RESOLUTION 2015-128

RESOLUTION TO CREATE THE HERON CREEK RURAL IMPROVEMENT DISTRICT NO. 2015-9

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

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

WHEREAS, the subdivision applicant for the proposed Amended Plat of Lot A-1A, H.W. Smith Minor Subdivision (A.K.A. Heron creek Subdivision) was granted preliminary approval on September 18, 2007; and

WHEREAS, the subdivision applicant has requested the creation of a Rural Improvement District to satisfy the Amended Plat of Lot A-1A, H.W. Smith Minor Subdivision (A.K.A. Heron creek Subdivision) conditions of approval; and

WHEREAS, owners of property within the proposed district to be assessed for over 50% of the cost of the proposed program as determined by the method of assessment described in this resolution of intention have waived the right to protest the creation of a Rural Improvement District for the purpose of improving and/or maintaining the roads that access the proposed district including related right-of-way, drainage structures, and traffic control signs; and

WHEREAS, the designated items set forth in MCA 7-12-2103(2) are as follows:

- (a) The designated number of the district is 2015-9.
- (b) The boundaries of the district are shown on Exhibit "B".
- (c) The general character of maintenance of public access easements and public trail easements within the boundaries of the district includes, but is not limited to: snow plowing, street sweeping, culvert cleaning, mailbox maintenance, contributions toward a future chip seal, crack sealing, miscellaneous work as needed, parkland maintenance, and trail maintenance.
- (d) DOWL is the engineer to have charge of the work. The estimated cost for funding said maintenance in Phases 1, 2, and 3 is \$13,259.58 per year, or \$181.64 per parcel per year, as shown on Exhibit "C". The estimated cost for funding said maintenance in Phases 4, 5, and 6, cumulatively, is \$7,666.84, as shown on Exhibit "D", to be reviewed upon final plat of one or more of Phases 4, 5, or 6. All

maintenance funds collected for the district will be spent solely on road maintenance within the proposed district.

- (e) The method by which the costs shall be assessed is described in MCA 7-12-2151(d): "each lot, tract, or parcel of land in the district [will] be assessed an equal amount based upon the total cost of the [maintenance]."
- (f) Pursuant to MCA 7-12-2103(2)(f), "if an increase occurs in the number of benefitted lots, tracts, or parcels within the boundaries of the proposed district during the term of the bonded indebtedness, the assessment per lot, tract, or parcel then in the district will be recalculated as provided in MCA 7-21-2151(4)."

NOW, THEREFORE, BE IT RESOLVED by the Lewis and Clark County Board of Commissioners, that it does hereby create the Heron Creek Rural Improvement District No. 2015-9 for the purpose of equitably funding road maintenance.

BE IT FURTHER RESOLVED that the Lewis and Clark County Public Works Department is authorized and responsible for coordinating maintenance as described on Exhibit "C" and Exhibit "D" within the district boundary as shown on Exhibit "B".

LEWIS AND CLARK COUNTY BOARD OF COMMISSIONERS

Andy Hunthausen, Chairman

ATTEST

Paulette DeHart, Clerk of the Board

Attachments: Exhibit "A", Exhibit "B", Exhibit "C", Exhibit "D"

Exhibit "A"

December 30, 2014

Matt Heimel, Special Districts Planner Lewis & Clark County Planning Dept. PO Box 1725 Helena, MT 59624 LEVIS & CLARK COUNTY

UMIL 0 7 2015

PERMIT OFFICE

Re.

