

RECEIVED

JUL 21 1994

LEWIS & CLARK COUNTY  
PLANNING DEPARTMENT

RESOLUTION 1994 - 125

A RESOLUTION OF INTENTION TO CREATE A RURAL  
IMPROVEMENT DISTRICT FOR THE EVERGREEN ESTATES SUBDIVISION

WHEREAS, a petition has been received from the landowners in the Evergreen Estates Subdivision and land fronting Timberline Drive requesting that the Board of County Commissioners create a Rural Improvement District for the purpose of funding road improvements on Douglas Circle and Jack Pine Road located in the E 1/2 of Section 31, T12N, R3W, P.M.M., Lewis and Clark County, Montana; and

WHEREAS, the petition included a description of the boundaries of the proposed district and benefitting lots, descriptions and cost estimates for the proposed improvements, descriptions of the proposed methods of assessment and administrative structure, and was signed by 53% of the lot owners within the proposed district representing 71% of the proposed assessment; and

WHEREAS, the Board of County Commissioners has the authority to propose Rural Improvement Districts for the purpose of funding road improvements and/or maintenance, pursuant to Section 7-12-2101, et. seq., MCA.

NOW, THEREFORE, BE IT RESOLVED by the Lewis and Clark County Board of County Commissioners that it does hereby establish its intention to create Rural Improvement District No. 94-4 for the purpose of funding road improvements. The district shall remain in effect in perpetuity or until such action by the Board of County Commissioners otherwise dissolves the district.

BE IT FURTHER RESOLVED that said district will include those parcels of land abutting and/or accessing Douglas Circle, Jack Pine Road and Timberline Drive, identified on Exhibits A and B, attached hereto and made a part hereof.

BE IT FURTHER RESOLVED that the proposed improvement would consist of grading, basing, sloping, compacting the road surface, providing proper drainage and applying four inches of road base material on Douglas Circle. Additionally, Jack Pine Road would be sloped, contoured and graded; however, no base material would be applied. No improvements to Timberline Drive are proposed.

BE IT FURTHER RESOLVED that the engineer who is to have charge of the work is Mr. Tom Stewart. It is anticipated that the maintenance shall be administered by the Evergreen Estates Homeowners Association (a representative body of the landowners within the district), under a contractual agreement with the Board of County Commissioners.

BE IT FURTHER RESOLVED that the estimated total cost of the improvement is approximately \$46,588 (including administration, set up fees, insurance, engineering, contingency, and operating reserve). Annual estimated costs are \$8,681.10 (including finance charges) for a period of seven years. Estimated annual maintenance costs are \$1,266.

BE IT FURTHER RESOLVED that all lots would benefit and would be assessed for the maintenance of the improvement. All lots developed with a residence would benefit equally and all undeveloped lots would benefit equally. Owners of undeveloped lots would be assessed twenty (20) percent of the assessment for developed lots. Such assessments will be based upon the assessed valuation of land, improvements, and personal property valuations to distinguish developed and undeveloped lots. Then, thresholds and limits of assessed valuation will be applied resulting in a flat fee assessment for developed lots and another flat fee assessment for undeveloped lots. Based upon the assessment method described applied to current conditions in the district, annual individual lot assessments would be approximately \$225 per year for developed lots and \$45 per year for undeveloped lots. After seven

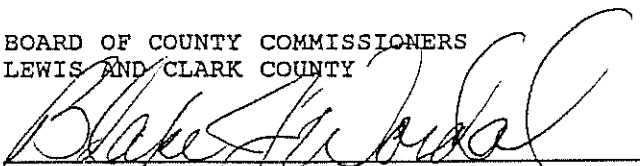
years the maintenance assessment would be approximately \$29 per year for a developed lot and \$6 per year for an undeveloped lot. All funds collected for the district shall be spent solely for the road improvement and maintenance activities within the proposed district.

