

YELLOWSTONE COUNTY BOARD OF COUNTY COMMISSIONERS

Resolution No. 22-58

**Resolution to Create Yellowstone County Rural Special Improvement District No. 879M
To Maintain Public Roads in Still River Estates**

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 Chad Wagenhals, of ACK Holdings, Inc., to create a rural special improvement district to maintain the roads constructed and dedicated to the public in Still River Estates. See Exhibits A-F attached. As a condition of subdivision approval, the Board required it to construct and dedicate the roads to the public and create a district to maintain the roads. The ACK Holdings, Inc. owns all properties within the proposed district and has consented to the creation of the district. Because it 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. 878M
District Location:	Still River Estates. See Exhibit A
District Parcels:	73 parcels – Still River Estates Block 1 Lots 1-22; Block 2, Lots 1-14; Block 3, Lots 1-27; Block 4, Lots 1-10. See Exhibit B
District Activities:	Maintain Public Roads in Subdivision
District Costs:	\$9,010.00 Estimated Cost per year, Subject to Change. See Exhibit C
District Assessment Method:	Per Parcel. See Exhibit D
District Assessment:	\$123.43 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. 879M to maintain the public roads in Still River Estates. The specifics of the District are contained in the petition. The Board's assessment for the District will appear on the property owners 2023 tax statement.

Passed and Adopted on the 9th day of August 2022.

BOARD OF COUNTY COMMISSIONERS
YELLOWSTONE COUNTY, MONTANA


Donald W. Jones, Chair


John Ostlund, Member


Denis Pitman, Member

ATTEST:


Jeff Martin, Clerk and Recorder


Recorder

Roads

On August 1, 2022, Mark English, a Deputy Yellowstone County Attorney assigned to the Civil Division, reviewed a petition from ACK Holdings for Yellowstone County to create a rural special improvement district to maintain the roads ACK Holdings will build with the construction of Still River Estates Subdivision. The petition indicates what land will be included in the district, all the lots in Still River Estates Subdivision, what public improvement the district will maintain, the roads in Still River Estates Subdivision, what maintenance the district will perform, maintenance of the roads, the cost of the maintenance, \$9,010.00 per year, how the cost will be paid by the parcels in the district, per parcel, and all the entities with an interest in the parcels in the district have consented to the creation of the district, ACK Holdings. Because all the landowners have consented to the creation of the district, the County does not have to hold a public hearing on the creation of the district. The creation of the district was a condition of subdivision approval. ACK Holdings will dedicate the roads to the public with the plat.

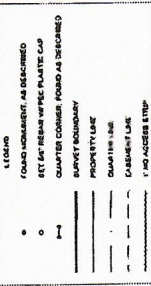
EXHIBIT A

PLAT OF STILL RIVER ESTATES SUBDIVISION BEING AN UNPLATTED TRACT OF LAND LOCATED IN THE S 1/2 OF THE NW 1/4 OF SECTION 17, TOWNSHIP 01 S, RANGE 28 E, P.M.M., YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: CDW CONSTRUCTION PREPARED BY: PERFORMANCE ENGINEERING, LLC

TOTAL AREA IN SUBDIVISION: 1.3650 AC

JULY 2022



CERTIFICATE OF RESOLUTION STATE OF MONTANA County of Yellowstone... I, the undersigned, Clerk of the Board of County Commissioners, do hereby certify that the plat of Still River Estates Subdivision... was approved by the Board of County Commissioners on July 28, 2022.

STATE OF MONTANA County of Yellowstone... I, the undersigned, Clerk of the Board of County Commissioners, do hereby certify that the plat of Still River Estates Subdivision... was approved by the Board of County Commissioners on July 28, 2022.

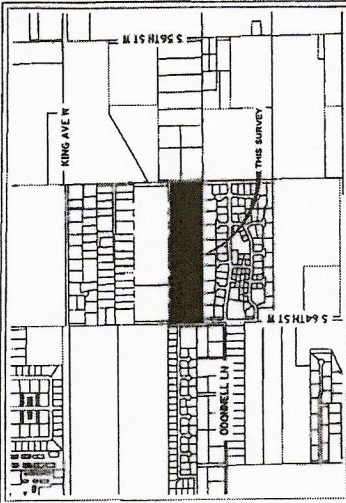
STATE OF MONTANA County of Yellowstone... I, the undersigned, Clerk of the Board of County Commissioners, do hereby certify that the plat of Still River Estates Subdivision... was approved by the Board of County Commissioners on July 28, 2022.

