

YELLOWSTONE COUNTY BOARD OF COUNTY COMMISSIONERS

Resolution No. 26- 55

Resolution to Create Yellowstone County Rural Special Improvement District No. 920M

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 maintain public improvements such as roads, dry hydrants and parks. Typically, to create a 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.

WHEREAS, pursuant to Sections 7-12-2102(2)(a), 7-12-2105(4) and 7-12-2113(2)(d) of the Montana Code Annotated, when all the landowners in a proposed district consent to the creation of a district, the board does not have to hold a public hearing. The board can create a district with the passage of a resolution.

WHEREAS, the Yellowstone County Board of County Commissioners received a petition from John Poukish, the developer of Creekside Estates Subdivision Second Filing in Yellowstone County to create a rural special improvement district to maintain the roads in Creekside Estates Subdivision Second Filing. John Poukish owns all the land in the Subdivision. Attached as Exhibit 1 is the petition

Below is a summary of the specifics of the District:

District Summary

District Name:	Yellowstone County Rural Special Improvement District No. 922M
District Location:	Parcels in Creekside Estates Subdivision Second Filing
District Parcels:	3 parcels
District Activities:	Maintain roads in Creekside Estates Subdivision Second Filing
District Costs:	\$431.67 Estimated Cost per lot per year for 3 lots, Subject to Change
District Assessment Method:	Per Parcel/Lot
District Assessment:	\$1,295 Annual District Assessment, Subject to Change
District Duration:	Indefinite

Attached as Exhibit 1 is the petition for the district including the details of the District such as name, location, map, parcels, property owners, activities, costs, assessment method, assessment and engineer. The costs for the District and the assessment for the District will likely increase over time. The Board can annually adjust the assessment.


WHEREAS, the Yellowstone County Board of County Commissioners received a petition to create a rural special improvement district to maintain the roads in Platinum Commercial Park Subdivision. The Board reviewed the petition. The petition appears legally sufficient. The Board believes it would be in the best interest of the public to create the District. All the landowners in the Subdivision consented to the creation of the District. Because all the landowners consent to the creation of the District, the Board does not have to hold a public hearing to create the District.

NOW THEREFORE, BE IT RESOLVED,

The Yellowstone County Board of County Commissioners creates Rural Special Improvement District No. 922M to maintain the roads in Creekside Estates Subdivision Second Filing. The specifics of the District are contained in the petition attached to this Resolution. The Board's assessment for the District will appear on the property owners 2026 tax statement.

Passed and Adopted on the 12th day of May 2026.


BOARD OF COUNTY COMMISSIONERS
YELLOWSTONE COUNTY, MONTANA



Mark Morse, Chair



Michael L. Waters, Member



Chris White, Member

ATTEST:



Jeff Martin, Clerk and Recorder

PETITION TO ESTABLISH A RURAL SPECIAL IMPROVEMENT DISTRICT (RSID)

COVER SHEET


TO: YELLOWSTONE COUNTY BOARD OF COMMISSIONERS

This petition is respectfully submitted this _____ day of _____, 2024 .

Petitioner/Initiator (and/or) Contact Person:

NAME: John Poukish _____
ADDRESS: PO Box 2697 _____
Avon, CO 81620 _____
PHONE NO: 1-970-926-5057 _____

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.



Petitioner's Signature

Date 7/21/25

LIST ALL ADDITIONAL ATTACHMENTS:

- The Final Plat of the Creekside Estates Subdivision, Second Filing to be recorded on property referenced within RSID petition to be used as a Section 'A' Map.
- Location map of the property mentioned within this RSID petition to be used as a Section 'A' Map.
- Title Report to be used as Section 'G' ownership report
- Supplemental Exhibit A which depicts the grading and measurements of the road to be maintained, Creek Meadow Road.

Exhibit 1

PETITION TO ESTABLISH A RURAL SPECIAL IMPROVEMENT DISTRICT (RSID)

SECTION A
MAPS OF RURAL SPECIAL IMPROVEMENT DISTRICT BOUNDARY (ATTACHED)

