

RESOLUTION 2026 - 4

A RESOLUTION TO CREATE THE WADE MINOR RURAL IMPROVEMENT DISTRICT NO. 2026-1

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 attached letter, Exhibit A, serving as the petition to create a rural improvement district (RID), contains the signature of owners of all property to be included within the RID; and

WHEREAS, the subdivision applicant for the Wade Minor Subdivision received preliminary approval from the Board on December 17, 2024, with Condition of Approval No. 14 of that approval requiring the creation or joining of an RID for maintenance, preservation, and repair of the internal road network within the Wade Minor Subdivision; and

WHEREAS, the subdivision applicant has requested the creation of a District to satisfy Condition of Approval No. 14 of the Wade Minor Subdivision; and

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

1. The designated number of the proposed Wade Minor RID is 2026-1.
2. The boundaries of the RID are shown on Exhibit B, which encompass the boundaries of the Wade Minor Subdivision.
3. The general character of maintenance includes costs associated with the maintenance and repair of the internal road network, including but not limited to, snow removal, pothole patching, crack seal, chipseal, signage, drainage maintenance, and other items as needed to preserve the road improvements. The estimated costs for funding said maintenance is estimated to total \$2,250.00 per year, as detailed in Exhibit C. All maintenance funds collected for the RID will be spent solely on maintenance within the RID.
4. The County Engineer, or his designee, is to have charge of the work.
5. The method by which the costs shall be assessed is described in Section 7-12-2151(1)(d), MCA: "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 improvement]."
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 Wade Minor Rural Improvement District, No. 2026-1, for the purpose of equitably funding the maintenance, preservation, and repair of the internal road network within the Wade Minor Subdivision.
2. That the Board has determined pursuant to MCA 7-12-2108 that the contemplated work in of more than local or ordinary public benefit, and that the expense of such work is chargeable upon the lots and land fronting upon proposed improvements and upon other lots and lands not fronting on the proposed improvements, which are the property benefited by said work and to be assessed to pay the cost and expense thereof.



3. 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 "C".

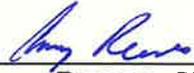
PASSED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS on this 8 Day of January 2026.

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 (Maintenance Costs)



October 14, 2025

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

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

Dear Ms. Makus:

According to the Lewis and Clark County GIS maps, Wade Minor Subdivision currently lies outside any RID or SID boundaries. Condition of Approval #14 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 Wade Minor Subdivision. (Sections 7-11-1003, 76-3-102, 501, 504, and 608(3), MCA; Chapters I.C. and XI.H., L., R., and S., and Appendix K, County Subdivision Regulations; Lewis and Clark County Public Works Manual"*

I hereby request that a RID be created for the maintenance, preservation and repair of the internal roadway network.

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. I, Larry Kim Smith, am the sole owner of this property (which has not yet been final platted), therefore satisfying this requirement with my signature hereto.



Larry "Kim" Smith
Kim Smith Properties, LLC

Exhibit – B



WADE MINOR - INTERNAL ROAD NETWORK ANNUAL COSTS
ENGINEER'S ESTIMATE

Date: August 6, 2025

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 incl. culdesac and mailbox turnout	24'	19,200	2,133	2,133	2,133		160	
(B)									
TOTALS			19,200	2,133	2,133	2,133	0	160	

(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
Ryder Ct	19,200	2,133.33
		0.00
		0.00
Totals	19200	2133.33

(B)

Total	0

	Amount	Units	Times per Year	Cost per Unit	Total Cost Per Year
Snow Plowing and Sand	2,133	SY	5	0.04	\$426.60
Sweeping	2,133	SY	0.20	0.15	\$63.99
Crack Seal	160	LF	1	2.50	\$400.00
Pothole Patch	0.50	TON	1	350.00	\$175.00
Misc. (Signs, Culverts)	2,133	SY	1	0.05	\$106.65
CHIP SEAL	2,133	SY	0.10	3.30	\$703.89
SWEEEPING	2,133	SY	0.10	0.15	\$32.00
CONSTRUCTION TOTAL					\$1,908.13
Administration Fee (5%)					\$95.41
Inflation					\$246.46
Total Annual Assessment					\$2,250.00

Total per parcel per year: 5 parcels **\$450.00**