

YELLOWSTONE COUNTY BOARD OF COUNTY COMMISSIONERS

Resolution No. 23-111

**Resolution to Create Yellowstone County Rural Special Improvement District No. 898M
To Maintain Dry Hydrant in 56th Street Shops 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 Shane Fuchs & Ryan Fleury of F&F Properties, LLC to create a rural special improvement district to maintain the dry hydrant installed in 56th Street Shops Subdivision. See Exhibits A-G attached. As a condition of subdivision approval, the Board required it to install a dry hydrant and create a district to maintain the dry hydrant. F & F Properties, LLC 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. 898M
District Location:	56 th Street Shops Subdivision. See Exhibit A & A-1
District Parcels:	1 parcel – 56 th Street Shops Subdivision. See Exhibit B
District Activities:	Maintain Dry Hydrant in Subdivision
District Costs:	\$100.00 Estimated Cost per year, Subject to Change. See Exhibit C
District Assessment Method:	Per Parcel. See Exhibit D
District Assessment:	\$25.00 Annual Assessment Per Parcel/Tax Code, Subject to Change
District Duration:	Indefinite
District Engineer:	Michael Black PE., Yellowstone County Public Works Department

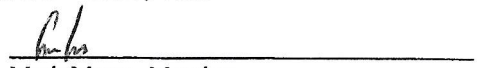
NOW THEREFORE, BE IT RESOLVED,

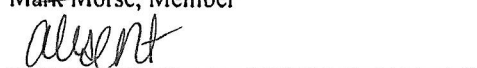
The Yellowstone County Board of County Commissioners creates Yellowstone County Rural Special Improvement District No. 898M to maintain the dry hydrant in 56th Street Shops Subdivision. The specifics of the District are contained in the petition. The Board's assessment for the District will appear on the property owners 2024 tax statement.

Passed and Adopted on the 17th day of October 2023.

BOARD OF COUNTY COMMISSIONERS
YELLOWSTONE COUNTY, MONTANA


John Ostlund, Chair


Mark Morse, Member


Donald W. Jones, Member

ATTEST:


Jeff Martin, Clerk and Recorder

EXHIBIT A-1

*Attachment
to Declaration
of unit ownership
Site plan*

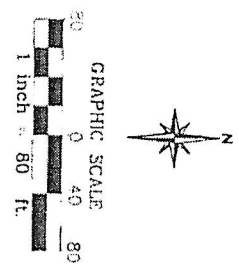
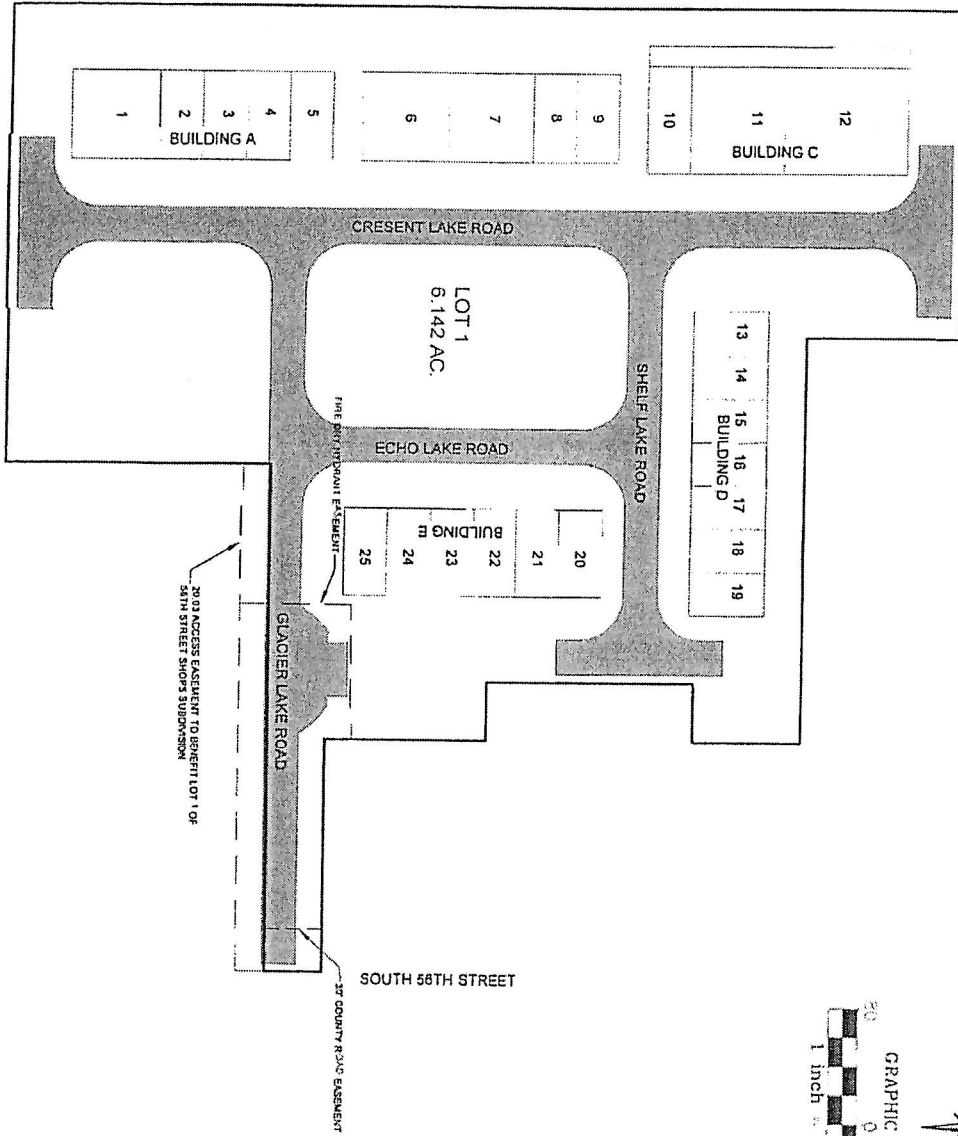


