



RESOLUTION 2017-150

RESOLUTION TO CREATE THE KAMP FIRE RURAL IMPROVEMENT DISTRICT NO. 2017-12

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 Kamp A-1 and B-1 Subdivisions was granted preliminary approval on October 4, 2016; and

WHEREAS, the subdivision applicant has requested the creation of a Rural Improvement District to satisfy Condition of Approval Nos. 14 for the Kamp A-1 Subdivision and Condition of Approval Nos. 15 for the Kamp B-1 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 2017-12.
- (b) The boundaries of the District are shown on Exhibit "B", which encompass the boundaries of the Kamp A-1 and Kamp B-1 Subdivisions.
- (c) The general character of maintenance for fire protection system improvements includes, but is not limited to, upkeep and savings toward replacing the submersible pump and air vacuum valve, and flushing, painting, and occasional excavation of the fire hydrant, as detailed on Exhibit "C."
- (d) DOWL is the engineer to have charge of the work. The estimated cost for funding said maintenance is \$735.00 per year, as shown on Exhibit "C" or \$66.82 per benefited property per year. All maintenance funds collected for the District will be spent solely on fire protection system 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 Kamp Fire Rural Improvement District No. 2017-12 for the purpose of equitably funding fire protection improvements.

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".

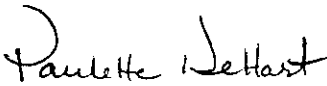
DATED this 17 day of October, 2017.

LEWIS AND CLARK COUNTY
BOARD OF COMMISSIONERS



Susan Good Geise, Chairman

ATTEST:



Paulette DeHart, Clerk of the Board

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





2969 Airport Road Suite 1B
Helena, MT 59601

February 6, 2017

Lewis and Clark County Board of County Commissioners
316 North Park Avenue, Room 345
Helena, MT 59623

RE: Kamp Tract A-1 Minor and Kamp Tract B-1 Minor Subdivisions, Final Plat Requirements
Petition to Create Rural Improvement District (RID)

Dear Commissioners:

Per the Lewis and Clark County GIS maps, Kamp Tract A-1 Minor Subdivision and Kamp Tract B-1 Minor Subdivision lie outside of any existing RID or SID and outside of any zoning area. Condition of Approval #14 of Kamp Tract A-1 Minor Subdivision and #15 of Kamp Tract B-1 Minor Subdivision states:

"The Applicant shall create a Rural Improvement District(s) for the maintenance, preservation, and repair of the fire protection system components installed for the proposed subdivision excluding the existing components previously installed in Wheat Ridge Estates. (Sections (7-11-1003, 76-3-102, 501, 504, and 608(3), MCA; Chapters I.C., XI.H., XI.S., Appendix J and Appendix K, County Subdivision Regulations)"

Condition of Approval #15 of Kamp Tract A-1 Minor Subdivision states:

"In cooperation with the County, the Applicant shall create a Rural Improvement District(s) and/or Special District(s) to address the maintenance, preservation, and repair of the following: internal access roads within the Kamp A-1 Minor Subdivision; storm water improvements and detention ponds for the Kamp A-1 Minor Subdivision; and all common areas/public improvements within the Kamp the Kamp A-1 Minor Subdivision. (Sections (7-11-1003, 76-3-102, 501, 504, and 608(3), MCA; Chapters I.C., XI.H. and Appendix J, County Subdivision Regulations)"

Condition of Approval #16 of Kamp Tract B-1 Minor Subdivision states:

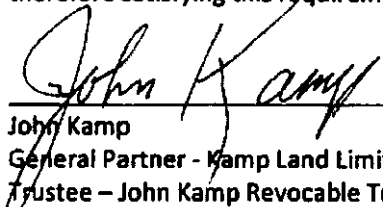
"In cooperation with the County, the Applicant shall create a Rural Improvement District(s) and/or Special District(s) to address the maintenance, preservation, and repair of the following: internal access roads within the Kamp B-1 Minor Subdivision; storm water improvements and detention ponds for the Kamp B-1 Minor Subdivision; and all common areas/public improvements within the Kamp the Kamp B-1 Minor Subdivision. (Sections (7-11-1003, 76-3-

102, 501, 504, and 608(3), MCA; Chapters I.C., XI.H. and Appendix J, County Subdivision Regulations)"

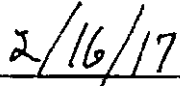


Therefore, for purposes of maintenance of the internal access roads, the approved fire protection system, the internal storm water improvements, and all other existing improvements within Kamp Tract A-1 Minor Subdivision and Kamp Tract B-1 Minor Subdivision, listed in the conditions above, I hereby petition 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 an RID or SID. Kamp Land Limited Partnership is the sole owner of Kamp Tract A-1 Minor Subdivision and John Kamp Revocable Trust is the sole owner of Kamp Tract B-1 Minor Subdivision, both of which I have authority to administer, therefore satisfying this requirement with my signature hereto.



