

# YELLOWSTONE COUNTY BOARD OF COUNTY COMMISSIONERS

Resolution No. 16-52

## Resolution to Create Yellowstone County Rural Special Improvement District No. 827M for the Development and Maintenance of the Park within Pike Subdivision

WHEREAS, pursuant to Sections 7-12-2101 through 7-12-2113 of the Montana Code Annotated, a board of county commissioners has the authority to create a rural special improvement district to develop and maintain public parks. To create a district, a board should pass a resolution of intent, set a public hearing, provide notice of the public hearing, receive protests, hold a public hearing, consider protests and pass a resolution that either creates or does not create the district.

WHEREAS, the Yellowstone County Board of County Commissioners received a request from Levi and Barbara Britton, who own property in Pike Subdivision, to create a rural special improvement district to develop and maintain the park within Pike Subdivision. Currently, there is no mechanism to finance the development or maintenance of the park within the Subdivision. Exhibit 1 contains the specifics of the District such as name, location, map, parcels, property owners, activities, costs, assessment method, assessment, management committee and engineer. Below is a summary of the specifics of the District.

### District Summary

District Name:	Yellowstone County Rural Special Improvement District No. (NUMBER)
District Location:	Pike Subdivision, Doc. No. 938475 Amended Pike Subdivision, Doc. No. 3383544
District Parcels:	44 parcels
District Activities:	Development and Maintenance of Park
District Costs:	\$600.00 Per Year
District Assessment Method:	Per Parcel
District Assessment:	Initial Annual Assessment \$13.64 Per Parcel
District Duration:	Perpetual
District Management Committee:	Levi Britton
District Engineer:	Yellowstone County Public Works Department

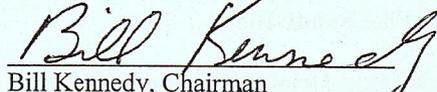
WHEREAS, on March 29, 2016, the Yellowstone County Board of County Commissioners passed a resolution of intent to create Rural Special Improvement District No. 827M to develop and maintain the park in Pike Subdivision and set a public hearing on the creation of the District for May 3, 2016. On April 1, 2016, the Yellowstone County Clerk and Recorder mailed notice of the hearing to all property owners in the District. On April 1, 2016 and April 8, 2016, the Yellowstone County Clerk and Recorder published notice of the public hearings in the *Billings Gazette*. On May 3, 2016, the Board held a public hearing on the creation of the District. The Board heard comments on the district and considered protests as to the creation of the District. The Board did not receive enough protests to prevent the formation of the District. 16 out of 44 property owners protested the creation of the District. The Board believes that it is in the best interest of the public to create the District.

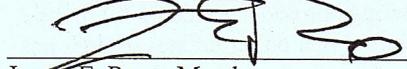
NOW THEREFORE, BE IT RESOLVED,

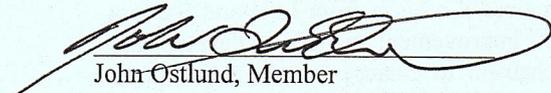
The Yellowstone County Board of County Commissioners creates Rural Special Improvement District No. 827M to develop and maintain the park in Pike Subdivision. The specifics of the District are contained in the exhibits attached to this Resolution. Before the first Monday in September of each year, the Board will reconsider the assessment set for the District. Depending on the circumstance of the District, the Board may increase or decrease the assessment for the District.

Passed and Adopted on the 3<sup>rd</sup> day of May 2016.

