

RESOLUTION 2017-155

**RESOLUTION TO CREATE THE LORAC RURAL IMPROVEMENT DISTRICT
NO. 2017-13**

WHEREAS, the Board of County Commissioners (County Commission) may order and create a Rural Improvement District (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 Lorac Subdivision was granted preliminary approval on December 8, 2016; and

WHEREAS, the subdivision applicant has requested the creation of a Rural Improvement District to satisfy Condition of Approval No. 9 for the Lorac 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 2017-13.
- (b) The boundaries of the District are shown on Exhibit "B", which encompass the boundaries of the Lorac Subdivision.
- (c) The County Engineer or his or her designee is the engineer to have charge of the work. The estimated cost for funding said maintenance is \$787.50 per year, as shown and generally described on Exhibit "C" or \$196.88 per benefited property per year. All maintenance funds collected for the District will be spent solely on maintenance specified in this resolution and exhibits within the proposed District.
- (d) 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."
- (e) 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 Lorac Rural Improvement District No. 2017-13 for the purpose of equitably funding maintenance of improvements.

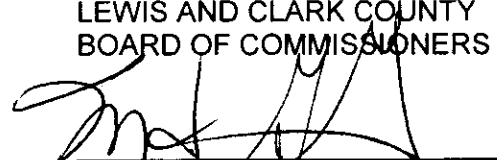
BE IT FURTHER RESOLVED that the Lewis and Clark County Public Works



Department is authorized and responsible for coordinating maintenance as described on Exhibit "C" within the District boundary as shown on Exhibit "B".

DATED this 30 day of November, 2017.

LEWIS AND CLARK COUNTY
BOARD OF COMMISSIONERS


Susan Good Gelse, Chairman

ATTEST:


Paulette DeHart, Clerk of the Board

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



September 14, 2017

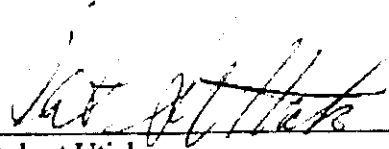
Matt Heimel
Special Districts Planner
Lewis and Clark County
Community Development Planning
City-County Building
316 North Park
Helena, MT 59623

Dear Matt:

I, Robert Utick, owner of LORAC Subdivision, petition that you create a Rural Improvement District (RID) to address the maintenance, preservation, and repair of the internal access road, storm water improvements and detention ponds, as well as common areas/improvements within this Subdivision.

If any other information is needed please contact me, Bob Utick at 439-1311.

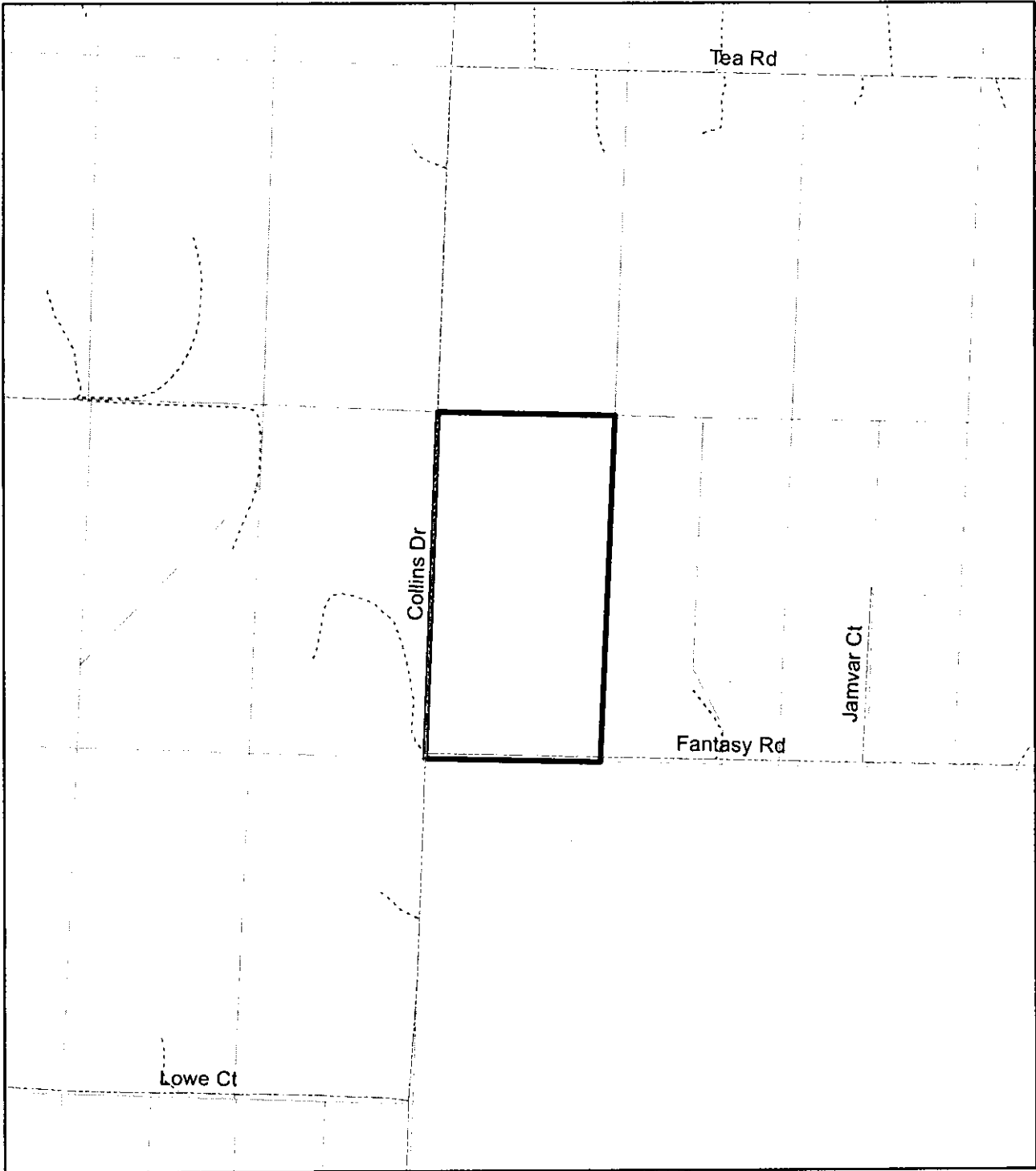
Thank you.



Robert Utick

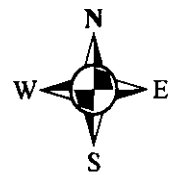
Exhibit "B": Lorac Rural Improvement District Boundary

3315129 B: M53 P: 6207 COUNTY
12/01/2017 08:28:39 AM Page 4 of 5 Fees: \$0.00



Legend

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



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: 11/22/17

Exhibit C: Lorac Rural Improvement District Estimated Costs and General Description of Work

Number of Assessments 4 (See methods of assessment 7-12-2151)

ANNUAL MAINTENANCE

	Total cost	RID cost per year
Grader, water truck, compactor (every 3 years)	\$750	\$250.00
Imported road mix gravel (every 6 years)	\$300	\$50.00
Approach culvert maintenance (every 6 years)	\$300	\$50.00
Snow removal (annual)	\$200	\$200.00
Detention pond maintenance (every 6 years)	\$300	\$50.00
Weed spraying (annual)	\$100	\$100.00
Sign maintenance (annual)	\$50	\$50.00
Sub Total		\$750.00
5% Admin. Fee (not to exceed \$500)		\$37.50
Total Annual Maintenance Fee		\$787.50
Divided by number of lots		\$196.88