

YELLOWSTONE COUNTY BOARD OF COUNTY COMMISSIONERS

Resolution No. 22-05

Resolution to Create Yellowstone County Rural Special Improvement District No. 873M To Maintain Public Park in Grove 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 Taj Mukadam to create a rural special improvement district to maintain the parks. Taj Mukadam developed the subdivision. As a condition of subdivision approval, the Board required Mukadam to create a district to maintain the parks in the subdivision. Taj Mukadam owns all properties within the proposed district and has consented to the creation of the district. Because Mukadam 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

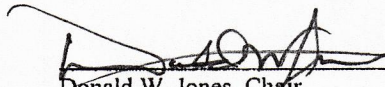
District Name:	Yellowstone County Rural Special Improvement District No. 873M
District Location:	Grove Subdivision
District Parcels:	1 parcel – Grove Subdivision
District Activities:	Maintain Public Parks in Subdivision
District Costs:	\$20 Estimated Cost per lot per year, Subject to Change
District Assessment Method:	Per Parcel
District Assessment:	\$20 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. 873M to maintain the public parks in Grove Subdivision. The specifics of the District are contained in the petition.

Passed and Adopted on the 18th day of January 2022.

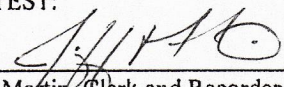
BOARD OF COUNTY COMMISSIONERS
YELLOWSTONE COUNTY, MONTANA


Donald W. Jones, Chair


John Ostlund, Member


Denis Pitman, Member

ATTEST:


Jeff Martin, Clerk and Recorder

On January 4, 2022, 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 in Grove Subdivision. The petition appears legally sufficient. The petition indicates the land included in the district, the public improvement to be maintained by the district, the maintenance to be provided to the public improvement (this could be a little more descriptive), the cost of the maintenance, how the cost will be apportioned among the landowners in the district, the estimated annual cost for each landowner in the district and whether the landowners in the district agree to the creation of the district. There is only one landowner, the developer. The developer agrees to the creation of the district. Because all the landowners agree to the creation of the district, the County does not have to have a public hearing to create the district.

COVER SHEET

PARKS

TO: YELLOWSTONE COUNTY BOARD OF COMMISSIONERS

This petition is respectfully submitted this 12 day of Dec, 192021.

Petitioner/Initiator (and/or) Contact Person:

NAME: M&J Land Co, LLC

ADDRESS: 6214 Ironwood Drive

Billings, MT 59106

PHONE NO: Taj Mukadam - (406) 647-2353 Ed Jorden - (406) 670-7236

I swear that all of the information presented in this petition is true and correct and the landowner's signatures (Section F) are the original true and consenting landowners.

Taj Mukadam
Petitioner's Signature

12/15/21
Date

LIST ALL ADDITIONAL ATTACHMENTS:

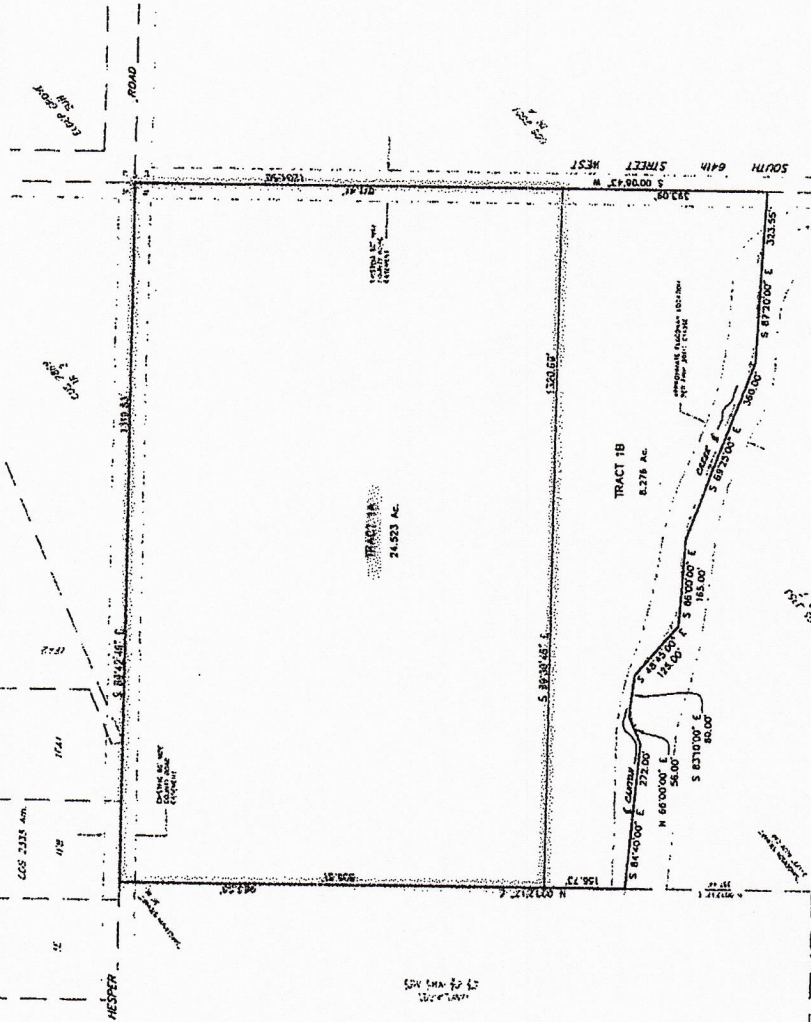
CERTIFICATE OF SURVEY No. 3753

AMENDED TRACT 1
SITUATED IN THE NE1/4 OF SECTION 19, T. 1 S., R. 25 E., P.M.M.
YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : BARRY KINSFATHER

