

RESOLUTION 2022 - 83

A RESOLUTION TO CREATE GOLDEN MEADOWS ROAD RURAL IMPROVEMENT DISTRICT NO. 2022-07

WHEREAS, the Lewis and Clark County Board of Commissioners (Board) is authorized to create a rural improvement district (RID) whenever the public interest or convenience may require, as per MCA 7-12-2103; and

WHEREAS, the attached letter, Exhibit A, serving as the petition to create a rural improvement district, contains the signature of owners of property to be included within the District; and

WHEREAS, the subdivision applicant for Golden Meadows Subdivision received preliminary approval from the Commission on November 17, 2020 with Condition of Approval No. 14 of that approval requiring the creation or joining of an RID for maintenance, preservation, and repair of the internal access roads, stormwater improvements and detention ponds; and all common areas/public improvements within Golden Meadows Subdivision that will serve this Subdivision; and

WHEREAS, the subdivision applicant has requested the creation of a rural improvement district to satisfy Condition of Approval No. 14 of Golden Meadows Subdivision, and

WHEREAS, the designated items set forth in MCA 7-12-2103(2) are as follows:

1. The designated number of the Golden Meadows Subdivision, RID is 2022-07.
2. The boundaries of the RID are shown on Exhibit B, which encompass the boundaries of the Golden Meadows Subdivision.
3. The general character of maintenance includes costs associated with the operation and repair of the internal access road; snow removal; stormwater improvements and detention ponds; and all common areas/public improvements, as detailed in Exhibit C.
4. The County Engineer, or his designee, is to have charge of the work. The estimated costs for funding said maintenance per year of the internal access road; snow removal; stormwater improvements and detention ponds; and all common areas/public improvements were provided by Jason Sorenson, PE on July 27, 2022. The estimated costs for funding said maintenance will be commensurate with the improvements of the Subdivision, as shown on Exhibit C and will also include a five percent (5%) administrative fee. All maintenance funds collected for the RID will be spent solely on maintenance within the RID.
5. The method by which the costs shall be assessed is described in MCA 7-12- 2151(d): "each lot, tract, or parcel of land in the district [will] be assessed an equal amount based upon the total cost of the [maintenance of improvements]."
6. Pursuant to MCA 7-12-2103(2)(f), "if an increase occurs in the number of benefitted lots, tracts, or parcels within the boundaries of the proposed district during the term of the bonded indebtedness, the assessment per lot, tract, or parcel then in the district will be recalculated as provided in MCA 7-21-2151(4)."

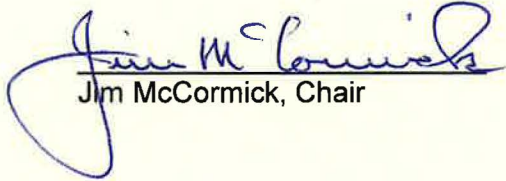
NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners,



1. That it does hereby create the Golden Meadows Subdivision Rural Improvement District No. 2022-07 for the purpose of equitably funding the maintenance, preservation, and repair of the internal access road, stormwater improvements and detention ponds; and all common areas/public improvements within the Golden Meadows Subdivision.
2. That the Board has determined pursuant to MCA 7-12-2108 that the contemplated work is of more than local or ordinary public benefit, and that the expense of such work is chargeable upon the lots and land fronting upon proposed improvements and upon other lots and lands not fronting on the proposed improvements, which are the property benefited by said work and to be assessed to pay the cost and expense thereof.
3. That the Lewis and Clark County Public Works Department is authorized and responsible for coordinating maintenance as described in this resolution within the RID boundary as shown on Exhibit C.

PASSED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS on this 23rd Day of August, 2022.

LEWIS AND CLARK COUNTY
BOARD OF COMMISSIONERS


Jim McCormick, Chair

ATTEST:



Amy Reeves, Clerk of the Board



- Attachments:
- Exhibit – A (Petition)
 - Exhibit – B (Boundaries)
 - Exhibit – C (Maintenance Costs)

EXHIBIT A

June 3, 2022

Jessica Makus, Special Districts Planner
Lewis & Clark County Planning Dept.
3402 Cooney Drive
Helena, MT 59602

Re: Golden Meadows Subdivision, Final Plat Requirement
Petition to create Rural Improvement District (RID) for roadways and
stormwater system.

