

## **RESOLUTION 2026 - 87**

### **RESOLUTION OF INTENTION TO CREATE THE SMITH SUBDIVISIONS FIRE SUPPRESSION RURAL IMPROVEMENT DISTRICT, NO. 2026-6**

**WHEREAS**, the Lewis and Clark County Board of Commissioners (Board) may order and create a Rural Improvement District (RID) whenever the public interest or convenience may require, Section 7-12-2102, MCA; and

**WHEREAS**, the Blacksmith Subdivision, Arrowsmith Subdivision, Coppersmith Subdivision, and Wordsmith Subdivision received preliminary plat approval on November 24, 2020 with a condition of approval associated with each preliminary approval requiring the creation or joining an RID for maintenance of the fire suppression system;

**WHEREAS**, it is the intention of the developer of the Blacksmith Subdivision to submit a final plat application, the first of the four abovementioned preliminarily approved subdivisions;

**WHEREAS**, it is the policy of the Board to follow public process for creating an RID when a petition has been received to create an RID; and

**WHEREAS**, a petition for the Smith Subdivisions Fire Suppression Rural Improvement District, No. 2026-6 (the District), was submitted July 21, 2026, for the purpose of funding maintenance of the fire suppression system; and

**WHEREAS**, the petition was signed by 60% of owners of benefited lots within the District boundary; and

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

- (a) The designated number of the District is 2026-6.
- (b) The benefited properties to be included in the District are listed in the petition, Exhibit "A". The boundary of the proposed District is illustrated in Exhibit "B".
- (c) The County Engineer or a designee will have charge of the work. The general character of maintenance includes, but is not limited to, yearly testing of the fire suppression system, electrical utility costs for the pump house, well pump motor replacement, well pump replacement, and variable frequency drive (VFD) replacement. Funding of annual maintenance is estimated to total \$3,008.25. Each benefited property is estimated to be assessed \$150.41, annually. Maintenance costs are detailed in Exhibit "C".
- (d) Costs shall be assessed equally, as described in Section 7-12-2151(1)(d), MCA.
- (e) Pursuant to Section 7-12-2103(2)(f), MCA, if an increase in the number of benefited lots, tracts, or parcels within the boundaries of the District occurs, the assessment per lot, tract, or parcel then in the district will be recalculated.



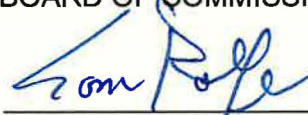
**NOW, THEREFORE, BE IT RESOLVED** that the Board of County Commissioners does hereby establish its intention to create the Smith Subdivisions Fire Suppression Rural Improvement District, No. 2026-6, for the purpose of equitably funding maintenance of the fire suppression system within the District.

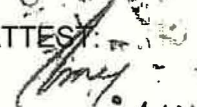
**BE IT FURTHER RESOLVED** that the Lewis and Clark County Public Works Department is authorized and responsible for coordinating proposed maintenance of the fire suppression system within the District.

**BE IT FURTHER RESOLVED** that written protests will be received from persons owning real property within the proposed district for thirty (30) days after the first publication of notice, and that said protests must contain the printed landowner's name and address as it appears on the last assessment roll.

DATED this 4 day of August, 2026.

LEWIS AND CLARK COUNTY  
BOARD OF COMMISSIONERS

  
\_\_\_\_\_  
Tom Rolfe, Chair

  
ATTEST:    
\_\_\_\_\_  
Amy Reeves, Clerk of the Board

Attachments:

- Exhibit "A"
- Exhibit "B"
- Exhibit "C"

July 20, 2026

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

Re: Blacksmith Major Subdivision, Final Plat Requirement  
Petition to create Rural Improvement District (RID) for onsite fire protection  
system (FPS)

Dear Ms. Makus:

According to the Lewis and Clark County GIS maps, Blacksmith Major Subdivision currently lies outside any RID or SID boundaries. An RID is needed to fund future repair and maintenance work associated with the FPS, per Condition of Approval #19.

We hereby request that a RID be created for the maintenance, preservation and future repair (if needed) of the FPS.

Please understand that in the future, I (Kim Smith) will submit more final plat applications for adjacent proposed subdivisions that currently have preliminary plat approval. As each subdivision final plats, more benefitting properties will be created.

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 (Fire) in accordance with MCA Title 7, Chapter 12, Part 21.

County policy requires signatures of 20% of the owners to form a RID. I, Larry Kim Smith, am the sole owner of this "Blacksmith" property and the future (11) Blacksmith parcels that will be created with Commission approval of the final plat application. Other benefitting properties that I own include the following:

- Geocode: 05-1889-18-4-03-20-0000 (Future Coppersmith, 14 lots)
- Geocode: 05-1889-18-4-01-34-0000 (Future Arrowsmith, 11 lots)
- Geocode: 05-1889-18-4-01-40-0000 (lot to the north)
- Geocode: 05-1889-18-4-01-45-0000 (lot to the north)

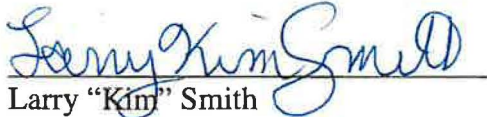
The County also sees this as a benefitting property:

- Geocode: 05-1889-18-4-01-36-0000 (Future Wordsmith, 7 lots, I am the Applicant and represent the current Owners, Corey and Darci Crum)

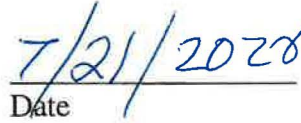
## EXHIBIT A

The County also sees the (4) tracts within Espelin Minor as benefitting properties. The Applicant hereby requests that the County make contact with these Owners as the Applicant expects at least (1) owner will protest.

My signature below represents the future (11) Blacksmith lots, the (1) future Coppersmith subdivision, (1) future Arrowsmith subdivision, and the (2) vacant lots to the north.



Larry "Kim" Smith  
Kim Smith Properties, LLC



Date

The signatures below represent the (1) current parcel that will soon be the Wordsmith Major Subdivision.



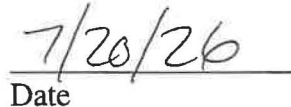
Corey Crum



Date



Darci Crum

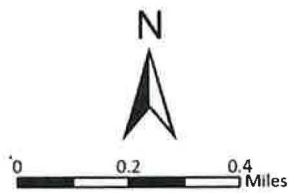


Date



Larry "Kim" Smith  
Kim Smith Properties, LLC





## Exhibit B: Proposed Smith Subdivisions Fire Suppression Rural Improvement District

### Legend

-  Proposed Benefitting Properties
-  Proposed RID Boundary



## APPENDIX C

## Smith Subdivisions Fire Protection System

### MAINTENANCE RID - FIRE PROTECTION SYSTEM

**ENGINEER'S ESTIMATE of RID Costs**  
**Casne and Associates, Inc.**

Date: July 16, 2016

[illegible]