BE IT FURTHER RESOLVED that the following definitions and formulas shall be used to determine the annual assessment for the lots within the district:

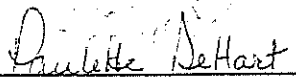
- 1) A lot is defined as a single parcel of land that can be described by a survey or deed of record at the Clerk and Recorder's Office.
- 2) An undeveloped property is a parcel that has a market valuation for improvements and/or personal property that is not greater than thirteen hundred dollars (\$1,300.00).
- 3) A developed property is a parcel that has a market valuation for improvements and/or personal property in excess of thirteen hundred dollars (\$1,300.00).
- 4) When the administrator of the district has determined the annual budget, the following formula shall be used to determine individual assessments:  
 $ax + by =$  total annual assessment for the district  
 where a = the number of undeveloped lots in the district,  
 where b = the number of developed lots in the district,  
 where x = the individual assessment for an undeveloped lot,  
 where y = the individual assessment for a developed lot, and  
 where  $y = 5x$ .
- 5) Terms: Annual budget = annual expenses + operating reserves  
 Annual budget minus non-tax revenues  
 minus cash on hand  
 equals total annual assessment for district.

DATED this 12<sup>th</sup> day of July, 1994

BOARD OF COUNTY COMMISSIONERS  
LEWIS AND CLARK COUNTY

  
Blake J. Wordal, Chair

ATTEST:

  
Paulette DeHart, Clerk of Board

File: 2713 Evgreen.Int

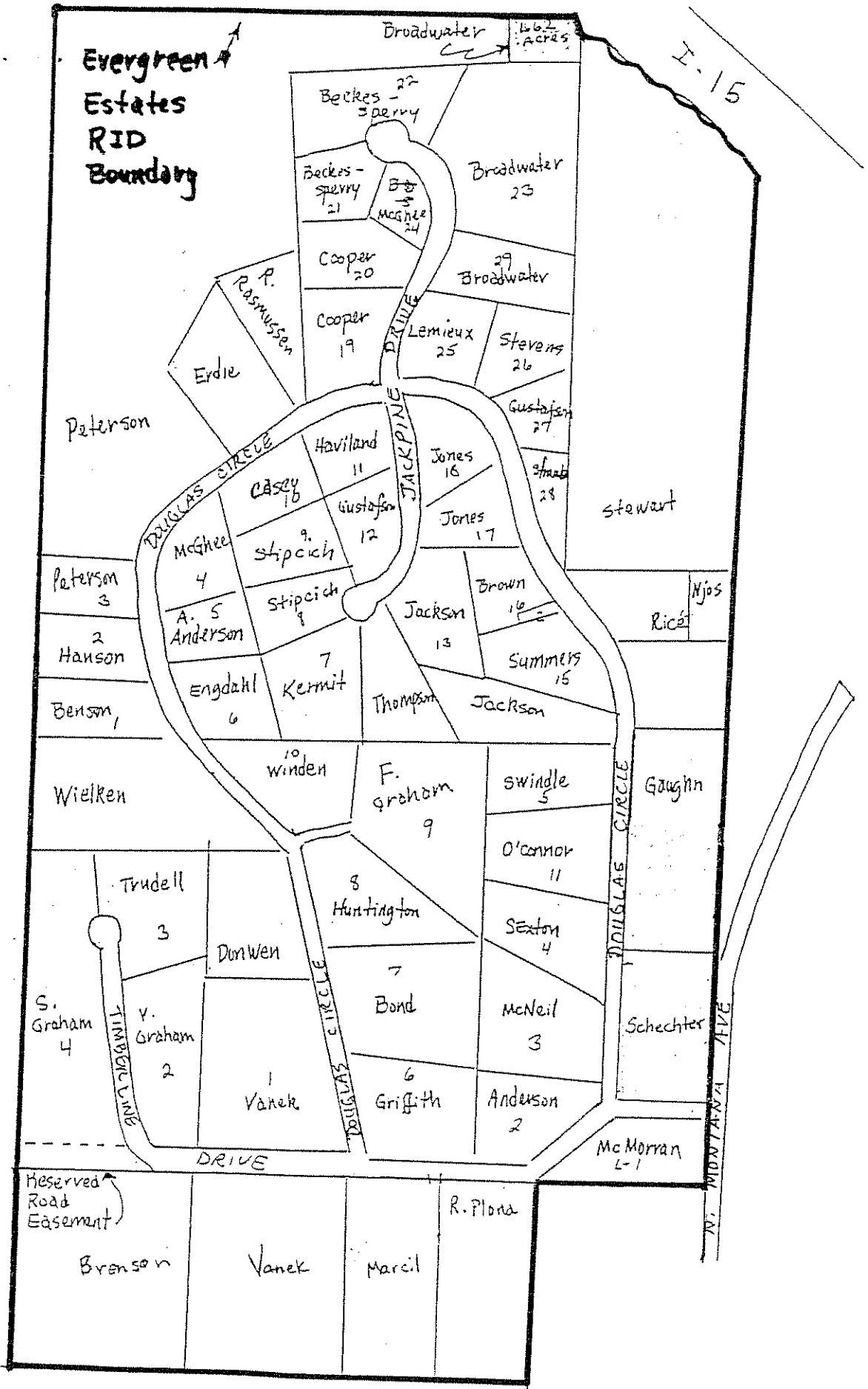
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PAULETTE DEHART  
TREAS/CLK  
LEWIS & CLARK CO., MONT.