PREPARED BY : SANDERSON STEPHENS

JULY 2020
BILLINGS, MONTANA



CERTIFICATE OF COUNTY TREASURER
I hereby certify that all the property listed and described in this certificate has been paid for and the same is now in the possession of the County Treasurer.
Given at Billings, Montana, this 4th day of September, 2020.
By: *Shirley Hunt*
County Treasurer

CERTIFICATE OF COUNTY ATTORNEY
The foregoing map has been reviewed by the Yellowstone County Attorney and is correct and true to the facts.
Date: 9-10-20
Reviewed by: _____

CERTIFICATE OF RIVINGTON HEALTH
The Certificate of Survey and map herein are correct and true to the facts and are in accordance with the provisions of the Rivington Health Ordinance.
Attest: *Shirley Hunt*
Rivington Health Officer

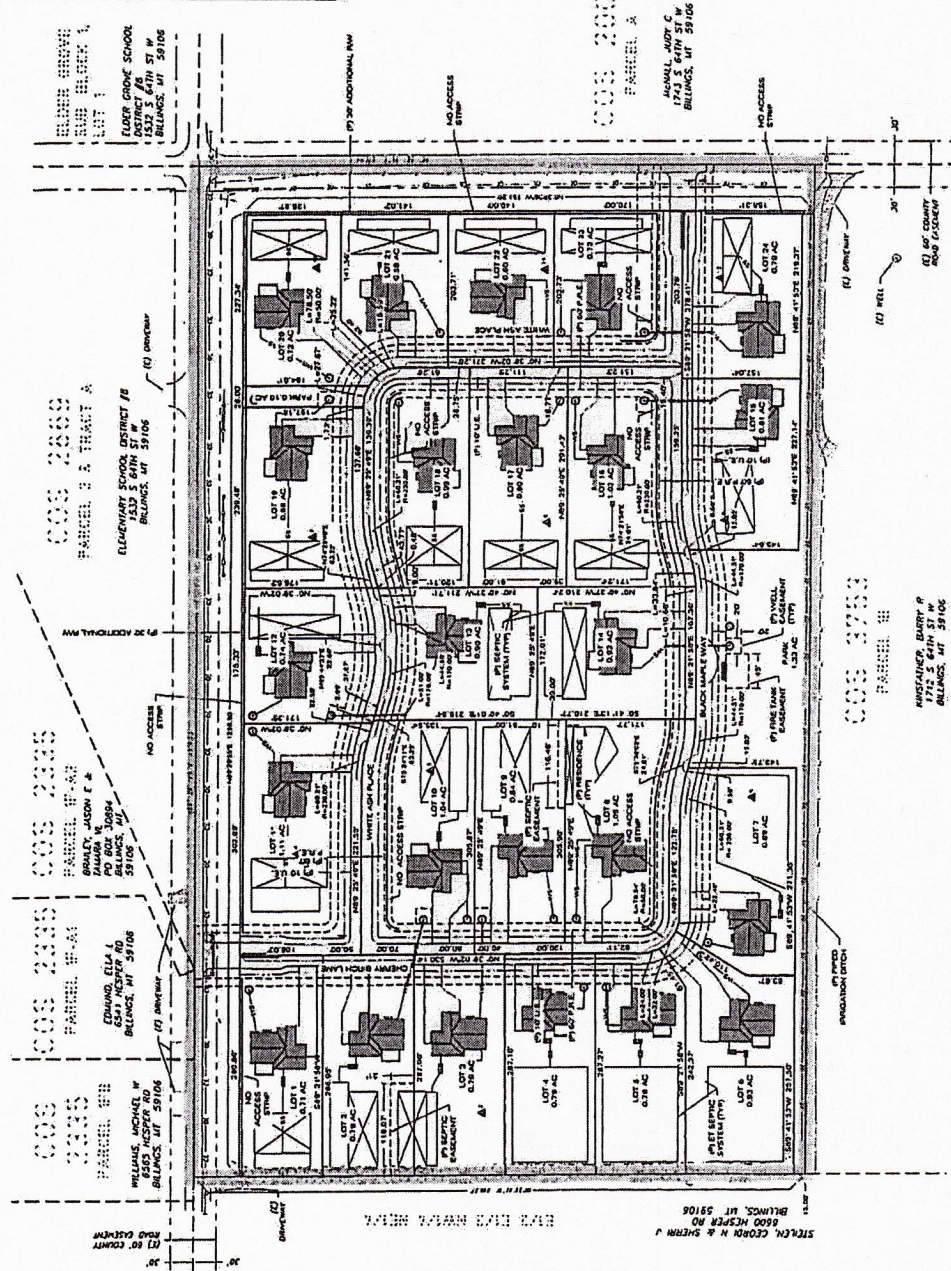
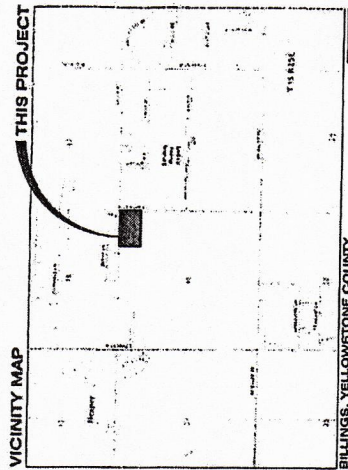
CSA 3939117
BARRY KINSFATHER