Heron Creek Subdivision, Final Plat Requirements
Petition to create Rural Improvement District (RID) (revised to include stormwater and mail boxes features and delete fire protection system)

Dear Matt:

According to the Lewis and Clark County GIS maps, Heron Creek Subdivision currently lies outside any RID or SID boundaries nor within any zoning areas. Condition of Approval #17 for Phase I, Condition of Approval #15 for Phase II and Condition of Approval #11 Phase III states "In cooperation with the County, the Applicant shall create or amend an existing Rural Improvement District(s) and/or a Special District(s), depending upon which one is applicable, for the maintenance, preservation, and repair of the following: internal access roads, wastewater treatment system, parks, common areas and on-site improvements, and any fire protection improvements. (Sections 76-3-102(1, 3 and 4), 501(1), 504(1)(f)(i), and 608(3)(a, b. and d), MCA: Sections XI.H. and Appendix K, County Subdivision Regulations). Upon meeting with the Planning Staff on November 21, 2013; Thereby request that the RID be created for the maintenance, preservation and repair of the internal access roads, dedicated public parkland and trails contained in or used for access to the dedicated public parkland, stormwater systems and mail box features. Maintenance of the wastewater treatment system will be provided for by the HOA, the owner or creation of a wastewater district.

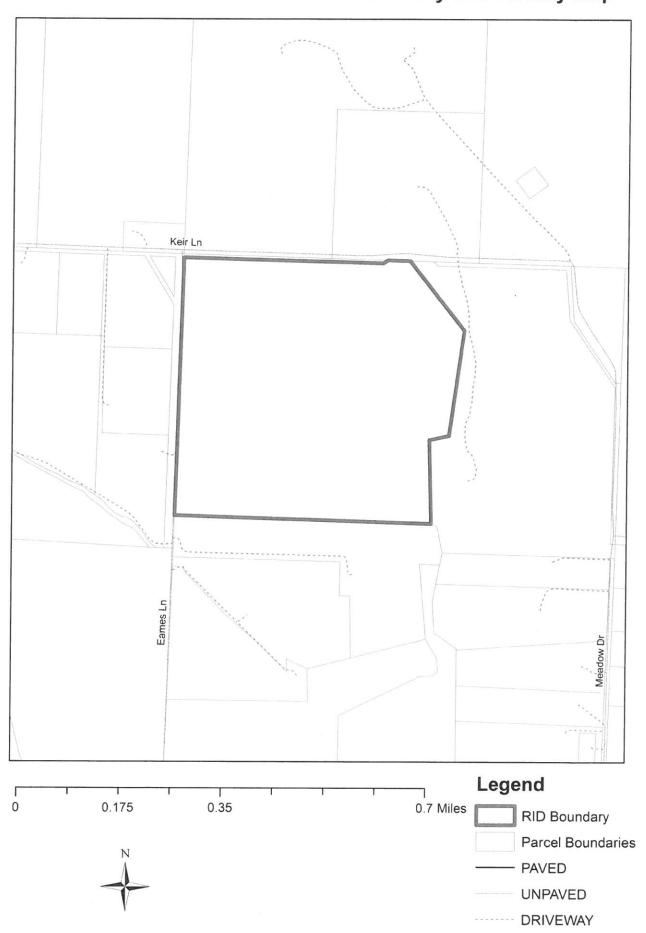
Therefore for purposes of maintenance of the proposed listed in the conditions above, I hereby petition Lewis and Clark County to create a Rural Improvement District in accordance with MCA Title 7, Chapter 12, Part 21.

County policy requires signatures of 60% of the owners to form an RID or SID. Ron Bartsch is the sole owner of Sussex Development, Inc., the property owner, therefore satisfying this requirement with my signature hereto.

Ron Bartsch

O mer, Heron Creek Subdivision Sussex Development, Inc.