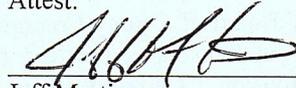
BOARD OF COUNTY COMMISSIONERS  
YELLOWSTONE COUNTY, MONTANA

  
Bill Kennedy, Chairman  
Yellowstone County Commissioner

  
James E. Reno, Member  
Yellowstone County Commissioner

  
John Ostlund, Member  
Yellowstone County Commissioner

Attest:

  
Jeff Martin  
Yellowstone County Clerk and Recorder

## Exhibit 1

### Yellowstone County Rural Special Improvement District No. 827M

#### District Summary

District Name: Yellowstone County Rural Special Improvement District No. 827M  
District Location: Pike Subdivision, Doc. No. 938475  
Amended Pike Subdivision, Doc. No. 3383544  
District Parcels: 44 parcels  
District Activities: Development and Maintenance of Park  
District Costs: \$600.00 Per Year  
District Assessment Method: Per Parcel  
District Assessment: Initial Annual Assessment \$13.64 Per Parcel  
District Duration: Perpetual  
District Management Committee: Levi Britton  
District Engineer: Yellowstone County Public Works Department

#### District Name:

The name of the District shall be Yellowstone County Rural Special Improvement District No. 827M.

#### District Location:

Yellowstone County Rural Special Improvement District No. 827M shall include all 44 private parcels located in Pike Subdivision, Doc. No. 938475, and Amended Pike Subdivision, Doc. No. 3383544. Attached is a map of Yellowstone County Rural Special Improvement District No. 827M.

#### District Parcels:

Yellowstone County Rural Special Improvement District No. 827M shall include all 44 private parcels located in Pike Subdivision, Doc. No. 938475, and Amended Pike Subdivision, Doc. No. 3383544. Attached is a list of the legal description of each parcel and the current owner of each parcel in Yellowstone County Rural Special Improvement District 827M.

#### District Activities:

Yellowstone County Rural Special Improvement District No. 827M shall develop and maintain the park within Pike Subdivision. The District Management Committee and the District Engineer shall determine what development and maintenance should be performed.

#### District Costs:

The estimated cost to maintain the park is \$600.00 per year or \$13.64 per year per parcel. Attached is the estimated maintenance costs for Yellowstone County Rural Special Improvement District 827M. The actual cost could be more or less. At this time, a cost to develop the park has not been prepared. There are no plans to develop the park in the immediate future.

#### District Assessment Method:

Yellowstone County Rural Special Improvement District No. 827M shall use the per parcel method of assessment to finance the development and maintenance of the park. If the number of parcels in the Pike Subdivision increase, the assessment will be spread over those newly created parcels.

#### District Assessment:

Yellowstone County Rural Special Improvement District No. 827M shall initially assess each parcel \$13.64 per year for the development and maintenance of the park. The assessment is calculated at \$600.00 per year for the maintenance and \$0.00 per year for development. The assessment will appear on the tax statement of the properties in the District. The District may increase the assessment over time because of increased costs of the maintenance and or a desire to develop the park.

#### District Duration:

Yellowstone County Rural Special Improvement District No. 827M shall have perpetual existence. It shall continue to exist until a new district is created to develop and maintain the park or the park is annexed into the City of Billings.

