



RESOLUTION 2026 - 71

A RESOLUTION TO CREATE THE BITTERROOT ESTATES ROAD RURAL IMPROVEMENT DISTRICT FOR ROAD MAINTENANCE, NO. 2026-2

WHEREAS, the Lewis and Clark County Board of Commissioners (Board) is authorized to create a rural improvement district (RID) whenever the public interest or convenience may require, as per MCA 7-12-2102; and

WHEREAS, the Board may order and create an RID on the receipt of a petition to create an RID that has the consent of all of the owners of property to be included in the RID, as per MCA 7-12-2102(2)(a); and

WHEREAS, the Bitterroot Estates Subdivision received preliminary approval from the Board on September 5, 2024, with Condition of Approval No. 16 of that approval requiring the creation of an RID for maintenance, preservation, and repair of the internal access road that will serve this Subdivision; and

WHEREAS, the attached letter, Exhibit A, serving as the petition to join a RID, contains the signature of all owners of property to be included in the RID; and

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

1. The designated number of the Bitterroot Estates Road RID is 2026-2.
2. The boundaries of the RID are shown on Exhibit B, which encompasses the boundaries of the Bitterroot Estates Subdivision and Tract A1B1-A as shown on Certificate of Survey No. 3422196.
3. No improvements are to be made as a result of this district as this district is to be created solely for the purpose of road maintenance. Road maintenance may include snow plowing, street sign maintenance, culvert cleaning and ditch maintenance, street sweeping, pothole patching, crack sealing, chip sealing, and other maintenance as necessary to preserve the road improvements.
4. The County Engineer, or their designee, is to have charge of the work. Maintenance costs for the maintenance per year of the internal access road were reviewed and approved by the Public Works Department. The estimated cost for funding said maintenance is \$2,225 per year, or \$445 per property for 5 properties, as shown on Exhibit C. All maintenance funds collected for the RID will be spent solely on maintenance within the RID.
5. 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 of improvements]."
6. 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 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 7-12-2151(4)."

NOW, THEREFORE, BE IT RESOLVED by the Board,

1. That it does hereby create the Bitterroot Estates Subdivision Rural Improvement District, No. 2026-2 for the purpose of equitably funding the maintenance, preservation, and repair of the internal access road within the Bitterroot Estates Subdivision.
2. That the Lewis and Clark County Public Works Department is authorized and responsible for coordinating maintenance as described in this resolution within the RID boundary as shown on Exhibit B.

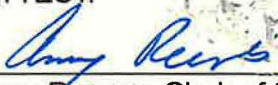
PASSED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS on this 9
Day of July, 2026.

LEWIS AND CLARK COUNTY
BOARD OF COMMISSIONERS



Tom Rolfe, Chair

ATTEST:

Amy Reeves, Clerk of the Board

Attachments:

Exhibit – A (Petition)

Exhibit – B (Boundaries)

Exhibit – C (Estimated Costs)

Exhibit A

June 3, 2026

Jessica Makus, Special Districts Planner
Lewis & Clark County Planning Dept.
3402 Cooney Drive
Helena, MT 59602

Re: Bitterroot Estates, Final Plat Requirement
Petition to create Rural Improvement District (RID) for internal road network

Dear Ms. Makus:

Condition of Approval #16 states: *"In cooperation with the County, the Applicant, its successors and assigns, shall create a Rural Improvement District(s) and/or Special District(s) to address the maintenance, preservation, and repair of the internal road network within the Bitterroot Estates Subdivision."*

We hereby request that a RID be created for the maintenance, preservation and repair of the internal roadway network. This RID will include all benefiting properties, including the family transfer lot (A1B1-A) that is not a part of Bitterroot Estates Subdivision.

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 a RID or SID. We, Ray and Donagene LaFromboise, are the sole owners of the proposed Bitterroot Estates Subdivision (which has not yet been final platted). The sole owners of the other benefiting property are Joshua and Rebecca LaFromboise. All (4) signatures are below, therefore satisfying this requirement with 100% of the owners represented.


Ray LaFromboise (Date)


Donagene LaFromboise (Date)


Joshua LaFromboise (Date)


Rebecca LaFromboise (Date)

Exhibit B

Exhibit C

BITTERROOT ESTATES - INTERNAL ROAD NETWORK ANNUAL COSTS										L & C PUBLIC WORKS	
ENGINEER'S ESTIMATE										Date: April 29, 2026	
	Feature	Limits	Width Feet	SF	SY	Snow Plowing SY	Chip Seal, SY	Maintenance CF	Crack Seal, LF	Miscellaneous - Signs, Weed Spraying	
(A)	Local Roads	All Local Roads in RiD (including hammerhead)	24'	18,300	2,033	2,033	2,033		153		
(B)											
	TOTALS			18,300	2,033	2,033	2,033	0	153		

(A) Asphalt Roadways

Notes: Culverts in RiD = 0 (Clean 1/5 each year)
Areas of roadway & turnout determined by approved road plans, Casne and Assoc.

Road Name	SF	SY
Rosette Lane	18,300	2033.33
		0.00
		0.00
Totals	18300	2033.33

(B)

Total	0

	Amount	Units	Times per Year	Cost per Unit	Total Cost Per Year
Snow Plowing and Sand	2,033	SY	@ 5	0.04	\$406.60
Sweeping	2,033	SY	@ 0.20	0.15	\$60.99
Crack Seal	153	LF	@ 1	2.50	\$382.50
Pothole Patch	0.50	TON	@ 1	350.00	\$175.00
Misc. (Signs, Culverts)	2,033	SY	@ 1	0.05	\$101.65
CHIP SEAL	2,033	SY	@ 0.10	3.30	\$670.89
SWEEPING	2,033	SY	@ 0.10	0.15	\$30.50
CONSTRUCTION TOTAL					\$1,828.13
Administration Fee (5%)					\$91.41
Approx. Inflation (including chip seal future cost)					\$305.46
Total Annual Assessment					\$2,225.00

Total per parcel per year: 5 parcels **\$445.00**
(Includes family transfer parcel)