1994 JUL 15 AM 10:42

MIS- 8595  
By Shirley McDonald

EXHIBIT "A"



GEOCODE	PROP ADDRESS	EVERGREEN ESTATES - PROPOSED RID	PROPERTY OWNER	MAILING ADDRESS	CITY	ST	ZIP	LEGAL 1	EXHIBIT "B"	AREA
21131403150000	8851 DOUGLAS CR	8851 DOUGLAS CIRCLE	ANDERSON ALLEN T & DELORES E	1080 DOUGLAS CIRCLE	HELENA	MT	59601	EVERGREEN EST LT 5		1.850
21131403080000	1080 DOUGLAS CR	1080 DOUGLAS CIRCLE	ANDERSON GAVIN & SUSAN J	6982 JACK PINE RD	HELENA	MT	59601	EVERGREEN EST LT 2: 3.05 AC		3.050
21131405090000	0 UNKNOWN	6982 JACK PINE RD	BECKES JOYCE C & SPERRY SAM H	8982 JACKPINE DR	HELENA	MT	59601	EVERGREEN EST LT 22		3.670
21131405050000	8982 JACKPINE DR	8982 JACKPINE DR	BECKES JOYCE C & SPERRY SAM H	6842 DOUGLAS CIRCLE	HELENA	MT	59601	EVERGREEN EST #1:LT 21		1.720
21131402070000	8842 DOUGLAS CR	8842 DOUGLAS CIRCLE	BENSON TOBY T & SHIRLEY A	8755 DOUGLAS CIRCLE	HELENA	MT	59601	EVERGREEN EST #1:LT 1		2.520
21131403090000	8755 DOUGLAS CR	8755 DOUGLAS CIRCLE	BENSON TOBY T & SHIRLEY A	1526 CLEVELAND ST	HELENA	MT	59601	EVERGREEN EST LT 7: 5.5 AC		5.500
21131101500000	0 UNKNOWN	1526 CLEVELAND ST	BOND JAMES L	1526 CLEVELAND ST	HELENA	MT	59601	TR IN NENE; S OF HWY		1.650
21131405100000	8981 JACKPINE DR	1526 CLEVELAND ST	BROADWATER RICHARD D & JUDY R	1526 CLEVELAND ST	HELENA	MT	59601	EVERGREEN EST #1:LT 23		7.940
21131405130000	8953 JACKPINE DR	1526 CLEVELAND ST	BROADWATER RICHARD D & JUDY R	C/O 751 STAR RD	HELENA	MT	59601	EVERGREEN EST #1:LT 29;		2.940
199506101100000	0 UNKNOWN	C/O 751 STAR RD	BROWN DENNIS R & PEGGY L	8860 DOUGLAS CIRCLE	HELENA	MT	59601	TR IN NW/4NW/4; 9.957 AC C/S #50570		10.000
21131403280000	8860 DOUGLAS CR	8860 DOUGLAS CIRCLE	BROWN DENNIS R & SHARLENE M	8895 DOUGLAS CIRCLE	HELENA	MT	59601	EVERGREEN EST #1:PT LT 16		1.936
21131403200000	8895 DOUGLAS CR	8895 DOUGLAS CIRCLE	CASEY DAVID P & SUSAN	8936 DOUGLAS CIRCLE	HELENA	MT	59601	EVERGREEN EST #1:LT 10		2.090
21131405010000	8936 DOUGLAS CR	8936 DOUGLAS CIRCLE	COOPER ROBERT & KAREN R	8936 DOUGLAS CIRCLE	HELENA	MT	59601	EVERGREEN EST #1:LT 19; 2.22 AC		2.220