**District Management Committee:**

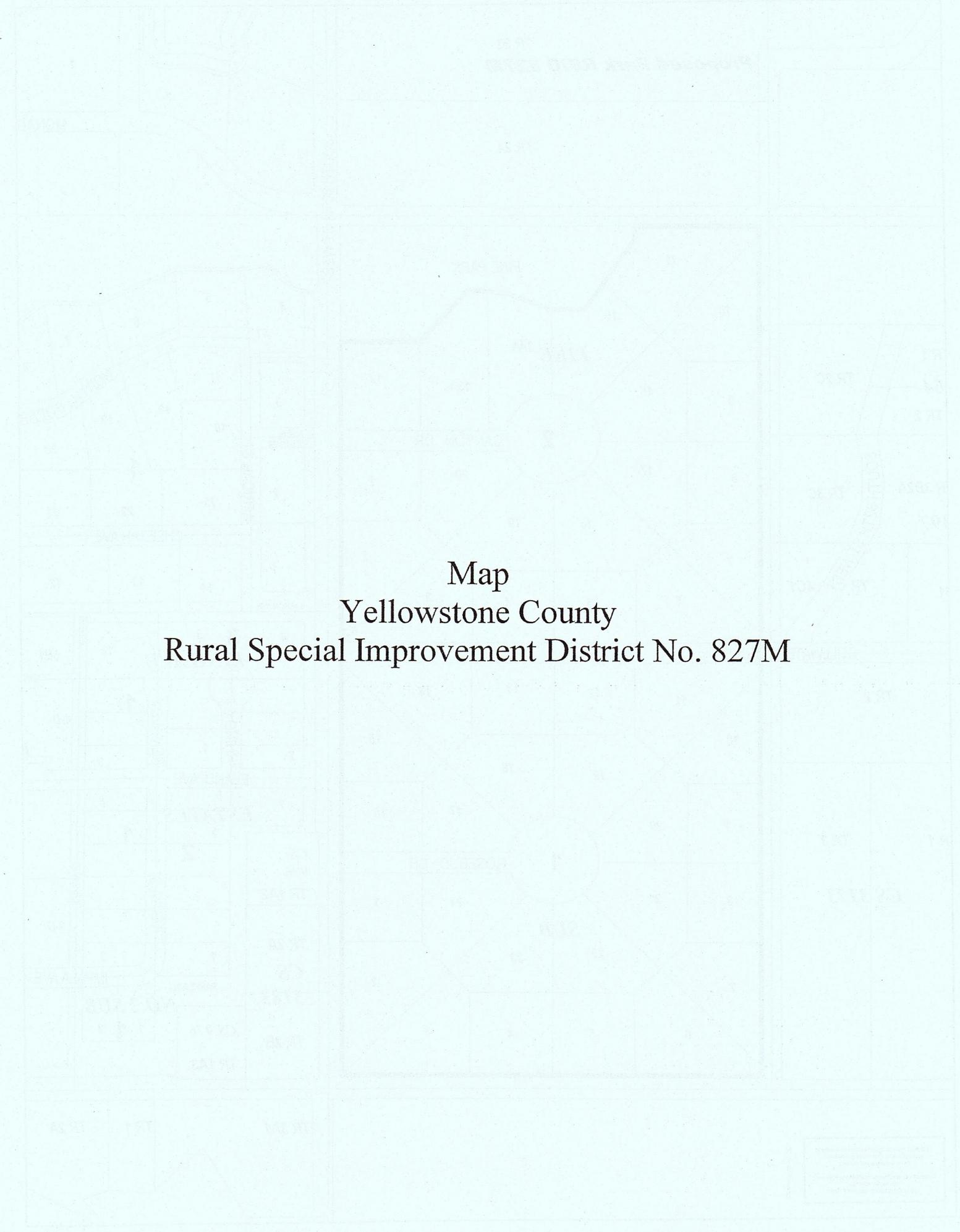
Levi Britton shall be the initial District Management Committee for Yellowstone County Rural Special Improvement District No. 827M. The Yellowstone County Board of County Commissioners may appoint new members as deemed necessary. The Committee shall advise the District Engineer and the Yellowstone County Board of County Commissioners as to the desired development and maintenance of the park.

Levi Britton  
7623 North Leopard Avenue  
Billings, Montana 59106  
(406) 690-6633

**District Engineer:**

The Yellowstone County Public Works Department shall be the initial District Engineer for Yellowstone County Rural Special Improvement District No. 827M. As needed, the Yellowstone County Board of County Commissioners will appoint a District Engineer. The District Engineer shall supervise the development and maintenance of the park in consultation with the District Management Committee, the Yellowstone County Parks Board and Yellowstone County Board of County Commissioners. The District Engineer will advise the District Management Committee, the Yellowstone County Park Board and the Yellowstone County Board of County Commissioners as to the desired develop and maintenance of the park.

