

**YELLOWSTONE COUNTY BOARD OF COUNTY COMMISSIONERS**

Resolution No. 21-45

**Resolution to Create Yellowstone County Rural Special Improvement District No. 866M  
To Maintain Public Park in Mackenzie Meadows 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. The board can create the district with a resolution without a hearing.

WHEREAS, the Yellowstone County Board of County Commissioners received a petition from Sam Sparks to create a rural special improvement district to maintain the parks. Sam Sparks developed the subdivision. As a condition of subdivision approval, the Board required Sparks to create a district to maintain the parks in the subdivision. Sam Sparks owns all properties within the proposed district. Sparks has consented to the creation of the district. Because Sparks 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. See Exhibits attached.

**District Summary**

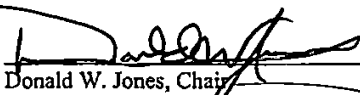
District Name:	Yellowstone County Rural Special Improvement District No. 866M
District Location:	Mackenzie Meadows Subdivision
District Parcels:	159 parcels – Mackenzie Meadows Subdivision
District Activities:	Maintain Public Parks in Subdivision
District Costs:	\$2500 Estimated Annual Cost for Entire District Subject to Change
District Assessment Method:	Per Parcel
District Assessment:	\$15.72 Annual Assessment Per Parcel Subject to Change
District Duration:	Indefinite
District Engineer:	Michael Black, Yellowstone County Public Works Department

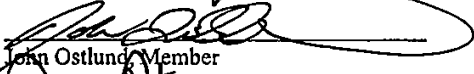
NOW THEREFORE, BE IT RESOLVED,

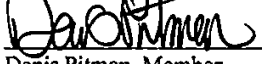
The Yellowstone County Board of County Commissioners creates Yellowstone County Rural Special Improvement District No. 866M to maintain the public parks in Mackenzie Meadows Subdivision. The specifics of the District are contained in the petition.

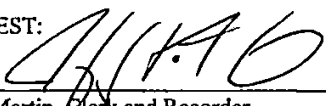
Passed and Adopted on the 29<sup>th</sup> day of June 2021.

BOARD OF COUNTY COMMISSIONERS  
YELLOWSTONE COUNTY, MONTANA

  
Donald W. Jones, Chair

  
John Ostlund, Member

  
Denis Pitman, Member

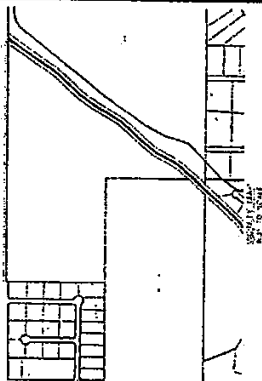
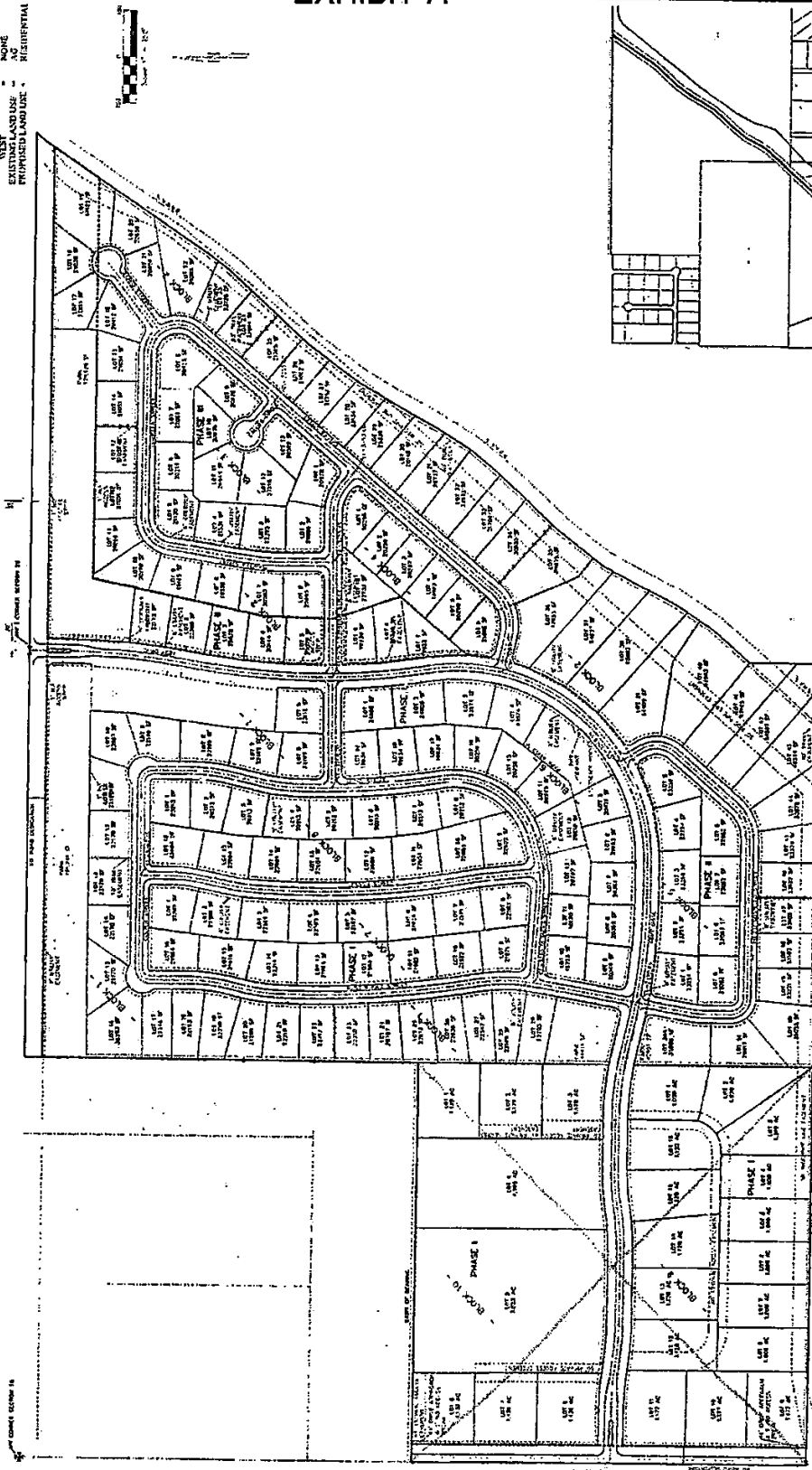
ATTEST:   
Jeff Martin, Clerk and Recorder

