

**RESOLUTION NO. 18-90**  
**RESOLUTION CREATING RURAL SPECIAL**  
**IMPROVEMENT MAINTENANCE DISTRICT TO BE KNOWN AS R.S.I.D. #843M**  
**(PINE ROCK ESTATES- ROAD & DRY HYDRANT)**

WHEREAS, the Board of County Commissioners of Yellowstone County, Montana, have been presented with a valid petition to create a Rural Special Improvement Maintenance District which shall be known as RSID #843M for Pine Rock Estates-Road & Dry Hydrant, described in Exhibit B as Block 1, Lots 1 through 14; Block 2, Lots 1-6; Block 3, Lots 1-8; Block 4, Lots 1-10; Block 5, Lots 1-8, and Block 7, Lot 1 and more particularly shown in Exhibit A (maps) in Yellowstone County, Montana; and

WHEREAS, under MCA 7-12-2102(2), a petition was presented to create a rural special improvement district that contains the consent of all (100%) of the owners of property to be included in the district (Exhibit F); and

WHEREAS, all of the costs of the district shall be assessed equally on a per lot method for existing and future lots (Exhibit D); and

WHEREAS, the cost estimate as shown in Exhibit C is only an estimate of annual costs and is subject to cost fluctuations due to maintenance utilization levels and changes in material and labor costs of performing necessary maintenance; and

WHEREAS, the property assessment amount is subject to adjustment and will be established annually by the Board of County Commissioners; and

WHEREAS, the district shall be considered to exist perpetually unless included within another district providing the same services or assumed by a municipality.

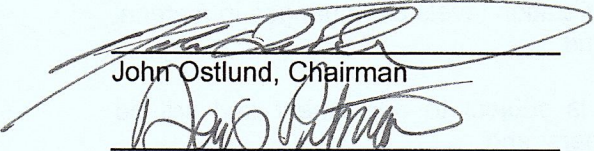
NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Yellowstone County, Montana, deeming the public interest or convenience require the creation of the rural special improvement maintenance district, intends to create the following described Rural Special Improvement Maintenance District:

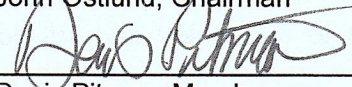
1. **NUMBER OF DISTRICT.** The Rural Special Improvement Maintenance District shall be designated as District No. 843M.
2. **DESCRIPTION OF DISTRICT.** The exterior boundaries of the District are shown in Exhibit A and described in Exhibit B.
3. **DESCRIPTION OF IMPROVEMENTS, DESCRIPTION OF MAINTENANCE, METHOD OF ASSESSMENT AND ESTIMATED COSTS.** Assessments collected on behalf of this district shall be used for the maintenance of roads and dry hydrant located within the district as estimated in Exhibit C. All of the costs of the district shall be assessed equally on a per lot method for existing and future lots (Exhibit D).
4. **DURATION.** The district shall be deemed to be perpetual in nature unless absorbed and replaced by another district or municipality.

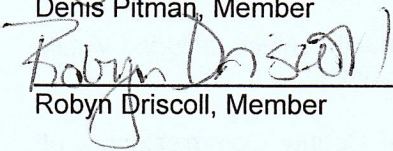
5. The Commissioners desire that an Ad Hoc Committee be appointed to make recommendations to the Commissioners with regard to the need for assessments to be made for maintenance, the amount of assessments, and how the assessments should be spent. The Commissioners request a list of some individuals who are willing to serve on the Ad Hoc Committee (Exhibit E).

PASSED AND ADOPTED by the Board of County Commissioners of Yellowstone County, Montana, this 21<sup>st</sup> day of September 2018.