Yellowstone County Public Works Department  
Yellowstone County Courthouse  
P.O. Box 35024  
Billings, Montana 59101  
(406) 256-2735 (telephone)  
(406) 254-7946 (facsimile)  
[pwork@co.yellowstone.mt.gov](mailto:pwork@co.yellowstone.mt.gov)



Map  
Yellowstone County  
Rural Special Improvement District No. 827M

Information regarding this map may be obtained from the Planning and Economic Development Department, Yellowstone County, Montana, at the following address:  
Yellowstone County Administration Center  
100 West Broadway  
Billings, Montana 59102  
Phone: (406) 251-2200

TR 23  
**Proposed Park RSID 827M**

TR 24

MONAD

SOUTH 80TH ST WEST

PIKE PARK

**PIKE** 14A

CANYON DR

**2**

NORTH LEOPARD

NORTH AFRICAN AVE

AFRICAN ST

CHEETAH AVE

S. AFRICAN AVE

TR 1

64

TR 2C

TR 2

TR 3B2A

397

TR 3C

31

TR 4C1

STILLWATER DRIVE

TR 2

TR 1

TR 3

**CS 3173**

11

12

13

14

10

15

19

18

17

16

9

20

17

16

8

21

24

1

7

22

23

2

6

5

4

3

ROSEBUD DR

**1**

**SUB**

**3**  
**KING AVE**

12

5B1

RHINO CT

KENYA CT

4-D

ELAND AVE

**ESTATES**

7

6

5

1

8

CS 976

TR 1A2

TR 2A

CS 3183

TR 2B

TR 1A3

1

2

1

3

1

1

2

**NO. 2 SUB**

1

1

2

2-D

IMPALA AVE

TR 3A1

TR 1

TR 2A

This document is intended for informational purposes only and is not guaranteed to be accurate nor current.  
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Date: 3/16/2016  
YELLOWSTONE COUNTY GIS



List Parcel and Owner  
Yellowstone County  
Rural Special Improvement District No. 827M