Exhibit "B": Heron Creek RID Boundary and Vicinity Map



6 500.00 13,259.58	5%					5% Administration Fee Project Total	5% Administ Project Total								
12,759.58					TAL	CONSTRUCTION TOTAL	CONSTRU								
5 670.00	0.05		(9)	두	13,400	Trail Maintenance	Trail Ma								
	100.00	_	(9)	AC	7.05		Parkland								
	0.06	_	(9)	LS	15,526	Misc.						ites.	Aleas of roadway, to be maintained were supplied by Casne and Associates.	or roadway, to be mainta	leds 0
	2.00	_	(9)	두	1,167	Crack Seal	_								
	2.56	<u>-</u>	(9)	LS	15,526	Chip Seal		Ÿ	.90 Annual	e = \$5655	year cyclu	30/ by 7	Note: Total chip seal cost is \$39591.30/ by 7 year cycle = \$5655.90 Annually	(F)Asphalt Mat)ASpi
0 300.00	300.00	_	(9)	LS	₽	Mail Box 0 & M	Mail				8			iver	(D) Slavel
	300.00	_	(9)	EA	S		Culver					3	culverts in RID =5 (Clean 1/5 each year)		2
	0.03	_	(9)	SY	15,526	Street Sweeping	Street								
2 1,552.60		5	@	SY	15,526	Snow Plowing	Snc								
	31	per Year													
		Times													
	15,526	15,			1,927	_	15,526	15,526	15,526	15,526	c			0.000	
														SIATOT	
	0														
	0														
	0														
	0														
	0														
	4,444	4,-					4,444	4,444	4,444	4,444				rifeweed Phase I-III	3
	5,702	5.					5,702	5,702	5,702	5,702				I nimble Berry	
	734	2					2,734	2,734	2,734	2,734				Peppergrass	
	1,393	1					1,393	1,393	1,393	1,393				Grouse Berry	
	253	_					1,253	1,253	1,253	1,253				Trappers Tea	1
9															į
Seal, LF Miscellaneous - Signs, Weed Spraying, Drainage.	Veed Spra	Signs, V	neous -	Miscella	Seal, LF		Seal, SY	SY	SY	SY	Feet	Feet	Limits	Road	
					Crack	O & M	Chip	Snow	Street Sweeping,	-	Length	Width			
)15	August 20, 2015	Augu	Date:											
			Jesse Whitford	Jesse W									STIMATE	PUBLIC WORKS ESTIMATE	
	-	The state of the s	Carried .												

.052 5,052 .375 1,375 .319 1319 .068 1068 .353 1353 .353 1353 .353 1353 .367 10,167 1 .0167 Cleaning Mail Box 0 & M Chip Seal Crack Seal Misc.					
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		id Associates.	Areas of roadway, to be maintained were supplied by Casne and Associates.	f roadway, to be maintair	reas o
5,052 5,052 5,052 1,375 1,375 1,375 1319 1,319 1319 1068 1068 1353 1,383 1353 10,167 10,167 1 764	ar cycle = \$3,70	each year) s \$25,925.85/ by 7 ye	Culverts in RID =4 (Clean 1/5 each year) Note: Total chip seal cost is \$25,925.85/ by 7 year cycle = \$3,703.69 Annually	(G) Gravel (P)Asphalt Mat	(G) Gravel
5,052 5,052 5,052 1,375 1,375 1,375 1,319 1,319 1319 1068 1,068 1068 1353 1,353 1353 10,167 10,167 1 764		RUCTED	ROADS ARE NOT CONSTRUCTED		
5,052 5,052 5,052 1,375 1,375 1,375 1319 1,319 1319 1068 1,068 1068 1353 1,353 1353	0 10,167			TOTALS	П
5.052 5.052 5.052 1.375 1.375 1.375 1319 1.319 1319 1068 1.068 1068	1,333			moose beily	
5.052 5.052 5.052 1.375 1.375 1.375 1.319 1319	1,068			Monse Berry) (T
5,052 5,052 5,052 1,375 1,375	1,319			WOII VVIIIOW	
5,052 5,052 5,052	1,375			Beargrass	
	5,052			Fireweed Phase IV-VI	P
and the state of t					
and the second s					
denti se					
and the state of t					
Street Snow Chip Lump Crack Miscellaneous - Signs, Weed Spraying, Drainage, SY Sy Seal, SY Sum Seal, LF Barkland Trails	Length Feet SY	Width L Feet	Limits	Road	
Date: August 20, 2015					
Jesse Whitford	MAINIENAN	, v and vi KOAD	PUBLIC WORKS ESTIMATE	PUBLIC WORKS ESTIMATE	