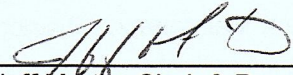
BOARD OF COUNTY COMMISSIONERS  
YELLOWSTONE COUNTY, MONTANA

  
\_\_\_\_\_  
John Ostlund, Chairman

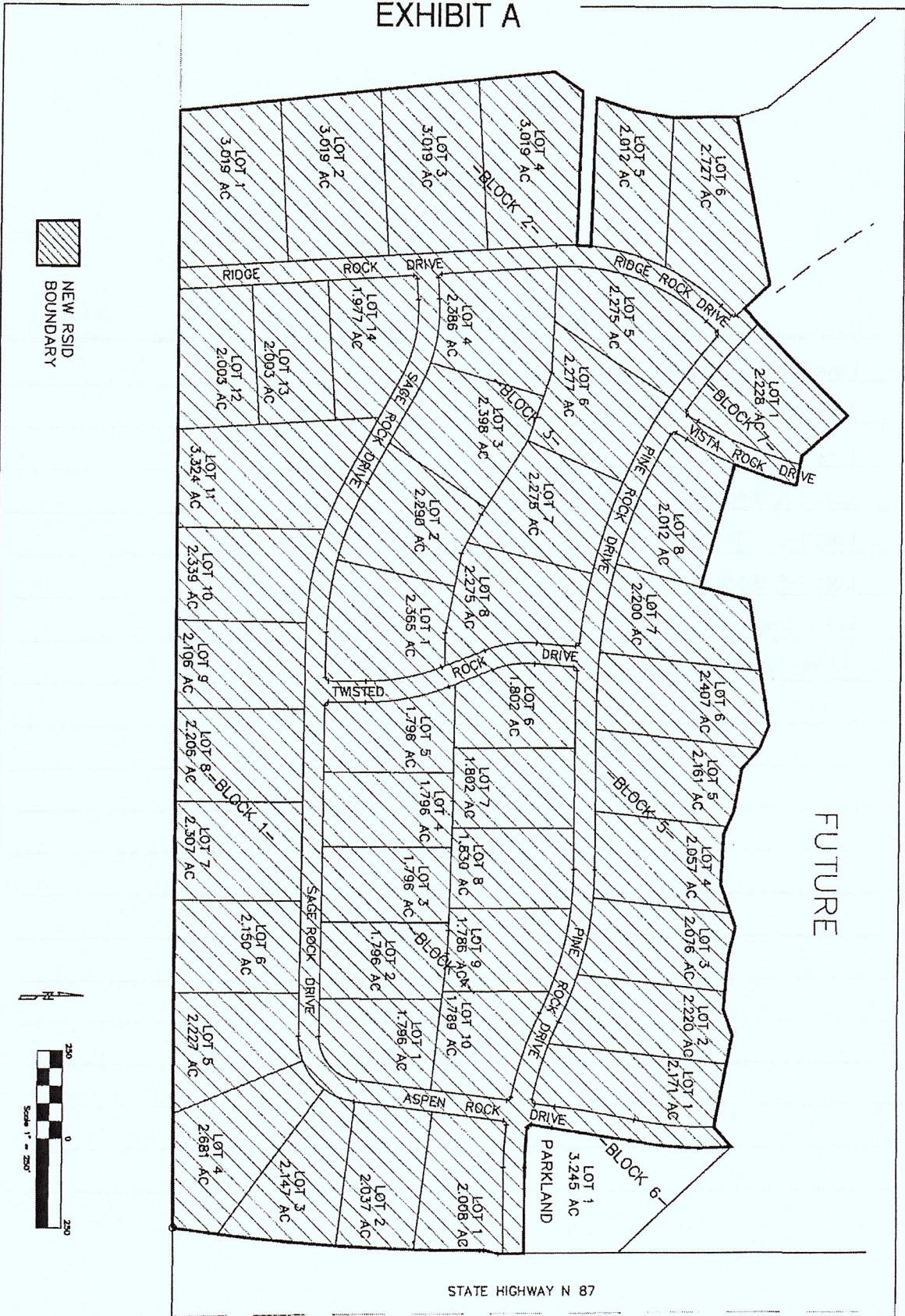
  
\_\_\_\_\_  
Denis Pitman, Member

  
\_\_\_\_\_  
Robyn Driscoll, Member

(SEAL)  
ATTEST:

  
\_\_\_\_\_  
Jeff Martin, Clerk & Recorder  
Yellowstone County, Montana

# EXHIBIT A



			PINE ROCK SUBDIVISION, 1ST FILING S.27 T02N R26E YELLOWSTONE COUNTY		<b>blue line</b> ENGINEERING 2110 OVERLAND AVE. SUITE 119B BILLINGS MT 59102 PHONE (406) 294-2294 FAX (406) 294-2295
			RSID BOUNDARY	DATE: 7/27/21 DRAWN BY: NCM CHECKED BY: JWP SCALE: 1"=250' DRAWING SET 27	

EXHIBIT B

LEGAL DESCRIPTIONS

PROPERTY LEGAL DESCRIPTIONS

Pine Rock Subdivision, 1st Filing

Lots 1-14, Block 1

Lots 1-6, Block 2

Lots 1-8, Block 3

Lots 1-10, Block 4

Lots 1-8, Block 5

Lot 1, Block 7

47 lots total

## EXHIBIT C

### ESTIMATED ANNUAL MAINTENANCE COST

#### FALL MAINTENANCE:

ACTIVITY	ESTIMATED COST
Dry Hydrant Operation & Maintenance	\$ 25
	\$

#### WINTER MAINTENANCE:

ACTIVITY	ESTIMATED COST
	\$
	\$

#### SPRING MAINTENANCE:

ACTIVITY	ESTIMATED COST
	\$
	\$

#### SUMMER MAINTENANCE:

ACTIVITY	ESTIMATED COST
Roads - Chip seal at \$0.05/SF Asphalt (238,500 SF Asphalt)	\$ 11,925
	\$

TOTAL ESTIMATED ANNUAL MAINTENANCE COST: \$11,950

# EXHIBIT D

## METHOD OF ASSESSMENT

CHOOSE A METHOD OF ASSESSMENT:

Square Footage

Equal Amount

Front Footage

Other (Describe)

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# EXHIBIT E

## PROPOSED RURAL SPECIAL IMPROVEMENT DISTRICT RECOMMENDATIONS FOR AD HOC COMMITTEE

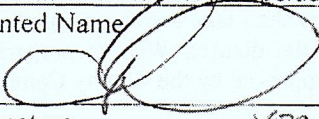
NAME	TELEPHONE NUMBER
1. Todd Reichenbach (VTR Properties, LLC) <sup>MANAGER</sup> (Chairman) Printed Name	<u>406-698-7764</u>
 Signature <sup>MANAGER</sup> VTR PROPERTIES, LLC	
2. _____ Printed Name	_____
_____ Signature	
3. _____ Printed Name	_____
_____ Signature	
4. _____ Printed Name	_____
_____ Signature	
5. _____ Printed Name	_____
_____ Signature	





EXHIBIT G

OWNERSHIP REPORT (ATTACHED)

Jeff Martin has  
ownership Report  
with Plat  
9.17.18