21131405090000	8952 JACKPINE DR	8936 DOUGLAS CIRCLE	COOPER ROBERT & KAREN R	8752 DOUGLAS CIRCLE	HELENA	MT	59601	EVERGREEN EST #1:LT 20		2.450
21131402010000	8752 DOUGLAS CR	8837 DOUGLAS CIRCLE	DOWNEN DENNIS J & CAROLYN J	8837 DOUGLAS CIRCLE	HELENA	MT	59601	TR IN E2SW/4E 3.5 AC & 2.37 AC W OF LT 8 EVERGRN EST		5.870
21131403120000	8837 DOUGLAS CR	8837 DOUGLAS CIRCLE	ENGDAHL RONALD W & MARJORIE A	8783 DOUGLAS CIRCLE	HELENA	MT	59601	TR IN E2: 1.846 AC		1.850
21131101060000	8876 DOUGLAS CR	8783 DOUGLAS CIRCLE	ERDIE THOMAS K & IRENE D	441 S MAPLE LOT #20	HELENA	MT	59601	TR E2E2SE; 5.16 AC; SUR #297863		2.260
21131404020000	8783 DOUGLAS CR	441 S MAPLE LOT #20	GAUGHAN DARLENE R S	441 S MAPLE LOT 21	HELENA	MT	59601	EVERGREEN EST #2:LT 4		6.167
21131401050000	0 UNKNOWN	441 S MAPLE LOT 21	GRAHAM SALLY A	8805 DOUGLAS CIRCLE	HELENA	MT	59601	EVERGREEN EST #1:LT 9		9.150
21131401030000	0 UNKNOWN	8805 DOUGLAS CIRCLE	GRAHAM VIRGINIA J TRUST	10514 CHURCHILL	HELENA	AZ	85206	EVERGREEN EST #2:LT 2: 4.45 AC		6.140
21131403340000	8805 DOUGLAS CR	10514 CHURCHILL	GRAHAM, KRISTEN R & FRANK S	8907 DOUGLAS CIRCLE	HELENA	MT	59601	EVERGREEN EST #1:LT 6		3.910
21131403050000	8785 DOUGLAS CR	8907 DOUGLAS CIRCLE	GRIFFITH ROBERT J & I BARBARA	8785 DOUGLAS CIRCLE	HELENA	MT	59601	EVERGREEN EST #1:LT 12		2.140
21131403300000	8840 DOUGLAS CR	8785 DOUGLAS CIRCLE	GUSTAFSON R A & PATRICIA	10514 CHURCHILL	HELENA	MT	59601	EVERGREEN EST #1:LT 11		2.230
21131403300000	8840 DOUGLAS CR	10514 CHURCHILL	GUSTAFSON R A & PATRICIA	8840 DOUGLAS CIRCLE	HELENA	MT	59601	EVERGREEN EST #1:LT 8; 4.06 AC		4.060
21131403220000	0 UNKNOWN	8840 DOUGLAS CIRCLE	HANSON LARRY L & LYNDIA D	8868 DOUGLAS CIRCLE	HELENA	MT	59601	TR IN SE 3.05 AC; TRIN SE .11 AC		3.160
21131402090000	8738 DOUGLAS CR	8868 DOUGLAS CIRCLE	HAWLAND DAVID J	8868 DOUGLAS CIRCLE	HELENA	MT	59601	EVERGREEN EST LT 13		2.760
21131403210000	8907 DOUGLAS CR	8868 DOUGLAS CIRCLE	HUNTINGTON GEROGEE A & PEGGY J	8868 DOUGLAS CIRCLE	HELENA	MT	59601	EVERGREEN EST #1:LT 17;		2.160