NUMBER	TAX_ID	OWNER	LEGAL	ADDR	MAILADRES	MAILCITY	MAILSTRA	MAILZIP
1	C07250	BEARTOOTH TRUST, THE	PIKE SUBD, S11, T01 S, R24 E, BLOCK 1, Lot 1		2071 GOLDORADO TRIL	EL DORADO	CA	95623-4521
2	C07251	BEARTOOTH TRUST, THE	PIKE SUBD, S11, T01 S, R24 E, BLOCK 1, Lot 2, ACRES 1.59	S 80TH ST W	2071 GOLDORADO TRIL	EL DORADO	CA	95623-4521
3	C07252	BEARTOOTH TRUST, THE	PIKE SUBD, S11, T01 S, R24 E, BLOCK 1, Lot 3, ACRES 1.61	KING AVE W	2071 GOLDORADO TRIL	EL DORADO	CA	95623-4521
4	C07253	MILLER, JOANATHAN S & STEPHANIE M	PIKE SUBD, S11, T01 S, R24 E, BLOCK 1, Lot 4, ACRES 1.38	8043 KING AVE W	8043 KING AVE W	BILLINGS	MT	59106-1845
5	C07254	PIKE, GERALD S & HELEN FEY PIKE	PIKE SUBD, S11, T01 S, R24 E, BLOCK 1, Lot 5, ACRES 1.39	KING AVE W	2071 GOLDORADO TRIL	EL DORADO	CA	95623-4521
6	C07255	PIKE, GERALD S & HELEN FEY	PIKE SUBD, S11, T01 S, R24 E, BLOCK 1, Lot 6, ACRES 1.68	KING AVE W	2071 GOLDORADO TRIL	EL DORADO	CA	95623-4521
7	C07256	PIKE, GERALD S & HELEN FEY PIKE	PIKE SUBD, S11, T01 S, R24 E, BLOCK 1, Lot 7, ACRES 1.69	82ND ST W	2071 GOLDORADO TRIL	EL DORADO	CA	95623-4521
8	C07257	PIKE, GERALD S & HELEN FEY PIKE	PIKE SUBD, S11, T01 S, R24 E, BLOCK 1, Lot 8, ACRES 1.4	82ND ST W	2071 GOLDORADO TRIL	EL DORADO	CA	95623-4521
9	C07258	PIKE, GERALD S & HELEN FEY PIKE	PIKE SUBD, S11, T01 S, R24 E, BLOCK 1, Lot 9, ACRES 1.4	82ND ST W	2071 GOLDORADO TRIL	EL DORADO	CA	95623-4521
10	C07259	PIKE, GERALD S & HELEN FEY PIKE	PIKE SUBD, S11, T01 S, R24 E, BLOCK 1, Lot 10, ACRES 1.55	82ND ST W	2071 GOLDORADO TRIL	EL DORADO	CA	95623-4521
11	C07260	PIKE, GERALD S & HELEN FEY PIKE	PIKE SUBD, S11, T01 S, R24 E, BLOCK 1, Lot 11, ACRES 1.5	STILLWATER DR	2071 GOLDORADO TRIL	EL DORADO	CA	95623-4521
12	C07261	PIKE, GERALD S & HELEN FEY PIKE	PIKE SUBD, S11, T01 S, R24 E, BLOCK 1, Lot 12, ACRES 1.21	STILLWATER DR	2071 GOLDORADO TRIL	EL DORADO	CA	95623-4521
13	C07262	BEARTOOTH TRUST, THE	PIKE SUBD, S11, T01 S, R24 E, BLOCK 1, Lot 13, ACRES 1.21	STILLWATER DR	2071 GOLDORADO TRIL	EL DORADO	CA	95623-4521
14	C07263	BEARTOOTH TRUST, THE	PIKE SUBD, S11, T01 S, R24 E, BLOCK 1, Lot 14, ACRES 1.45	STILLWATER DR	2071 GOLDORADO TRIL	EL DORADO	CA	95623-4521
15	C07264	BEARTOOTH TRUST, THE	PIKE SUBD, S11, T01 S, R24 E, BLOCK 1, Lot 15, ACRES 1.49	S 80TH ST W	2071 GOLDORADO TRIL	EL DORADO	CA	95623-4521
16	C07265	BEARTOOTH TRUST, THE	PIKE SUBD, S11, T01 S, R24 E, BLOCK 1, Lot 16, ACRES 1.16	ROSEBUD DR	2071 GOLDORADO TRIL	EL DORADO	CA	95623-4521
17	C07266	BEARTOOTH TRUST, THE	PIKE SUBD, S11, T01 S, R24 E, BLOCK 1, Lot 17, ACRES 1.3	ROSEBUD DR	2071 GOLDORADO TRIL	EL DORADO	CA	95623-4521
18	C07267	BEARTOOTH TRUST, THE	PIKE SUBD, S11, T01 S, R24 E, BLOCK 1, Lot 18, ACRES 1.47	ROSEBUD DR	2071 GOLDORADO TRIL	EL DORADO	CA	95623-4521
