

**RESOLUTION 2015-165**

**RESOLUTION TO CREATE THE CANYON RIDGE RURAL IMPROVEMENT DISTRICT NO. 2015-11**

WHEREAS, the Board of County Commissioners may order and create a rural improvement district upon the receipt of a petition to create a rural improvement district that contains the consent of all of the property to be included in the district, as per MCA 7-12-2102(2); and

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

WHEREAS, the subdivision applicant for the proposed Canyon Ridge Subdivision was granted preliminary approval on July 2, 2015; and

WHEREAS, the subdivision applicant has requested the creation of a Rural Improvement District to satisfy Condition of Approval #12 for Phase I of the Canyon Ridge Subdivision ; and

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

- (a) The designated number of the district is 2015-11.
- (b) The boundaries of the district are shown on Exhibit "B".
- (c) (1) The general character of maintenance for roadway improvements includes, but is not limited to, snow plowing, weed control, street signs, culvert cleaning, street sweeping, drainage ditch maintenance, mail box maintenance, crack sealing, and savings toward future chip seal, as shown on Exhibit "C."
- (2) The general character of maintenance for storm water improvements includes, but is not limited to, weed control, culvert cleaning, storm water pond maintenance, and drainage ditch maintenance, as shown on Exhibit "C."
- (3) The general character of maintenance for fire protection improvements includes, but is not limited to, payments toward a contractual fire protection plan agreement and fire protection system hydrants, as shown on Exhibit "C."
- (4) The general character of maintenance for parkland improvements includes, but is not limited to, mowing and weed control, as shown on Exhibit "C."
- (5) Maintenance of roadway improvements, storm water improvements, fire protection improvements, and parkland improvements for the preliminarily



approved Phases II and III of the Canyon Ridge Subdivision are within the scope of service for the Canyon Ridge RID No. 2015-11.

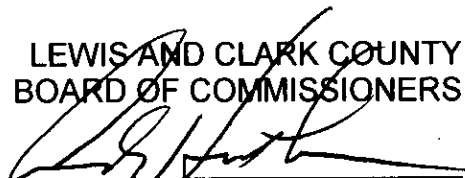
- (d) DOWL is the engineer to have charge of the work. The estimated cost for funding said maintenance in Phase I is \$37,255.49 per year, as shown on Exhibit "C" or \$573.16 per parcel per year. The estimated costs for funding said maintenance in Phases II and III shall be required of the subdivision applicant, to be reviewed before final plat for the respective phases, as required under Canyon Ridge Subdivision Phase II Condition of Approval #9 and Phase III Condition of Approval #9. All maintenance funds collected for the district will be spent solely on road maintenance within the proposed district.
- (e) 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]."
- (f) 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 Lewis and Clark County Board of Commissioners, that it does hereby create the Canyon Ridge Improvement District No. 2015-11 for the purpose of equitably funding road maintenance.

BE IT FURTHER RESOLVED that the Lewis and Clark County Public Works Department is authorized and responsible for coordinating maintenance as described on Exhibit "C" within the district boundary as shown on Exhibit "B".

DATED this 17<sup>th</sup> day of December, 2015.

LEWIS AND CLARK COUNTY  
BOARD OF COMMISSIONERS

  
Andy Hunthausen, Chairman



  
Paulette DeHart, Clerk of the Board

Attachments: Exhibit "A", Exhibit "B", and Exhibit "C"

**Exhibit "A": RID Request Letter/Petition**

***T&M PLANNING GROUP, LLC  
3685 AMBER COURT  
HELENA, MONTANA 59602***

August 17, 2015

Lewis and Clark County Planning  
316 North Park Avenue  
Helena, MT 59623

RE: Canyon Ridge Phase 1 Final Plat RID Request Letter

To Whom It May Concern:

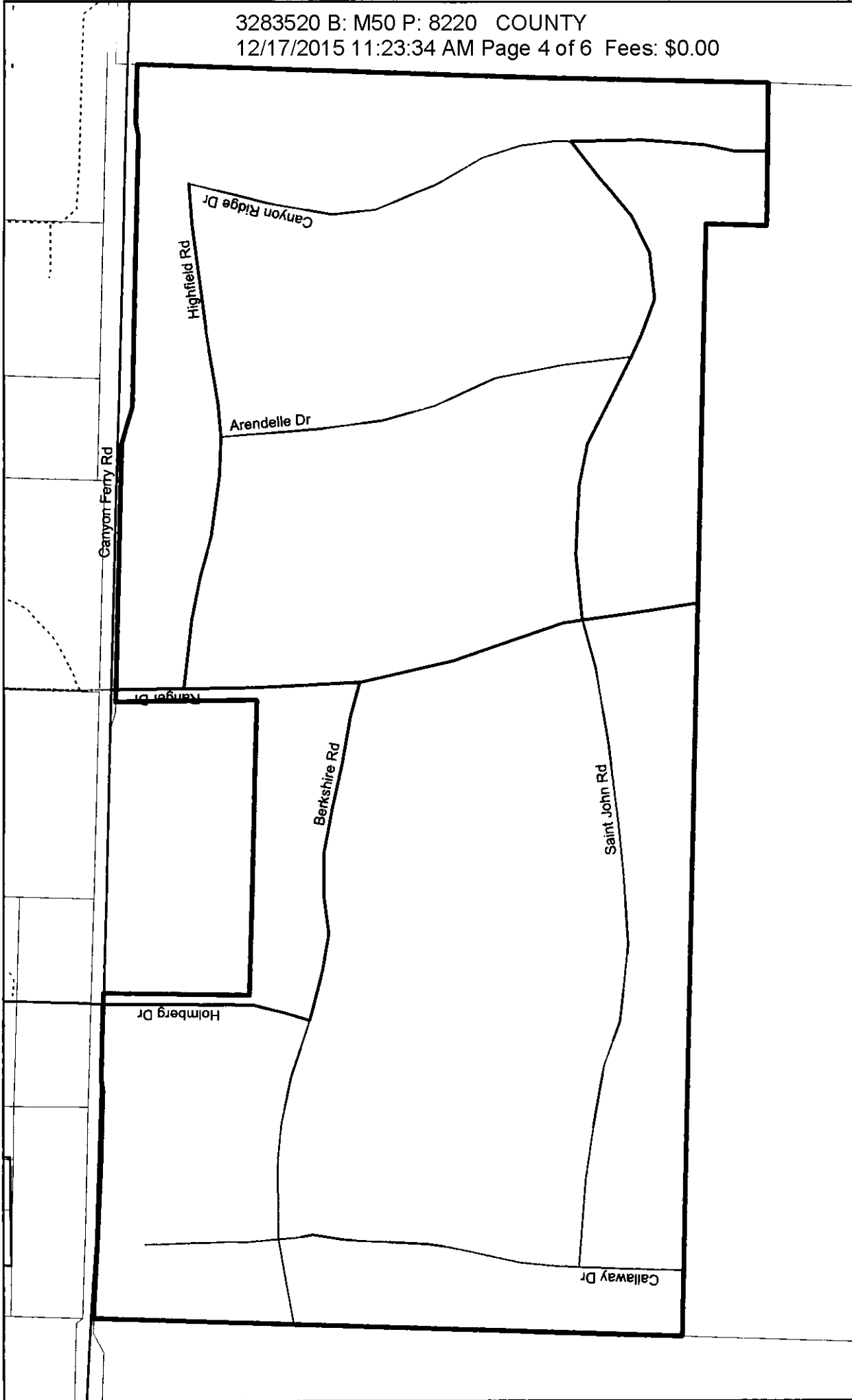
T&M Planning Group, LLC, the owner of a tract of land to be known as Canyon Ridge Phase 1, request that the Lewis and Clark County Commission create a Rural Improvement District for the purposes of maintenance, preservation, and repair of the following: internal access roads, including turnouts and the extensions of the internal roads between Lots 31 and 71, Lots 79 and 80, and Lots 89 and 90, within Canyon Ridge Phase 1; County parkland property (Lot 125) and installed park improvements on Lot 125 with Canyon Ridge Phase 1; the storm water detention ponds for Canyon Ridge Phase 1, and all public areas/improvements with Canyon Ridge Phase 1.

Sincerely,



Mike Magee, Managing Partner  
3685 Amber Court  
Helena, Montana 59602  
Cell Phone-406-431-2651

**Exhibit "B": Canyon Ridge Rural Improvement District Boundary and Maintained Roadways**



**Legend**

- Phase II & III RID Roads — Unpaved
- Phase I RID Roads — Driveway
- Paved
- ▭ Canyon Ridge RID Boundary
- ▭ Parcel Boundaries