EXHIBIT B

LEGAL DESCRIPTIONS

PROPERTY LEGAL DESCRIPTIONS

~~To be known as~~ Lot 1 of 56TH Street Shops Subdivision

Formerly S 32, T 01 S, R 25 E, COS 1074 parcel

3E-1, 3rd Amd Tr 3A (21)

EXHIBIT C

ESTIMATED ANNUAL MAINTENANCE COST

FALL MAINTENANCE:

Activity	Estimated Cost
Fire Dry Hydrant Maintenance	\$100.00

TOTAL ESTIMATED ANNUAL MAINTENANCE COST: \$100.00

\$25 per lot/tax code

*Condo Units
Each tax code will be
assessed \$25.*

EXHIBIT D

METHOD OF ASSESSMENT

CHOOSE A METHOD OF ASSESSMENT:

Square Footage

Equal Amount
Total from subdivision: \$100/year. *\$ 25 per parcel / fax code.*

Front Footage

Other (Describe)

EXHIBIT E

PROPOSED RURAL SPECIAL IMPROVEMENT DISTRICT
RECOMMENDATIONS FOR AD HOC COMMITTEE

NAME

TELEPHONE NUMBER

1. Shane Fuchs (F & F Properties, LLC) (Member)

(406) 855-3497

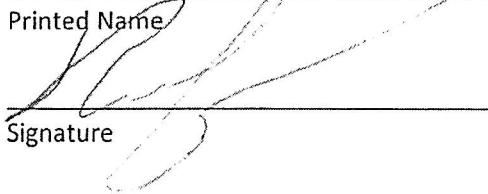
Printed Name


Signature

2. Ryan Fleury (F & F Properties, LLC) (Member)

(406) 860-5098

Printed Name


Signature

3.

Printed Name

Signature

4.

Printed Name

Signature

5.

Printed Name

Signature



Yellowstone County, Montana

Property Tax Detail For D01037A



TaxCode: D01037A

Owner Listed On Last Tax Statement

Last Updated: October 4, 2023

Primary Owner: F&F PROPERTIES LLC

Owner as of October 4, 2023

Primary Owner Name: F&F PROPERTIES LLC

2023 Mailing Address

**Mailing Address: F&F PROPERTIES LLC
5194 BRIDLE CREEK TRL
BILLINGS, MT 59106-3305**

Property Information

Property Address: S 56TH ST W

Township: 01 S Range: 25 E Section: 32

Certificate of Survey: 1074 Parcel: 3E-1

Full Legal: S32, T01 S, R25 E, C.O.S. 1074, PARCEL 3E-1, 3RD AMD TR 3A (21)

GeoCode: 03-0926-32-4-11-01-0000

Levy District: 4 - CANYON CREEK/DUCK CREEK (514.68 Mills)

2022 Assessed Value Summary

Assessed Land Value =	\$222,813.00
Assessed Building(s) Value =	\$0.00
Personal Property Value =	\$0.00
Total Assessed Value =	\$222,813.00

Assessed Value Detail Tax Year: 2022

Description	Tax Rate	Amount
Tract Land	1.89%	\$222,813.00
		Total: \$222,813.00

SID Payoff Information

Rural SID

NONE

Property Tax Billing History

Year	1st Half	2nd Half	Total
<u>2022</u>	792.21 P	792.21 P	1,584.42
<u>2021</u>	822.91 P	822.89 P	1,645.80
<u>2020</u>	1,635.97 P	1,635.97 P	3,271.94