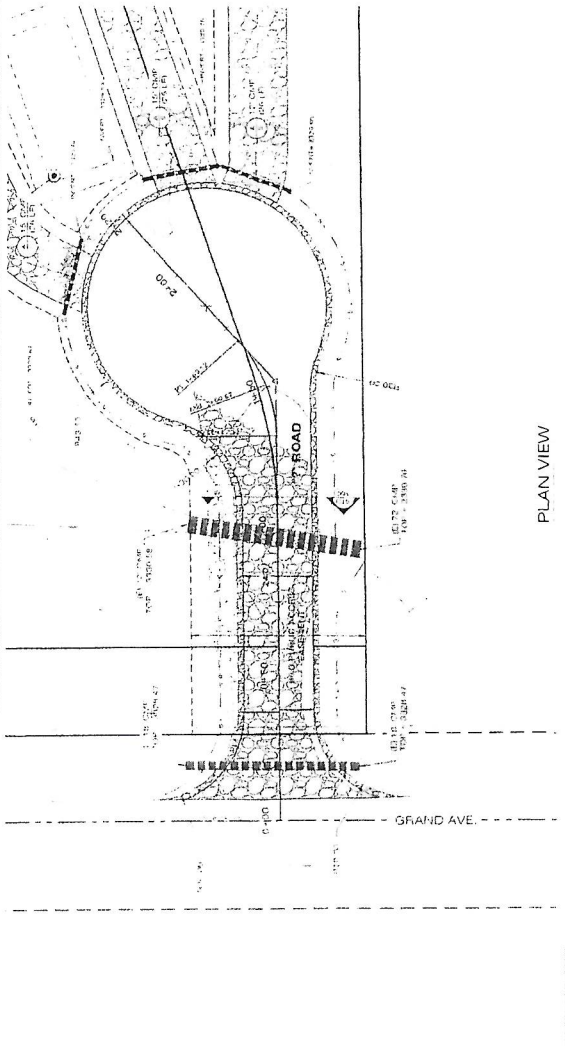


PREPARED BY: _____
 CHECKED BY: _____
 DATE: 07/10/11

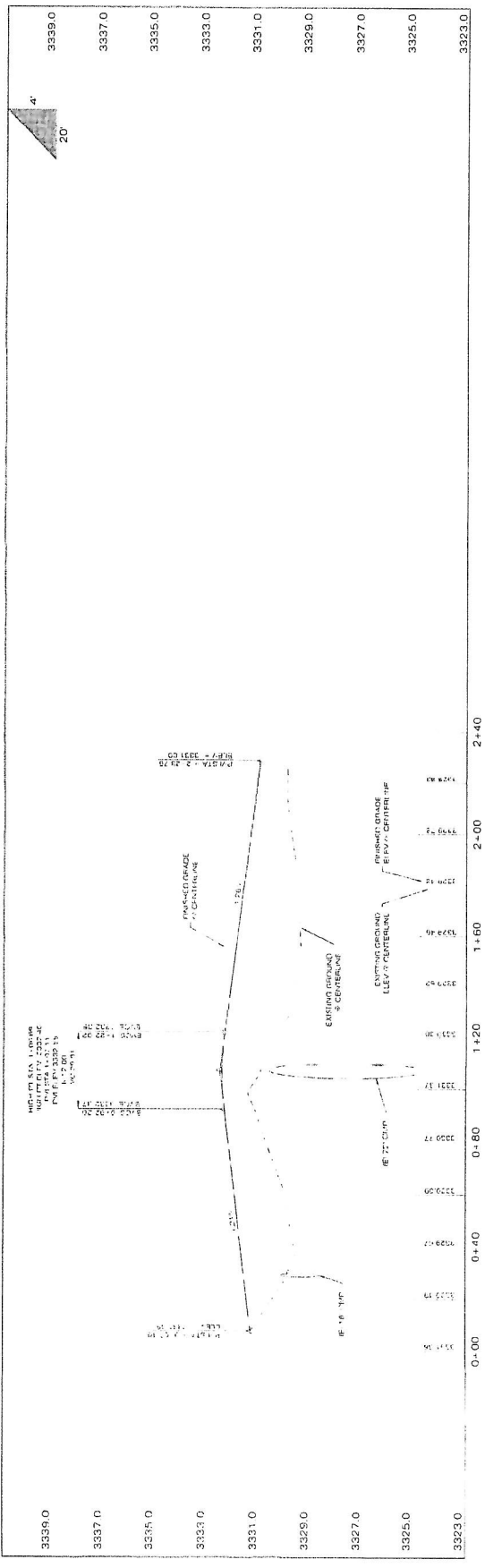
JJP COMPANIES, INC.
 SECTION 31, TOWN, RASE, P.M. 1A
 SUNNYGROVE FRUIT FARMS
 YELLOWSTONE COUNTY
 LOT 104A OF

CREEKSIDE MAJOR SUBDIVISION
 ROAD CONSTRUCTION PLANS
 PLAN AND PROFILE SHEET
 4 OF 5
 20001753.07

SECTION A



PLAN VIEW



PROFILE VIEW

PETITION TO ESTABLISH A RURAL SPECIAL IMPROVEMENT DISTRICT (RSID)

**SECTION C
ESTIMATED ANNUAL MAINTENANCE COST**

FALL MAINTENANCE:

ACTIVITY	ESTIMATED COST
Weed spraying/mowing of roadside ditches	\$ 120
	\$

WINTER MAINTENANCE:

ACTIVITY	ESTIMATED COST
Snow Removal	\$ 675
	\$

SPRING MAINTENANCE:

ACTIVITY	ESTIMATED COST
	\$
	\$

SUMMER MAINTENANCE:

ACTIVITY	ESTIMATED COST
Chip seal (assumes every 8 years)	\$ 500/yr
	\$

TOTAL ESTIMATED ANNUAL MAINTENANCE COST: \$1,295 or \$432/lot

PETITION TO ESTABLISH A RURAL SPECIAL IMPROVEMENT DISTRICT (RSID)

**SECTION D
METHOD OF ASSESSMENT**

CHOOSE A METHOD OF ASSESSMENT:

Square Footage

Equal Amount

Front Footage

Other (Describe)

PETITION TO ESTABLISH A RURAL SPECIAL IMPROVEMENT DISTRICT (RSID)

SECTION E
PROPOSED RURAL SPECIAL IMPROVEMENT DISTRICT
RECOMMENDATIONS FOR AD HOC COMMITTEE

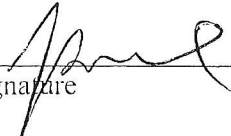
NAME	TELEPHONE NUMBER
1. John Poukish _____ (Chairman) Printed Name	1-970-926-5057 _____
Signature 	
2. _____ Printed Name	_____
Signature _____	
3. _____ Printed Name	_____
Signature _____	
4. _____ Printed Name	_____
Signature _____	
5. _____ Printed Name	_____
Signature _____	

Exhibit 1

PETITION TO ESTABLISH A RURAL SPECIAL IMPROVEMENT DISTRICT (RSID)

SECTION G
OWNERSHIP REPORT (ATTACHED)