

RESOLUTION 1993 - 126

A RESOLUTION TO CREATE  
RURAL IMPROVEMENT DISTRICT NO. 1993-2,  
RANCHVIEW ESTATES SUBDIVISION

WHEREAS, the proposed Ranchview Estates Major Subdivision is located in the NW 1/4 of Section 17, T11N, R3W, P.M.M.; and

WHEREAS, the preliminary plat approval granted by the Board of County Commissioners for the Subdivision included a condition that a mechanism for road maintenance be established for the subdivision; and

WHEREAS, a petition has been received from the developer, Phil Wirth, requesting that the Board of County Commissioners create a Rural Improvement District for the Ranchview Estates Major Subdivision, in accordance with the condition of subdivision approval; and

WHEREAS, the developer is the sole owner of the lands to be included in the District, and has also requested that the formal statutory process of public notice, hearing, and period of protest be waived; and

WHEREAS, the Board of County Commissioners has the authority to create Rural Improvement Districts for the purpose of equitably 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 approve the requested creation of Rural Improvement District No. 1993-2, Ranchview Estates Major Subdivision, for the purpose of equitably funding road maintenance within said district.

BE IT FURTHER RESOLVED that the boundaries of the District shall include all lands anticipated to be developed as Phases IA and IB of the Ranchview Estates Major Subdivision, more particularly described as follows: Commencing at the NW corner of Section 17, T11N, R3W, P.M.M., thence S89°22'59"E, 40.00' to a survey pin on the east r-o-w line of North Montana Avenue, thence S00°31'11"W, 443.26' along said r-o-w line to a survey pin at the point of beginning, thence S89°22'59"E, 1760.00' to a survey pin, thence S00°31'11"W, 443.26' to a survey pin, thence N89°22'59"W, 1760' to a survey pin, thence N00°31'11"E, 443.26' to the survey pin at the point of beginning.

BE IT FURTHER RESOLVED that the maintenance shall include snow plowing, sanding, sweeping, drainage control, street identification and traffic control signing, crack sealing, resurfacing, and other maintenance and repair as necessary to preserve the road surfaces; the initial estimated annual cost for said maintenance is \$1,300. It is anticipated that such maintenance shall be administered by the subdivision homeowners association under a contractual agreement with the Board of County Commissioners.

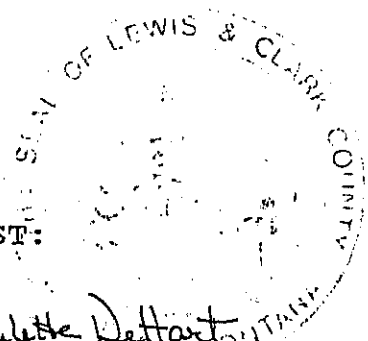
BE IT FURTHER RESOLVED that all lots would benefit and shall be assessed for the maintenance of the roads. Developed lots shall be assessed a flat fee and undeveloped lots shall be assessed a lower flat fee (one-third the assessment for developed lots). Such assessments shall be based upon the assessed valuation of land, improvements, and personal property valuations to distinguish developed and undeveloped lots. Then, thresholds and limits of assessed valuation shall be applied resulting in a flat fee assessment for developed lots and a another flat fee assessment (one-third) for undeveloped lots. Based upon the assessment method described, annual individual lot assessments (approximate) shall be \$60 for developed lots and \$20 for undeveloped lots. All funds collected for the district shall be spent solely for the road improvement and maintenance activities within the proposed district.