STATE OF MONTANA County of Yellowstone... I, the undersigned, Clerk of the Board of County Commissioners, do hereby certify that the plat of Still River Estates Subdivision... was approved by the Board of County Commissioners on July 28, 2022.

STATE OF MONTANA County of Yellowstone... I, the undersigned, Clerk of the Board of County Commissioners, do hereby certify that the plat of Still River Estates Subdivision... was approved by the Board of County Commissioners on July 28, 2022.

STATE OF MONTANA County of Yellowstone... I, the undersigned, Clerk of the Board of County Commissioners, do hereby certify that the plat of Still River Estates Subdivision... was approved by the Board of County Commissioners on July 28, 2022.

STATE OF MONTANA County of Yellowstone... I, the undersigned, Clerk of the Board of County Commissioners, do hereby certify that the plat of Still River Estates Subdivision... was approved by the Board of County Commissioners on July 28, 2022.



NEARBY MAP

Table with 4 columns: Course, Length, Direction, and Date. It lists survey courses and their corresponding measurements and dates.

PLAT OF STILL RIVER ESTATES SUBDIVISION

BEING AN UNPLATTED TRACT OF LAND LOCATED IN THE S 1/2 OF THE NW 1/4
OF SECTION 17, TOWNSHIP 01 S, RANGE 25 E, P.M.M., YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: CDW CONSTRUCTION
 PREPARED BY: PERFORMANCE ENGINEERING, LLC
 JULY 2022