21131403300000	8840 DOUGLAS CR	8868 DOUGLAS CIRCLE	JACKSON MARTHA F	8868 DOUGLAS CIRCLE	HELENA	MT	59601	EVERGREEN EST #1:LT 18		2.360
21131403300000	8865 JACKPINE DR	8868 DOUGLAS CIRCLE	JACKSON MARTHA F	12250 MARY AVE	HELENA	MT	59601	EVERGREEN EST #1:LT 25		2.380
21131403240000	8868 DOUGLAS CR	12250 MARY AVE	JONES GLENN S & HELEN L	BOX 4161	HELENA	AK	99515	EVERGREEN EST #1:LT 7		3.010
21131405150000	8933 DOUGLAS CR	BOX 4161	JONES GLENN S & HELEN L	4114 N ROGERS RD	HELENA	MT	59604	TRIN NE		5.000
21131403140000	8840 JACKPINE DR	4114 N ROGERS RD	LEBEL KERMIT CHARLES JR & ALICE J	4114 N ROGERS RD	HELENA	CA	92041	EVERGREEN EST #1:LT 4		2.500
199506101070000	8698 NMONTANA AVE	4114 N ROGERS RD	MARCEL GREGORY J & PATTY R	SPRING VALLEY CA	HELENA	CA	92077	EVERGREEN EST #1:LT 24		1.150
21131403180000	8873 DOUGLAS CR	SPRING VALLEY CA	MCGLHEE JAMES C & MARY L	1155 DOUGLAS CIRCLE	HELENA	MT	59601	EVERGREEN EST LT 1		3.090
21131405070000	8964 JACKPINE DR	1155 DOUGLAS CIRCLE	MCGLHEE JAMES C & MARY L	8740 DOUGLAS CIRCLE	HELENA	MT	59601	EVERGREEN EST LT 3		4.020
21131403010000	1155 DOUGLAS CR	8740 DOUGLAS CIRCLE	MCMORRAN STEVEN K	8865 DOUGLAS CIRCLE	HELENA	MT	59601	TR IN E2NENE		4.550
21131403070000	8740 DOUGLAS CR	8865 DOUGLAS CIRCLE	MCNIEL C YVONNE & DWAYNE	8866 DOUGLAS CIRCLE	HELENA	MT	59601	EVERGREEN EST LT 11; 3.31 AC		3.310
21131404050000	8865 DOUGLAS CR	8866 DOUGLAS CIRCLE	NJOS KALVIN D & TAMI K	8866 DOUGLAS CIRCLE	HELENA	MT	59601	EVERGREEN EST #2:RD3; 2.6 AC		2.800
21131403360000	8790 DOUGLAS CR	8866 DOUGLAS CIRCLE	O'CONNOR JEANNE MORNINGSTAR & TERRY	8866 DOUGLAS CIRCLE	HELENA	MT	59601	PT OF E2 LESS TRS		1.000
21131401090000	0 UNKNOWN	8866 DOUGLAS CIRCLE	PETERSON DOUGLAS F	8866 DOUGLAS CIRCLE	HELENA	MT	59601	EVERGREEN EST #1:LT 3		1.850
21131402130000	8866 DOUGLAS CR	8866 DOUGLAS CIRCLE	PETERSON FLOYE		HELENA	MT	59601			
21131402110000	8858 DOUGLAS CR	8866 DOUGLAS CIRCLE	PETERSON FLOYE		HELENA	MT	59601			

