



RESOLUTION 2003- 35

**A RESOLUTION OF INTENTION TO CREATE A RURAL IMPROVEMENT DISTRICT FOR THE GABLE ESTATES MAJOR SUBDIVISION**

WHEREAS, a request has been received by the developers of the Gable Estates Major Subdivision requesting that the Board of County Commissioners create a Rural Improvement District for the purpose of improving and maintaining the roads within the subdivision; 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 the Gable Estates Rural Improvement District No. 2003-1 for the purpose of equitably funding road improvements and maintenance within said district, and that such improvements and maintenance shall be administered by the County. The County will serve only to coordinate the necessary work, collect the assessments, and disburse payments for the district; it is anticipated that the improvements to be made would be performed by a private contractor.

BE IT FURTHER RESOLVED that said district will include those parcels of land abutting and/or accessing the roads in the Gable Estates Major Subdivision and that the boundaries of the district are shown on Exhibit "A".

BE IT FURTHER RESOLVED that the engineer for the improvements is Stahly Engineering and Associates.

BE IT FURTHER RESOLVED that the improvements include shaping, base course, application of asphalt to roadway, cul-de-sacs and driveway approaches, and a chip-seal application one year after the initial improvements.

BE IT FURTHER RESOLVED that the estimated annual costs for said improvements are \$60,340.32 for a period of ten (10) years. All funds collected for the improvement district shall be spent solely for the road improvements within the proposed district.

BE IT FURTHER RESOLVED that all properties within the district would benefit equally and would be assessed a flat fee for the improvements. Each lot of record shall be assessed a flat fee of approximately \$1,257.09 per year for a period of ten (10) years, as shown and described on Exhibit "B".

BE IT FURTHER RESOLVED that a district for maintenance of the improvements shall be established, and that the boundaries of said maintenance district and the method of assessment for such maintenance shall be the same as the previously described improvement district.

BE IT FURTHER RESOLVED that the initial maintenance of the improvements shall include contributions to a reserve account for future surface treatment (e.g. chipseal). Additional maintenance activities could include pavement patching, crack sealing, resurfacing, snow plowing, sanding, street sweeping, drainage control, signage, and other maintenance and repair as necessary to preserve the road surfaces.



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BE IT FURTHER RESOLVED that the estimated annual costs for said initial maintenance are \$8,911.00. Each lot shall be assessed approximately \$185.65 for said maintenance. All funds collected for the maintenance district shall be spent solely for the road maintenance activities within the proposed district.

BE IT FURTHER RESOLVED that the districts shall remain in effect in perpetuity or until such action by the Board of County Commissioners otherwise dissolves the districts.

BE IT FURTHER RESOLVED that any owner of property within the proposed districts may make protest against the creation of the districts, pursuant to Section 7-12-2109, MCA.

DATED this 1<sup>st</sup> day of April, 2003.



BOARD OF COUNTY COMMISSIONERS  
LEWIS AND CLARK COUNTY

Anita L. Varone, Chair

ATTEST:

Paulette J. DeHart, Clerk of Board

Attachments: Exhibit "A"  
Exhibit "B"