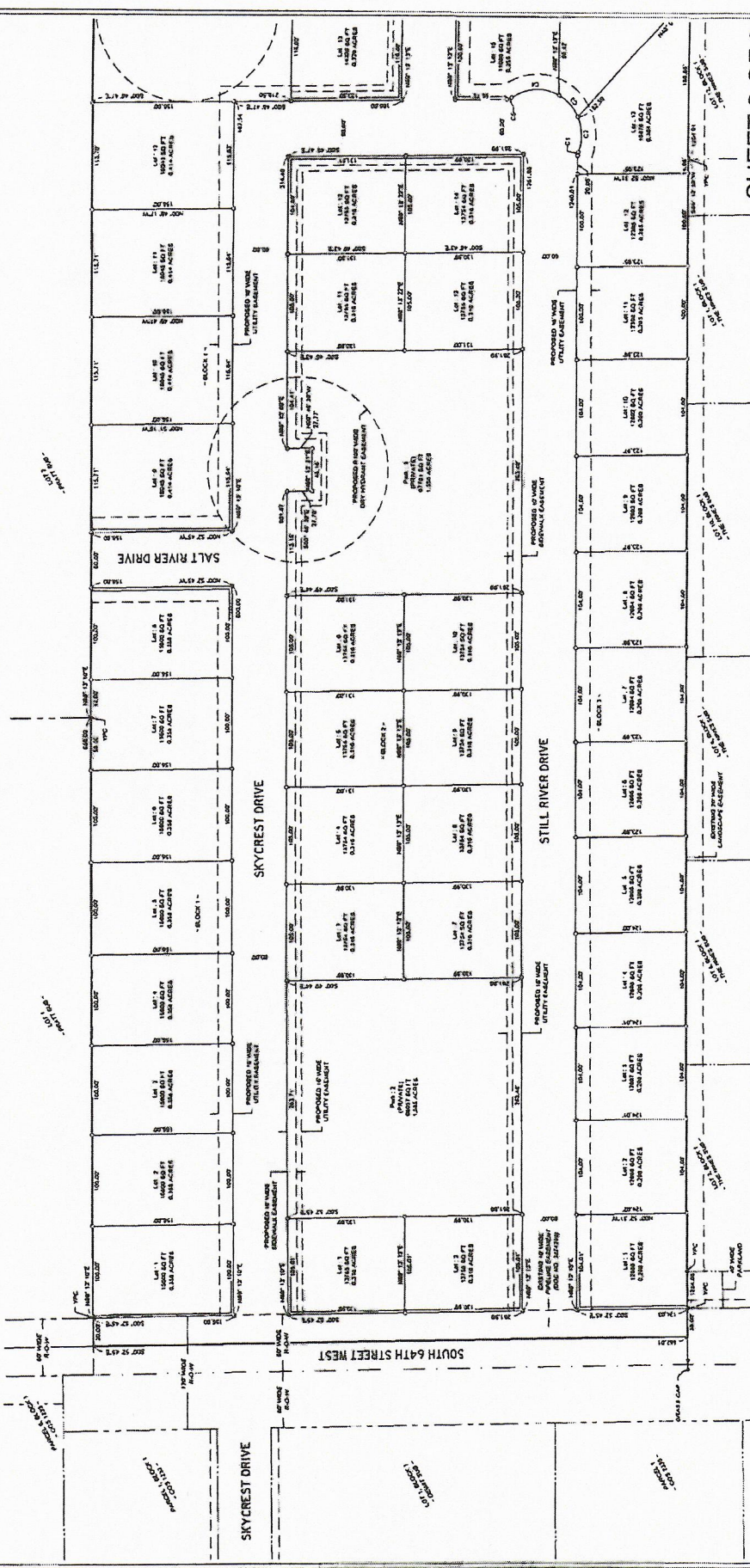
TOTAL AREA IN SUBDIVISION: 5.38.50 AC

- LEGEND**
- EXISTING MONUMENT AS SHOWN
 - SET OF REAR SURVEY PLATIFIC CUP
 - QUARTER CORNER FOUND AS DESCRIBED
 - PROPERTY BOUNDARY
 - PROPERTY LINE
 - QUARTER CORNER
 - EASEMENT LINE
 - 1" = 100' ACROSS & STOP



STATE OF MONTANA
 COUNTY OF YELLOWSTONE
 Commission Expires: 10/27/2023
 Commission: 10/27/2023

SURVEYOR'S NOTE
 Survey was made from Base Point (44033-2011), Distance as given.
 Unless otherwise noted, corner monuments between land subdivisions
 shall remain in their original positions.



PLAT OF STILL RIVER ESTATES SUBDIVISION

BEING AN UNPLATTED TRACT OF LAND LOCATED IN THE S 1/2 OF THE NW 1/4 OF SECTION 17, TOWNSHIP 01 S, RANGE 25 E, P.M.M., YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: CDW CONSTRUCTION
 PREPARED BY: PERFORMANCE ENGINEERING, LLC
 TOTAL AREA IN SUBDIVISION: ± 30.30 AC
 JULY 2022



- 1.0000 FOUND BOUNDARY, AS DESCRIBED
- SET BACK SIGN W/ P.C. PLASTIC CAP
- QUARTER CORNER FOUND AS DESCRIBED
- OWNER BOUNDARY
- PROPERTY LINE
- QUARTER LINE
- CONCRETE LINE
- 1.0000 ASSESSOR'S STRIP



STATE OF MONTANA
 Department of Civil and Natural Resources
 Land Title Administration
 1500 S. GARDEN AVENUE
 BUTTE, MONTANA 59717
 COUNTY AND ASSessor'S DISTRICT (LAC) 20-01-11, Yellowstone and general
 SURVEYOR'S NOTE:
 Unless otherwise noted, corner monuments shown herein are assumed to be permanent.
 Survey boundary lines shown herein are not to be construed as a warranty of title.