**Exhibit "C": Phase I Maintenance Cost Estimates**

CANYON RIDGE SUBDIVISION – PHASE I ANNUAL ROAD MAINTENANCE ENGINEER'S ESTIMATE Prepared By: WWC Engineering													
													Date: November 25, 2015
Item #		Limits	Width Feet	Length Feet	SY	Snow Ploaing SY	Weed Control LF	Street Signs EACH	Culvert Cleaning EACH	Drainage Ditch Maintenance LF	Sweeping SY	Crack Sealing LF	Chp Seal SY
1	Holmberg Drive	Edge of Canyon Ferry to North Edge of Berkshire Road	24	887	1,832	1,832	344	1.00	1.00	1,374	1,832	137	1,832
2	Berkshire Road	West Edge of Lot 3 to Edge of Ranger Drive	24	1,322	3,525	3,525	661			1.00	2,944	264	3,525
3	Ranger Drive	Edge of Canyon Ferry to South Endry Lots 31 & 71	24	1,024	5,131	5,131	982	1.00	4.00	3,948	5,131	385	6,131
4	Highfield Road	Edge of Ranger Drive to West Endry of Lots 99 & 10	24	1,095	5,293	5,293	993			1.00	3,970	327	5,293
5	Canyon Ridge Way	Edge of Highfield Road to South Endry Lots 79 & 80	24	1,855	4,545	4,545	828			1.00	3,712	4,940	4,545
7	Saint John Road	Edge of Canyon Ridge Drive to East Endry Lots 31 & 32	24	1,802	4,805	4,805	901			1.00	3,804	4,805	4,805
<b>TOTALS</b>				9,576	25,536	25,536	4,788	2.00	9.00	18,152	25,536	1,915	25,536
						2309 9	Snow Ploaing	25,536 SY	⊕	5	0.02	2,553.60	
							Weed Control	4,788 LF	⊕	1	0.20	957.60	
							Street Signs	2 EA	⊕	1	50.00	100.00	
							Culvert Cleaning	9.00 EA	⊕	1	50.00	450.00	
							Street Sweeping	25,536 SY	⊕	1	0.06	1,532.16	
							Drainage Ditch	18,152 LF	⊕	1	0.10	1,915.20	
							Mail Box 0.5 M	ALL LS	⊕	1	300.00	300.00	
							Crack Sealing	1,915 LF	⊕	0.14	2.00	3,830.40	
							Chp Seal****	25,536 SY	⊕	0.14	2.46	8,874.08	
<b>CONSTRUCTION TOTAL</b>												20,613.04	
Administration Fee												5%	1,030.85
<b>PROJECT TOTAL</b>												<b>\$21,643.89</b>	

Note: Roads will be completed in 2016 with chp seal completed in 2016

CANYON RIDGE SUBDIVISION – PHASE I ANNUAL STORM WATER MAINTENANCE ENGINEER'S ESTIMATE Prepared By: WWC Engineering								
							Date: November 4, 2015	
Item #		Limits	Length Feet	Weed Control LF	Culvert Cleaning EACH	Storm Water Pond Maintenance Each	Drainage Ditch Maintenance LF	
1	Berkshire Road	Edge of Phase 1 to Calla	520	260	2		1,040	
2	Saint John Place	Edge of Phase 1 to Calla	1,800	900	4		3,600	
3	Calla Drive	Between Berkshire and Saint John	1,000	500	1		2,000	
4	Storm Water Ponds and Drainage Ditches	Throughout Subdivision	1,500			7	1,500	
<b>TOTALS</b>			4,820	1,660	7	7	8,140	
				Weed Control	1,660 LF	⊕	0.25	415.00
				Culvert Cleaning	7 EACH	⊕	50.00	350.00
				Storm Water Pond Maintenance	7 EACH	⊕	250.00	1,750.00
				Drainage Ditch	8,140 LF	⊕	0.10	814.00
<b>Subtotal</b>							3,329.00	
Administration Fee							5%	166.45
<b>PROJECT TOTAL</b>							<b>\$3,495.45</b>	

CANYON RIDGE SUBDIVISION - PHASE I ANNUAL FIRE PROTECTION MAINTENANCE ENGINEER'S ESTIMATE Prepared By: WWC Engineering						Date: November 4, 2015			
Item #		Limits		Hydrants EACH	Fire Protection System				
1	Fire Protection System Hydrants	Ranger Drive		2					
2	Fire Protection System Agreement Payments					1			
TOTALS				2		1			
				Contractual Agreement Payments	1	EACH	@	10,000.00	10,000.00
				Fire Protection System Hydrants	2	EACH	@	250.00	500.00
				Subtotal					10,500.00
				Administration Fee		5%			525.00
				PROJECT TOTAL					\$11,025.00

CANYON RIDGE SUBDIVISION - PHASE I ANNUAL PARKLAND MAINTENANCE ENGINEER'S ESTIMATE Prepared By: WWC Engineering						Date: November 4, 2015			
Item #		Limits			Total Area				
1	Parkland (5.141 acres) Lot 125	Lot 125			5.141				
TOTALS					5.141				
				Mowing Maintenance	5.141	ACRES	@	300.00	1,542.30
				Weed Maintenance	5.141	ACRES	@	150.00	771.15
				Subtotal					2,313.45
				Administration Fee		5%			115.67
				PROJECT TOTAL					\$2,429.12