Dear Ms. Makus:

According to the Lewis and Clark County GIS maps, Golden Meadows Subdivision currently lies outside any RID or SID boundaries and is not within any zoning areas. Condition of Approval #14 states *"In cooperation with the County, the Applicant, its successors and assigns, shall create or amend a Rural Improvement District(s) and/or Special District(s) to address the maintenance, preservation, and repair of the following: internal access road within the Golden Meadows Subdivision; stormwater improvements and retention/detention ponds for the Golden Meadows Subdivision; and all common areas/public improvements within the Golden Meadows Subdivision. (Sections 7-11-1003, 76-3-102, 501, 504, and 608(3), MCA; Chapters I.C. and XI.H., L., R., and S., and Appendix K, County Subdivision Regulations; Lewis and Clark County Public Works Manual"*

I hereby request that a RID be created for the maintenance, preservation and repair of the internal access roads and stormwater systems.

Therefore, for purposes of maintenance of the proposed listed in the conditions above, I hereby petition Lewis and Clark County to create a Rural Improvement District in accordance with MCA Title 7, Chapter 12, Part 21.

County policy requires signatures of 60% of the owners to form a RID or SID. I, Larry Kim Smith, am the sole owner of the property owner, therefore satisfying this requirement with my signature hereto.


Larry "Kim" Smith
Owner

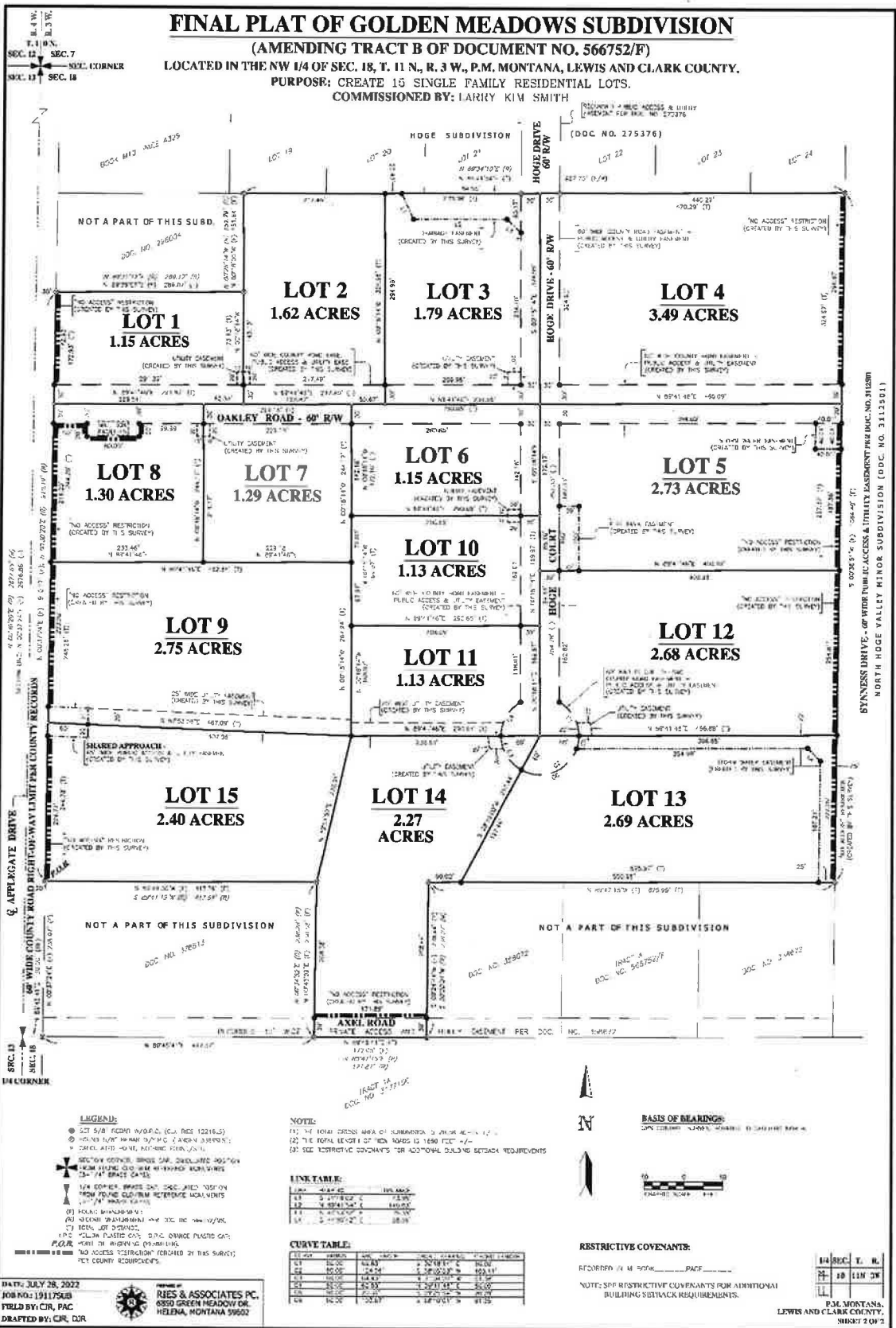
FINAL PLAT OF GOLDEN MEADOWS SUBDIVISION

(AMENDING TRACT B OF DOCUMENT NO. 566752/F)

LOCATED IN THE NW 1/4 OF SEC. 18, T. 11 N., R. 3 W., P.M. MONTANA, LEWIS AND CLARK COUNTY.