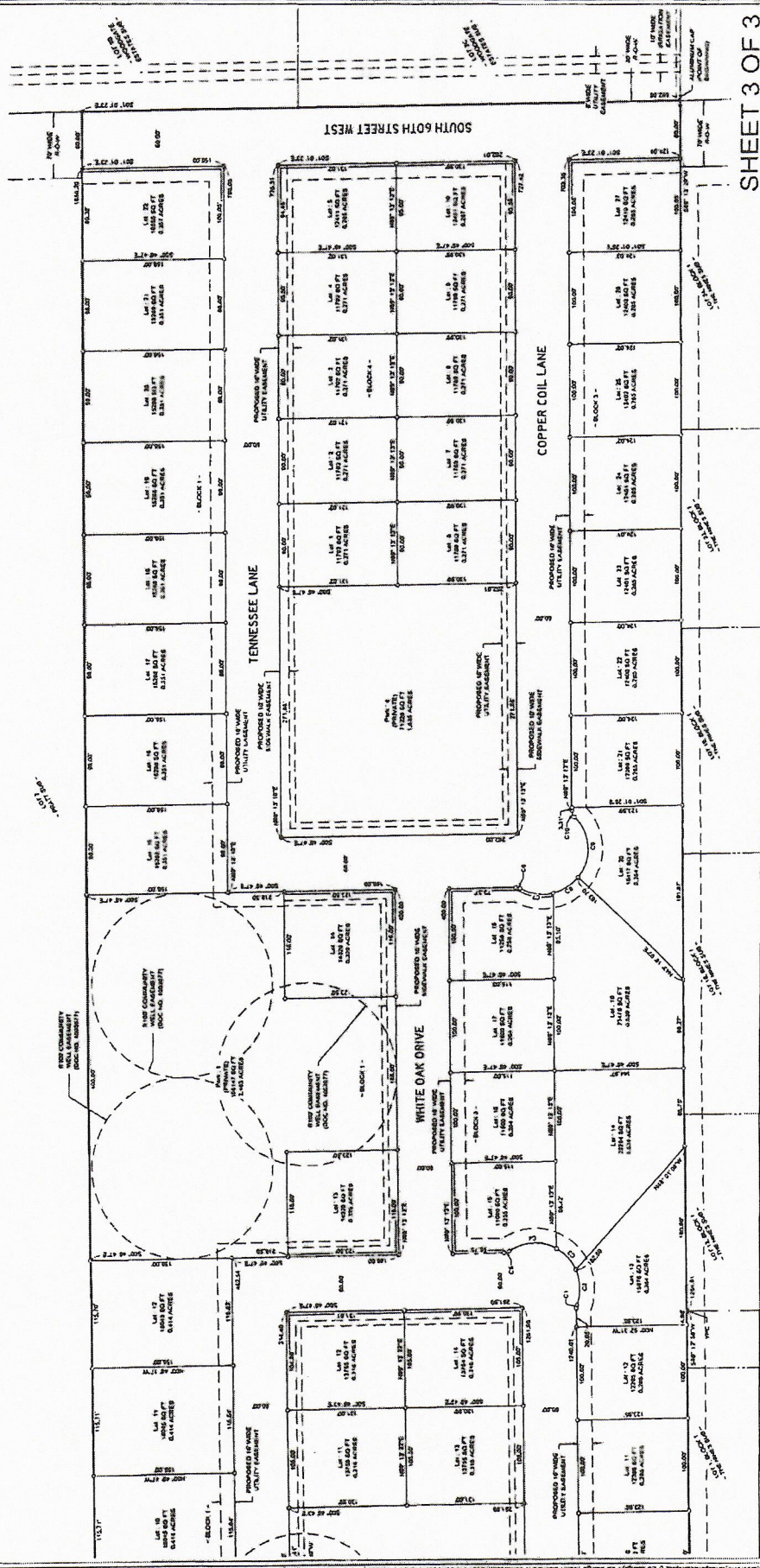


EXHIBIT C

ESTIMATED ANNUAL MAINTENANCE COST

FALL MAINTENANCE:

ACTIVITY	ESTIMATED COST
Maintenance and repair of signage	\$ As Needed
	\$

WINTER MAINTENANCE:

ACTIVITY	ESTIMATED COST
Snow Removal (3 times per year)	\$ 1,500
	\$

SPRING MAINTENANCE:

ACTIVITY	ESTIMATED COST
Maintain Roadside Ditches and Culverts	\$ 300
Roadside Weed Control	\$ 300

SUMMER MAINTENANCE:

ACTIVITY	ESTIMATED COST
Maintenance and repair of sidewalks	\$ As Needed
Road Chip Seal (*Every 7 Years)	\$ 6910

*Yellowstone County Public Works recommends an annual assessment of \$0.04661/SF of pavement for future chip seal. Estimate is based on approximately 9,400 LF of 24-ft wide road.

TOTAL ESTIMATED ANNUAL MAINTENANCE COST: \$9,010

Total Number of Assessment Lots = 73

Estimated Annual Maintenance Assessment per Lot = \$123.43

EXHIBIT D

METHOD OF ASSESSMENT

CHOOSE A METHOD OF ASSESSMENT:

Square Footage

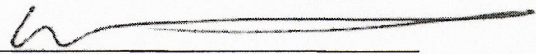
Equal Amount

Front Footage

Other (Describe)

EXHIBIT E

PROPOSED RURAL SPECIAL IMPROVEMENT DISTRICT RECOMMENDATIONS FOR AD HOC COMMITTEE

NAME	TELEPHONE NUMBER
1. Chad Wagenhals (Chairman) Printed Name  Signature	406-672-1448
2. _____ Printed Name _____ Signature	_____
3. _____ Printed Name _____ Signature	_____
4. _____ Printed Name _____ Signature	_____
5. _____ Printed Name _____ Signature	_____