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EXHIBIT "B"		Proposed Annual Assessments	
GABLE ESTATES MAJOR SUBDIVISION RID		Improvement	Maintenance
GABLE ESTATES MAJOR LOT B2	2975 Arabian Road	\$1,257.09	\$185.65
GABLE ESTATES MAJOR LOT B3	5693 Vulk Drive	\$1,257.09	\$185.65
GABLE ESTATES MAJOR LOT B4	5675 Vulk Drive	\$1,257.09	\$185.65
GABLE ESTATES MAJOR LOT B5	5641 Vulk Drive	\$1,257.09	\$185.65
GABLE ESTATES MAJOR LOT B6	5615 Vulk Drive	\$1,257.09	\$185.65
GABLE ESTATES MAJOR LOT B7	5610 Vulk Drive	\$1,257.09	\$185.65
GABLE ESTATES MAJOR LOT B8	5640 Vulk Drive	\$1,257.09	\$185.65
GABLE ESTATES MAJOR LOT B9	5670 Vulk Drive	\$1,257.09	\$185.65
GABLE ESTATES MAJOR LOT B10	5690 Vulk Drive	\$1,257.09	\$185.65
GABLE ESTATES MAJOR LOT B11	2935 Arabian Road	\$1,257.09	\$185.65
GABLE ESTATES MAJOR LOT C2	5620 Mountain Heritage Drive	\$1,257.09	\$185.65
GABLE ESTATES MAJOR LOT C3	5650 Mountain Heritage Drive	\$1,257.09	\$185.65
GABLE ESTATES MAJOR LOT C4	3140 Lincoln Road East	\$1,257.09	\$185.65
GABLE ESTATES MAJOR LOT C9	5741 Palomino Court	\$1,257.09	\$185.65
GABLE ESTATES MAJOR LOT C10	5723 Palomino Court	\$1,257.09	\$185.65
GABLE ESTATES MAJOR LOT C11	5695 Palomino Court	\$1,257.09	\$185.65
GABLE ESTATES MAJOR LOT C12	5690 Palomino Court	\$1,257.09	\$185.65
GABLE ESTATES MAJOR LOT C13	5720 Palomino Court	\$1,257.09	\$185.65
GABLE ESTATES MAJOR LOT C14	5740 Palomino Court	\$1,257.09	\$185.65
COUNTRYSIDE MINOR SUBD TR A1	2898 Arabian Road	\$1,257.09	\$185.65
COUNTRYSIDE MINOR SUBD TR A2	2890 Arabian Road	\$1,257.09	\$185.65
COUNTRYSIDE MINOR SUBD TR A3	2895 Arabian Road	\$1,257.09	\$185.65
GABLE ESTATES AMENDED LOT B1A	5797 Vulk Drive	\$1,257.09	\$185.65
GABLE ESTATES AMENDED LOT B1B	5785 Vulk Drive	\$1,257.09	\$185.65
GABLE ESTATES AMENDED LOT B1C	5763 Vulk Drive	\$1,257.09	\$185.65
GABLE ESTATES AMENDED LOT B1D	5751 Vulk Drive or 2970 Arabian Road	\$1,257.09	\$185.65
GABLE ESTATES AMENDED LOT B12A	5790 Vulk Drive	\$1,257.09	\$185.65
GABLE ESTATES AMENDED LOT B12B	5780 Vulk Drive	\$1,257.09	\$185.65
GABLE ESTATES AMENDED LOT B12C	5760 Vulk Drive	\$1,257.09	\$185.65
GABLE ESTATES AMENDED LOT B12D	5750 Vulk Drive or 2930 Arabian Road	\$1,257.09	\$185.65
GABLE ESTATES AMENDED LOT C15A	5790 Palomino Court	\$1,257.09	\$185.65
GABLE ESTATES AMENDED LOT C15B	5780 Palomino Court	\$1,257.09	\$185.65
GABLE ESTATES AMENDED LOT C15C	5760 Palomino Court	\$1,257.09	\$185.65
GABLE ESTATES AMENDED LOT C15D	5750 Palomino Court or 3030 Arabian Road	\$1,257.09	\$185.65
GABLE ESTATES AMENDED LOT C8A	5797 Palomino Court	\$1,257.09	\$185.65



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EXHIBIT "B"		Proposed Annual Assessments	
GABLE ESTATES MAJOR SUBDIVISION RID		Improvement	Maintenance
GABLE ESTATES AMENDED LOT C8B	5785 Palomino Court	\$1,257.09	\$185.65
GABLE ESTATES AMENDED LOT C8C	5763 Palomino Court	\$1,257.09	\$185.65
GABLE ESTATES AMENDED LOT C8D	5751 Palomino Court or 3080 Arabian Road	\$1,257.09	\$185.65
GABLE ESTATES AMENDED LOT C7A	3100 Arabian Road	\$1,257.09	\$185.65
GABLE ESTATES AMENDED LOT C7B	3130 Arabian Road	\$1,257.09	\$185.65
GABLE ESTATES AMENDED LOT C7C	3150 Arabian Road	\$1,257.09	\$185.65
GABLE ESTATES AMENDED LOT C7D	3180 Arabian Road	\$1,257.09	\$185.65
GABLE ESTATES AMENDED LOT C6A	3107 Arabian Road	\$1,257.09	\$185.65
GABLE ESTATES AMENDED LOT C6B	3155 Arabian Road	\$1,257.09	\$185.65
GABLE ESTATES AMENDED LOT C6C	3173 Arabian Road	\$1,257.09	\$185.65
GABLE ESTATES AMENDED LOT C5A	3100 Quarter Horse Court	\$1,257.09	\$185.65
GABLE ESTATES AMENDED LOT C5B	3140 Quarter Horse Court	\$1,257.09	\$185.65
GABLE ESTATES AMENDED LOT C5C	3180 Quarter Horse Court	\$1,257.09	\$185.65
		\$60,340.32	\$8,911.20

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