PURPOSE: CREATE 15 SINGLE FAMILY RESIDENTIAL LOTS.

COMMISSIONED BY: LARRY KIM SMITH



SEC. 12 SEC. 7
SEC. 11 SEC. 18

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DATE: JULY 28, 2022
JOB NO: 191175UB
FIELD BY: CJK, PAC
DRAFTED BY: CJK, DCR

PREPARED BY:
RIES & ASSOCIATES PC,
8850 GREEN MEADOW DR.
HELENA, MONTANA 59602

LEGEND:
 (1) SET 5/8" ROUND IRON PIPES (C.A. REF. 12216.3)
 (2) 1/4" IRON WIRE NAIL (C.A. REF. 13899.1)
 (3) CALC. AID. 40-1, 40-2, 40-3, 40-4
 (4) SECTION CORNER, BRASS CAP, GALVANIZED 100-100
 (5) 1/4" IRON WIRE NAIL (C.A. REF. 13899.1)
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LINK TABLE:

LINK	DATE	BY	REASON
1.1	7/28/22	CJK	INITIAL
1.2	7/28/22	CJK	INITIAL
1.3	7/28/22	CJK	INITIAL

CURVE TABLE:

STATION	CHORD	ARC	CHORD	ARC	CHORD	ARC	CHORD	ARC
1+00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
2+00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00
3+00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00
4+00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00
5+00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00
6+00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00
7+00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00
8+00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00
9+00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00
10+00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00

RESTRICTIVE COVENANTS:
 RECORD IN A M...
 NOTE: SEE RESTRICTIVE COVENANTS FOR ADDITIONAL BUILDING SUBTACK REQUIREMENTS.

P.M. MONTANA,
LEWIS AND CLARK COUNTY,
SHEET 2 OF 2

**GOLDEN MEADOWS SUBDIVISION
MAINTENANCE RID - ROAD, STORM, COMMON AREA/PUBLIC IMPROVEMENTS**

ENGINEER'S ESTIMATE of RID Costs
Casne and Associates, Inc.

Date: July 27, 2022

EXHIBIT C

PMS	Roadway	Limits	WIDTH (ft)	LENGTH (ft)	AREA (sf)	AREA (sy)	Snow Plowing (sy)	Crack Seal (lf)	LS	EA	
ROADWAY SECTIONS - ALL											
PMS	INTERNAL ROADS	Interior limits of subdivision only	24	1,525	36,600	4,067	4,067	381.3			
PMS	INTERNAL ROADS	Per Limits Noted Above		1,525	36,600	4,067	4,067	381			See table below
G	Stormwater Infrastructure								1		See table below
G	Stormwater - Culvert Cleaning								1		See table below
G	Misc								1		See table below
TOTALS											
					36,600	4,067	4,067	381			

(PMS) Plantmix Surfacing											
(CGS) Crushed Gravel Surfacing											
(G) General											

Maintenance Item	Qty	Unit	Times per Year	Cost/Unit	Ext. Cost
Snow Plow 6x per year	4,067	SY	6	0.040	\$976.08
Crack Seal 1x per 4 years	381	LF	0.25	2.50	\$238.13
Chip Seal 1x per 7 years	4,067	SY	0.14	4.00	\$2,277.52
Stormwater Pond Mowing 1x per 1 year	1	LS	1.00	750.00	\$750.00
Stormwater Ditch Mowing 1x per 1 year	0	LS	1.00	750.00	\$0.00
Stormwater Culvert Cleaning 1x per 2 years	1	LS	0.50	500.00	\$250.00

* It is noted that in most situations, homeowners assume responsibility for ditch mowing and maintenance for home aesthetic reasons.

SUBTOTAL	\$4,491.73
5% Administration Fee	\$224.59
TOTAL COST / YEAR	\$4,716.32
Cost per Lot per Year	16 lots \$314.42

Note: See separate RID estimate for Fire Protection

* Areas of roadway, easements and turnouts to be maintained were supplied by Casne and Associates