John Kamp
General Partner - Kamp Land Limited Partnership
Trustee - John Kamp Revocable Trust

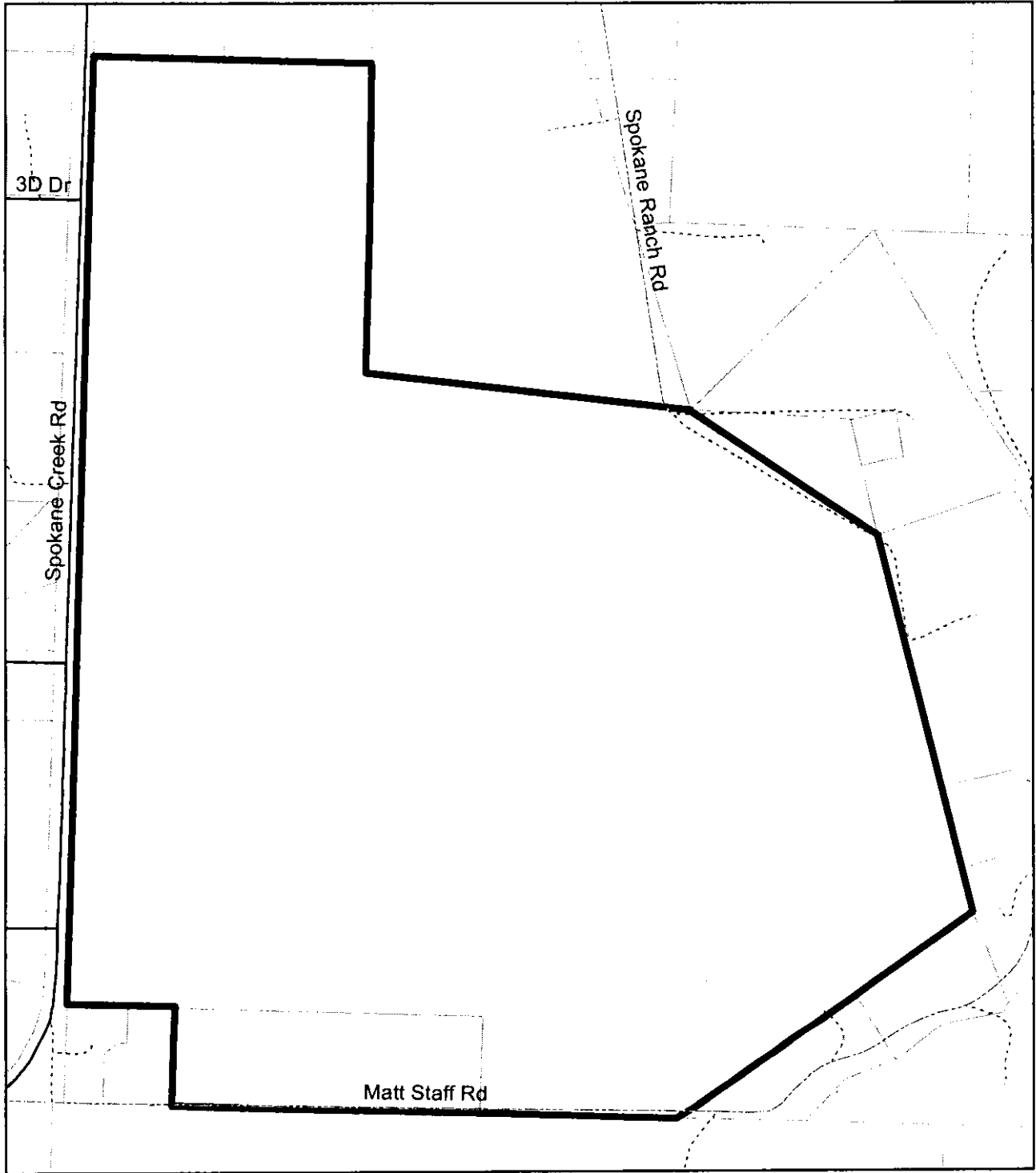


Date

- Cc: Michael Ries, P.L.S., KLJ, Inc.
Jason Crawford, P.E., KLJ, Inc.
Janice K. Whetstone, P.C., Whetstone Law Firm
Matt Heimel, L&C County Special Districts Coordinator
Greg McNally, L&C County Planner

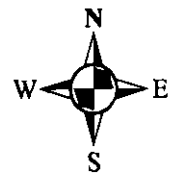
Exhibit "B": Kamp Fire Rural Improvement District Boundary

3313084 B: M53 P: 4356 COUNTY
 10/17/2017 10:21:10 AM Page 5 of 6 Fees:



Legend

— Paved	- - - Driveway	□ Condos
- - - Unpaved	▭ District Boundary	□ Parcel Boundaries



Lewis and Clark County
 Community Development and Planning Dept.
 316 N. Park Ave., Rm 230, Helena, MT 59623
 (406) 447-8374 (phone) (406) 447-8398 (fax)
 email: planning@lccountymt.gov

Map produced: 10/5/17

EXHIBIT "C"

**Kamp Tract A-1 Minor and Kamp Tract B-1 Minor Subdivisions
 PROJECTED ANNUAL FIRE PROTECTION MAINTENANCE**

ENGINEER'S ESTIMATE
 PREPARED BY: KLI Engineering



Date: January 9, 2017

Item #		Annual Maintenance Cost						
1	Submersible Pump - Replace pump every 10 years	250.00						
2	Air Vacuum Valve - Replace valve every 10 years	200.00						
3	Fire Hydrant - Flush, Paint, Occasional Excavation	250.00						
TOTALS		700.00						
		<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: right;">TOTAL</td> <td style="text-align: right;">700.00</td> </tr> <tr> <td style="text-align: right;">Administration Fee 5%</td> <td style="text-align: right;">35.00</td> </tr> <tr> <td style="text-align: right;">PROJECTED ANNUAL MAINTENANCE TOTAL</td> <td style="text-align: right;">\$735.00</td> </tr> </table>	TOTAL	700.00	Administration Fee 5%	35.00	PROJECTED ANNUAL MAINTENANCE TOTAL	\$735.00
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