

YELLOWSTONE COUNTY BOARD OF COUNTY COMMISSIONERS

Resolution No. 24-129

**Resolution to Create Yellowstone County Rural Special Improvement District No. 907M
To Maintain the Roads in Gresham Subdivision**

WHEREAS, pursuant to Sections 7-12-2101 through 7-12-2113 of the Montana Code Annotated, a board of county commissioners has the authority to create a rural special improvement district to construct and maintain a public improvement. When all the owners of the land in the proposed district do not consent to the creation of the district, a board should pass a resolution of intent, set a public hearing, provide notice of the public hearing, receive protests, hold a public hearing, consider protests and pass a resolution that either creates or does not create the district. When all the owners of the land in the proposed district consent to the creation of a district, the board does not have to hold a public hearing or pass a resolution of intent. The board can create the district with a resolution without a hearing.

WHEREAS, the Yellowstone County Board of County Commissioners received a petition from Heath Olson of Bighorn Drywall & Construction, LLC to create a rural special improvement district to maintain the roads constructed and dedicated to the public in Gresham Subdivision. See Exhibits A-G attached. As a condition of subdivision approval, the Board required Heath Olson of Bighorn Drywall & Construction, LLC to construct and dedicate the roads to the public and create a district to maintain the portion in Gresham Subdivision. Bighorn Drywall & Construction, LLC owns all properties within the proposed district and has consented to the creation of the district. Because Heath Olson has consented to the creation of the district, the Board does not have to hold a hearing to create the district. The Board only has to pass a resolution to create the District.

District Summary

District Name:	Yellowstone County Rural Special Improvement District No. 907M
District Location:	Gresham Subdivision
District Parcels:	1 parcel – Gresham Subdivision; parcel will be developed into 36 lots
District Activities:	Maintain Public Roads in Subdivision
District Costs:	\$175 Estimated Cost per lot per year for 36 lots, Subject to Change
District Assessment Method:	Per Parcel/Lot
District Assessment:	\$6,3000 Annual District Assessment, Subject to Change
District Duration:	Indefinite

NOW THEREFORE, BE IT RESOLVED,

The Yellowstone County Board of County Commissioners creates Yellowstone County Rural Special Improvement District No. 907M to maintain the roads in Gresham Subdivision. The specifics of the District are contained in the petition. The Board’s assessment for the District will appear on the property owners 2024 tax statement.

Passed and Adopted on the 13th day of August 2024.

BOARD OF COUNTY COMMISSIONERS
YELLOWSTONE COUNTY, MONTANA

John Ostlund, Chair

Mark Morse, Member

Donald W. Jones, Member

ATTEST:

Jeff Martin, Clerk and Recorder

Petition to Create Special Improvement District for the Gresham Subdivision – Dry Hydrant

On June 21, 2024, Mark English, a Deputy Yellowstone County Attorney assigned to the Civil Division, reviewed a petition to create a rural special improvement district to maintain a dry hydrant to be installed with the construction of the Gresham Subdivision. The petition appears legally sufficient.

The petition indicates what land will be included in the district (the Gresham Subdivision), what public infrastructure will be maintained (dry hydrant), what will be done to maintain the infrastructure (inspection), the cost to maintain the infrastructure (\$25 per parcel), how the cost will be paid by the landowners in the district (per parcel) and whether all the landowners consent to the creation of the district (all consent, only developer).

Because all the landowners consented to the creation, the County does not have to hold a hearing to create the district.

Petition to Create Special Improvement District for the Gresham Subdivision – Park

On June 21, 2024, Mark English, a Deputy Yellowstone County Attorney assigned to the Civil Division, reviewed a petition to create a rural special improvement district to maintain the park to be dedicated with the construction of the Gresham Subdivision. The petition appears legally sufficient.

The petition indicates what land will be included in the district (the Gresham Subdivision), what public infrastructure will be maintained (park), what will be done to maintain the infrastructure (mowing, weed control, path maintenance), the cost to maintain the infrastructure (\$3,000), how the cost will be paid by the landowners in the district (per parcel) and whether all the landowners consent to the creation of the district (all consent, only developer).

Because all the landowners consented to the creation, the County does not have to hold a hearing to create the district.

Petition to Create Special Improvement District for the Gresham Subdivision – Roads

On June 21, 2024, Mark English, a Deputy Yellowstone County Attorney assigned to the Civil Division, reviewed a petition to create a rural special improvement district to maintain the roads to be installed with the construction of the Gresham Subdivision. The petition appears legally sufficient.

The petition indicates what land will be included in the district (the Gresham Subdivision), what public infrastructure will be maintained (roads), what will be done to maintain the infrastructure (maintenance, weed control, stormwater maintenance), the cost to maintain the infrastructure (\$6,300), how the cost will be paid by the landowners in the district (per parcel) and whether all the landowners consent to the creation of the district (all consent, only developer).

Because all the landowners consented to the creation, the County does not have to hold a hearing to create the district.

EXHIBIT A



NO.	REVISION	BY	DATE

PREPARED BY
WVC ENGINEERING
 550 S. 24TH ST. W., SUITE 201
 BILLINGS, MT 59102
 (406) 894-2210
 www.wvcengineering.com

HEATH OLSON
 GRESHAM SUBDIVISION, SW 1/4 OF SECTION 17, T.01S., R.25E.
 YELLOWSTONE COUNTY, MT

DESIGNED BY: *SMC*
 DRAWN BY: *SMC*
 CHECKED BY: *GTR*
 DATE: *4/8/2024*

SHEET
A

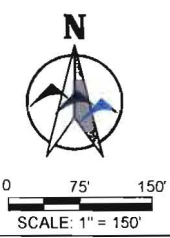


EXHIBIT C

ESTIMATED ANNUAL MAINTENANCE COST

FALL MAINTENANCE:

ACTIVITY	ESTIMATED COST
Road Maintenance	\$ 1500
	\$

WINTER MAINTENANCE:

ACTIVITY	ESTIMATED COST
Road Maintenance	\$ 1500
	\$

SPRING MAINTENANCE:

ACTIVITY	ESTIMATED COST
Weed Management (per year)	\$ 675
Stormwater Maintenance	\$ 1,125

SUMMER MAINTENANCE:

ACTIVITY	ESTIMATED COST
Road Maintenance	\$ 1500
	\$

TOTAL ESTIMATED ANNUAL MAINTENANCE COST: \$6,300

(\$6,300/36 lots = \$175/lot/year)

EXHIBIT D
METHOD OF ASSESSMENT

CHOOSE A METHOD OF ASSESSMENT:

Square Footage

Equal Amount

Front Footage

Other (Describe)

EXHIBIT E

PROPOSED RURAL SPECIAL IMPROVEMENT DISTRICT RECOMMENDATIONS FOR AD HOC COMMITTEE

NAME **TELEPHONE NUMBER**

1. Heath Olson (Chairman) 406-861-4858

Printed Name

DocuSigned by:

Heath Olson

D9AZC580233F445...
Signature

2. _____
Printed Name _____

Signature

3. _____
Printed Name _____

Signature

4. _____
Printed Name _____

Signature

5. _____
Printed Name _____

Signature

