17, 2013

Width Feet	Length Feet	SY	Re-Grading (Blade)	Snow Plowing SY	Chip Seal, SY	Mail Box O & M Lump Sum	Crack Seal, LF	Miscellaneous - Signs, Weed Spraying, Drainage, Gravel
(G) Local Roads	All Local Roads in RID	24	6,546	17,456	17,456			17,456
(G) Local Cudresac	in RID	873	873	873				873
(G) Mail Box Turnouts	RID	104		104	1			104
(G) 238' of Tizer Rd	in RID	24	238	635				635
								0
								0
								0
								0
								0
								0
								0
TOTALS		6,784	19,068	18,329	19,068	0	1	19,068

Culverts in RID = 7 (Clean 1/5 each year)

- (G) Gravel
- (P) Double shot chip seal
- (A) Asphalt Pavement

Areas of roadway, easements and turnouts to be maintained were supplied by Casme and Associates.

	SY	EA	LS	SY	Times per Year	
Snow Plowing	19,068				5	0.02
Culvert Clearing	1,40				1	300.00
Mail Box O & M	1				1	300.00
Blade Roads	18,329				1	0.16
Misc.	19,068				1	0.05

CONSTRUCTION TOTAL						\$6,512.84
5% Administration Fee		5%				\$325.84
Project Total						\$6,838.68

Total per parcel for 32 parcels **\$213.70**