GEOCODE	PROP ADDRESS	EVERGREEN/ESTATES - - PROPOSED RID	PROPERTY OWNER	MAILING ADDRESS	CITY	ST	ZIP	LEGAL <sup>1</sup>	EXHIBIT "B"	AREA
199506101060000	8688 NMONTANA AVE	8688 N MONTANA	PLONA RICHARD A & AMANDA KENT	8688 N MONTANA	HELENA	MT	59601	TR IN NE		5.000
211131401090000	8906 DOUGLAS CR	8906 DOUGLAS CIRCLE	RASMUSON RONALD F & DEBRA R	8906 DOUGLAS CIRCLE	HELENA	MT	59601	TR IN NE 2.51 AC		2.510
211131404070000	8871 DOUGLAS CR	8871 DOUGLAS CIRCLE	RICE JAMES A & SHIRLEY M	8871 DOUGLAS CIRCLE	HELENA	MT	59601	TR IN SE		1.750
211131404010000	8750 N MONTANA AVE	8750 N MONTANA AVENUE	SCHECHTER DEAN S & LINDA J	8750 N MONTANA AVENUE	HELENA	MT	59601	TR IN EZE2SESE		0.000
211131405380000	8770 DOUGLAS CR	8770 DOUGLAS CIRCLE	SEXTON ROBERT L & KAREN J	8770 DOUGLAS CIRCLE	HELENA	MT	59601	EVERGREEN EST LT 4		3.220
211131405170000	8923 DOUGLAS CR	8923 DOUGLAS CIRCLE	STEVENS JAMES O	8923 DOUGLAS CIRCLE	HELENA	MT	59601	EVERGREEN EST LT 26		2.210
211131103010000	8945 DOUGLAS CR	8945 DOUGLAS CIRCLE	STEWART THOMAS G & SANDRA J	8945 DOUGLAS CIRCLE	HELENA	MT	59601	N2NENESE: E2SENE/PT 2ENENE LYING S OF RW		1.000
211131403170000	8856 JACKPINE DR	8856 JACKPINE DR	STPICRICH JAMES A & MARGARET M	8856 JACKPINE DR	HELENA	MT	59601	EVERGREEN EST LT 8		1.890
211131405210000	8864 JACKPINE DR	8864 JACKPINE DR	STRAUB MARK W & GILDA L	8864 JACKPINE DR	HELENA	MT	59601	EVERGREEN EST #1:LT 8		2.040
211131403290000	8833 DOUGLAS CR	8833 DOUGLAS CIRCLE	SUMMERS GARY D & CYNTHIA J	8833 DOUGLAS CIRCLE	HELENA	MT	59601	EVERGREEN EST #1:LT 28		1.340
211131403270000	8850 DOUGLAS CR	8850 DOUGLAS CIRCLE	SWINOLE THOMAS O & KATHERINE A	8850 DOUGLAS CIRCLE	HELENA	MT	59601	EVERGREEN EST LT 15		2.760
211131403350000	8820 DOUGLAS CR	8820 DOUGLAS CIRCLE	THOMPSON CHARLES R & NANCY C	8820 DOUGLAS CIRCLE	HELENA	MT	59601	EVERGREEN EST LT 5		0.194
211131403320000	8841 JACKPINE DR	8841 JACKPINE DR	TRUDELL RICHARD G JR & NANCY A	8841 JACKPINE DR	HELENA	MT	59601	EVERGREEN EST #1:LT 14		2.650
199506101080000	8771 TIMBERLINE DR	8771 TIMBERLINE DR	VANEK TIMOTHY E & PHYLLIS M	8771 TIMBERLINE DR	HELENA	MT	59601	EVERGREEN EST #2:LT 3		2.740
211131401010000	0 UNKNOWN	1350 COLLEGE PLACE RD	VANEK TIMOTHY E & PHYLLIS M	1350 COLLEGE PL RD	HELENA	MT	59601	TR A IN NE C/S #505396/T		0.000
211131402050000	8824 DOUGLAS CR	8824 DOUGLAS CIRCLE	WIELKENS ALBERT W	8824 DOUGLAS CIRCLE	HELENA	MT	59601	TR IN SE: 7.12 AC		5.000
211131403110000	8825 DOUGLAS CR	8825 DOUGLAS CIRCLE	WINDEN WESLEY J & KAREN E	8825 DOUGLAS CIRCLE	HELENA	MT	59601	EVERGREEN EST LT 10		7.120
										3.220