DATED this 31<sup>st</sup> day of August, 1993

BOARD OF COUNTY COMMISSIONERS  
LEWIS AND CLARK COUNTY

*Linda Stoll-Anderson*

Linda Stoll-Anderson, Chairwoman



ATTEST:

*Paulette DeHart*  
Paulette DeHart, Clerk of Board

File: 2713 Ranchvw.RID

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*Shirley McStoske*

RESOLUTION 1993 - 127

A RESOLUTION TO CREATE  
PARK MAINTENANCE DISTRICT NO. 1993-1,  
RANCHVIEW ESTATES SUBDIVISION

WHEREAS, the proposed Ranchview Estates Major Subdivision is located in the NW 1/4 of Section 17, T11N, R3W, P.M.M.; and

WHEREAS, the preliminary plat approval granted by the Board of County Commissioners for the Subdivision included a condition that a park maintenance district be established for the purposes of funding the development and maintenance of the subdivision park area; and

WHEREAS, a petition has been received from the developer, Phil Wirth, requesting that the Board of County Commissioners create a County Park District for the Ranchview Estates Major Subdivision, in accordance with the condition of subdivision approval; and

WHEREAS, the developer is the sole owner of the lands to be included in the District, and has also requested that the formal statutory process of public notice and hearing, right of protest, and election procedure be waived; and

WHEREAS, the Board of County Commissioners has the authority to create County Park Districts for the purpose of funding park improvements, operation, and maintenance, pursuant to Section 7-16-2401, et. seq., MCA;

NOW, THEREFORE, BE IT RESOLVED by the Lewis and Clark County Board of County Commissioners that it does hereby approve the requested creation of County Park District No. 1993-1, Ranchview Estates Major Subdivision, for the purpose of funding the development and maintenance of the subdivision park area.

BE IT FURTHER RESOLVED that the boundaries of the District shall include all lands anticipated to be developed as Phases IA and IB of the Ranchview Estates Major Subdivision, more particularly described as follows: Commencing at the NW corner of Section 17, T11N, R3W, P.M.M., thence S89 22'59"E, 40.00' to a survey pin on the east r-o-w line of North Montana Avenue, thence S00 31'11"W, 443.26' along said r-o-w line to a survey pin at the point of beginning, thence S89 22'59"E, 1760.00' to a survey pin, thence S00 31'11"W, 443.26' to a survey pin, thence N89 22'59"W, 1760' to a survey pin, thence N00 31'11"E, 443.26' to the survey pin at the point of beginning.

BE IT FURTHER RESOLVED that the improvements and maintenance shall be determined by the park district commission, and may include such activities as landscaping, installation and maintenance of recreation equipment and playing fields, irrigation and mowing of grass areas, signing, and other maintenance and repair as necessary to preserve the park improvements; the initial estimated annual cost for said activities is \$650. It is anticipated that the improvements and

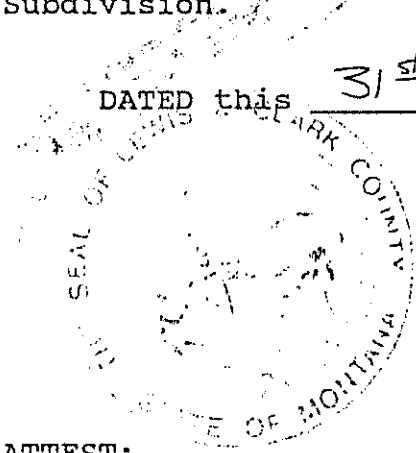
maintenance shall be administered by the subdivision homeowners association under a contractual agreement with the Board of County Commissioners.

BE IT FURTHER RESOLVED that all lots would benefit and shall be assessed for the development and maintenance of the park area. Developed lots shall be assessed a flat fee and undeveloped lots shall be assessed a lower flat fee (one-third 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 a another flat fee assessment (one-third) for undeveloped lots. Based upon the assessment method described, annual individual lot assessments (approximate) shall be \$30 for developed lots and \$10 for undeveloped lots. All funds collected for the district shall be spent solely for the improvement and maintenance activities within the park area of the Ranchview Estates Major Subdivision.

DATED this 31<sup>st</sup> day of August, 1993

BOARD OF COUNTY COMMISSIONERS  
LEWIS AND CLARK COUNTY

Linda Stoll-Anderson  
Linda Stoll-Anderson, Chairwoman



ATTEST:

Paulette DeHart  
Paulette DeHart, Clerk of Board

File: 2713 Ranchvw.RID

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Cherley Medtosh