DEED
Document No. 3939118

2023.01 08/22/20 100

THE GROVE SUBDIVISION

PRELIMINARY PLAT OF
LOCATED IN THE NE1/4 NE1/4 OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 25 EAST, P.M.M., YELLOWSTONE COUNTY, MONTANA



SITE DATA	
NUMBER OF LOTS	24
MINIMUM LOT AREA	0.11 AC
MINIMUM LOT AREA	0.12 AC
MINIMUM LOT AREA	0.13 AC
MINIMUM LOT AREA	0.14 AC
MINIMUM LOT AREA	0.15 AC
MINIMUM LOT AREA	0.16 AC
MINIMUM LOT AREA	0.17 AC
MINIMUM LOT AREA	0.18 AC
MINIMUM LOT AREA	0.19 AC
MINIMUM LOT AREA	0.20 AC
MINIMUM LOT AREA	0.21 AC
MINIMUM LOT AREA	0.22 AC
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MINIMUM LOT AREA	0.99 AC
MINIMUM LOT AREA	1.00 AC

PERIMETER LEGAL DESCRIPTION	
SECTION 19, TOWNSHIP 1 SOUTH, RANGE 25 EAST, P.M.M., YELLOWSTONE COUNTY, MONTANA	SECTION 19, TOWNSHIP 1 SOUTH, RANGE 25 EAST, P.M.M., YELLOWSTONE COUNTY, MONTANA

PERIMETER LEGAL DESCRIPTION
SECTION 19, TOWNSHIP 1 SOUTH, RANGE 25 EAST, P.M.M., YELLOWSTONE COUNTY, MONTANA

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TERRITORIAL LANDWORKS, INC.
 1000 WEST 10TH AVENUE
 SUITE 100
 DENVER, CO 80202
 (303) 733-1111
 WWW.TERRITORIALLANDWORKS.COM

EXHIBIT B
LEGAL DESCRIPTIONS

PROPERTY LEGAL DESCRIPTIONS

Existing property is legally described as:

Tract 1A of Amd. COS 3753, S19, T01 S, R25 E, P.M.M.

Legal description upson completion of subdivision:

Lots 1 - 24 of The Grove Subdivision, S 19, T 01S, R25E, PMM

EXHIBIT C

ESTIMATED ANNUAL MAINTENANCE COST

FALL MAINTENANCE:

ACTIVITY	ESTIMATED COST
Parkland Maintenance	\$ 5 per lot
	\$

WINTER MAINTENANCE:

ACTIVITY	ESTIMATED COST
Parkland Maintenance	\$ 5 per lot
	\$

SPRING MAINTENANCE:

ACTIVITY	ESTIMATED COST
Parkland Maintenance	\$ 5 per lot
	\$

SUMMER MAINTENANCE:

ACTIVITY	ESTIMATED COST
Parkland Maintenance	\$ 5 per lot
	\$

TOTAL ESTIMATED ANNUAL MAINTENANCE COST: \$20 per lot per year

EXHIBIT D
METHOD OF ASSESSMENT

CHOOSE A METHOD OF ASSESSMENT:

☐ Square Footage

☒ Equal Amount

☐ Front Footage

☐ Other (Describe)

PROPOSED RURAL SPECIAL IMPROVEMENT DISTRICT RECOMMENDATIONS FOR AD HOC COMMITTEE

TELEPHONE NUMBER

- | | Taj Mukadam | (Chairman) | (406) 647-2353 |
|----|--------------|------------|----------------|
| 1. | Printed Name | | |
| | Signature | | |
| 2. | Printed Name | | |
| | Signature | | |
| 3. | Printed Name | | |
| | Signature | | |
| 4. | Printed Name | | |
| | Signature | | |
| 5. | Printed Name | | |
| | Signature | | |

CONSENT OF PROPERTY OWNERS IN PROPOSED RURAL SPECIAL IMPROVEMENT DISTRICT

PROPERTY LEGAL DESCRIPTION

OWNER SIGNATURE

IN FAVOR	OPPOSED
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[illegible]