# EXHIBIT A

## PRELIMINARY PLAT OF MACKENZIE MEADOWS SUBDIVISION, 2ND FILING BEING LOT 5, BLOCK 1, MACKENZIE MEADOWS SUBDIVISION, 1ST FILING AND THE S 1/2, NW OF SECTION 28, T. 1 N., R. 25 E., P.M.M. YELLOWSTONE COUNTY, MONTANA

SUBDIVISION DETAILS:	
GROSS AREA	143.881 ACRES
NET AREA	121.296 ACRES
PAVED AREA	75,296 ACRES
PARK AREA	14.75 ACRES
NUMBER OF LOTS	141
MINIMUM LOT SIZE	0.89 ACRES
MAXIMUM LOT SIZE	14.64 ACRES
EXISTING ROAD	NORTH
EXISTING ROAD	EAST
EXISTING ROAD	SOUTH
EXISTING ROAD	WEST
EXISTING ROAD	DIAGONAL
EXISTING ROAD	OTHER
EXISTING ROAD	NO ONE
EXISTING ROAD	RESIDENTIAL
EXISTING ROAD	INDUSTRIAL
EXISTING ROAD	COMMERCIAL
EXISTING ROAD	AGRICULTURAL
EXISTING ROAD	OTHER

PREPARED BY: [FIRM NAME]  
ENGINEER: [FIRM NAME]  
DATE: [DATE]





PETITION TO ESTABLISH A RURAL SPECIAL IMPROVEMENT DISTRICT (RSID)

EXHIBIT C

ESTIMATED ANNUAL MAINTENANCE COST

FALL MAINTENANCE:

ACTIVITY	ESTIMATED COST
	\$
	\$

WINTER MAINTENANCE:

ACTIVITY	ESTIMATED COST
	\$
	\$

SPRING MAINTENANCE:

ACTIVITY	ESTIMATED COST
	\$
	\$

SUMMER MAINTENANCE:

ACTIVITY	ESTIMATED COST
Weed Management	\$ 500
Mowing	\$ 2,000

TOTAL ESTIMATED ANNUAL MAINTENANCE COST:           \$2,500

PETITION TO ESTABLISH A RURAL SPECIAL IMPROVEMENT DISTRICT (RSID)

EXHIBIT D  
METHOD OF ASSESSMENT

CHOOSE A METHOD OF ASSESSMENT:

Square Footage

Equal Amount

Front Footage

Other (Describe)

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PETITION TO ESTABLISH A RURAL SPECIAL IMPROVEMENT DISTRICT (RSID)

EXHIBIT E

PROPOSED RURAL SPECIAL IMPROVEMENT DISTRICT  
RECOMMENDATIONS FOR AD HOC COMMITTEE

NAME	TELEPHONE NUMBER
1. <u>Sam Sparks (Samm LLC)</u> (Chairman) <small>Printed Name</small> <u>Sam Sparks</u> <small>Signature</small>	<u>406-281-0329</u>
2. _____ <small>Printed Name</small> _____ <small>Signature</small>	_____
3. _____ <small>Printed Name</small> _____ <small>Signature</small>	_____
4. _____ <small>Printed Name</small> _____ <small>Signature</small>	_____
5. _____ <small>Printed Name</small> _____ <small>Signature</small>	_____

**PETITION TO ESTABLISH A RURAL SPECIAL IMPROVEMENT DISTRICT (RSID)**

**EXHIBIT F**

**CONSENT OF PROPERTY OWNERS IN  
PROPOSED RURAL SPECIAL IMPROVEMENT DISTRICT**

WE, THE UNDERSIGNED property owners, hereby provide the following information for consideration in the possible creation of an RSID. It is our understanding that if support exists for the RSID, information will be provided to the County and a public hearing scheduled regarding the creation of this district. Following the public hearing, the County Commissioners shall take action on whether or not to create the district. Should the County Commissioners create the district, WE, as property owners, understand that we shall bear the costs of the district as formally approved by the County Commissioners.

PROPERTY LEGAL DESCRIPTION	OWNER (PRINTED NAME)	OWNER SIGNATURE	IN FAVOR	OPPOSED
Mackenzie Meadows Subdivision, 2nd Filing	Sam Sparks, Member (SAMM, LLC)	DocuSigned by: <i>Sam Sparks</i>		
	Buyer of property via Contract for Deed dated 12/26/2018	4CB083466182480...		