19	C07268	PIKE, GERALD S & HELEN FEY PIKE	PIKE SUBD, S11, T01 S, R24 E, BLOCK 1, Lot 19, ACRES 1.47	ROSEBUD DR	2071 GOLDORADO TRIL	EL DORADO	CA	95623-4521
20	C07269	PIKE, GERALD S & HELEN FEY PIKE	PIKE SUBD, S11, T01 S, R24 E, BLOCK 1, Lot 20, ACRES 1.47	ROSEBUD DR	2071 GOLDORADO TRIL	EL DORADO	CA	95623-4521
21	C07270	PIKE, GERALD S & HELEN FEY PIKE	PIKE SUBD, S11, T01 S, R24 E, BLOCK 1, Lot 21, ACRES 1.47	ROSEBUD DR	2071 GOLDORADO TRIL	EL DORADO	CA	95623-4521
22	C07271	PIKE, GERALD S & HELEN FEY PIKE	PIKE SUBD, S11, T01 S, R24 E, BLOCK 1, Lot 22, ACRES 1.47	ROSEBUD DR	2071 GOLDORADO TRIL	EL DORADO	CA	95623-4521
23	C07272	BEARTOOTH TRUST, THE	PIKE SUBD, S11, T01 S, R24 E, BLOCK 1, Lot 23, ACRES 1.47	ROSEBUD DR	2071 GOLDORADO TRIL	EL DORADO	CA	95623-4521
24	C07273	BEARTOOTH TRUST, THE	PIKE SUBD, S11, T01 S, R24 E, BLOCK 1, Lot 24, ACRES 1.3	ROSEBUD DR	2071 GOLDORADO TRIL	EL DORADO	CA	95623-4521
25	C07274	STEPHENSON, ROBIN	PIKE SUBD, S11, T01 S, R24 E, BLOCK 2, Lot 1, ACRES 1.16	8020 CANYON DR	8020 CANYON DR	BILLINGS	MT	59106-4623
26	C07275	HAUBER, EDWARD E JR & JULIA R	PIKE SUBD, S11, T01 S, R24 E, BLOCK 2, Lot 2, ACRES 1.49	550 S 80TH ST W	550 S 80TH ST W	BILLINGS	MT	59106-2502
27	C07276	CUNNINGHAM, SETH M & KRISTA J	PIKE SUBD, S11, T01 S, R24 E, BLOCK 2, Lot 3, ACRES 1.45	8015 STILLWATER DR	8105 STILLWATER DR	BILLINGS	MT	59104-0561
28	C07277	TINKERMANS, MICHEL A	PIKE SUBD, S11, T01 S, R24 E, BLOCK 2, Lot 4, ACRES 1.21	8035 STILLWATER DR	8035 STILLWATER DR	BILLINGS	MT	59106-2510
29	C07278	BRITTON, LEVI J & BARBARA L	PIKE SUBD, S11, T01 S, R24 E, BLOCK 2, Lot 5, ACRES 1.21	STILLWATER DR	STILLWATER DR	BILLINGS	MT	59106-2510
30	C07279	BRITTON, LEVI J & BARBARA L	PIKE SUBD, S11, T01 S, R24 E, BLOCK 2, Lot 6, ACRES 1.5	STILLWATER DR	STILLWATER DR	BILLINGS	MT	59106
31	C07280	BRITTON, LEVI J & BARBARA L	PIKE SUBD, S11, T01 S, R24 E, BLOCK 2, Lot 7, ACRES 1.55	82ND ST W	7623 N LEOPARD AVE	BILLINGS	MT	59106
32	C07281	BRITTON, LEVI J & BARBARA L	PIKE SUBD, S11, T01 S, R24 E, BLOCK 2, Lot 8, ACRES 1.39	82ND ST W	7623 N LEOPARD AVE	BILLINGS	MT	59106
33	C07282	BRITTON, LEVI J & BARBARA L	PIKE SUBD, S11, T01 S, R24 E, BLOCK 2, Lot 9, ACRES 1.39	82ND ST W	7623 N LEOPARD AVE	BILLINGS	MT	59106
34	C07283	BRITTON, LEVI J & BARBARA L	PIKE SUBD, S11, T01 S, R24 E, BLOCK 2, Lot 10, ACRES 1.72	82ND ST W	7623 N LEOPARD AVE	BILLINGS	MT	59106
35	C07284	BRITTON, LEVI J & BARBARA L	PIKE SUBD, S11, T01 S, R24 E, BLOCK 2, Lot 11, ACRES 1.98	MONAD RD	7623 N LEOPARD AVE	BILLINGS	MT	59106-4623
36	C07285	CURRY, COLIN P & JILL M	PIKE SUBD, S11, T01 S, R24 E, BLOCK 2, Lot 12, ACRES 1.44	8015 CANYON DR	8015 CANYON DR	BILLINGS	MT	59106-4623
37	C07287	ROOKHUIZEN, NICOLAS O	PIKE SUBD, S11, T01 S, R24 E, BLOCK 2, Lot 13A, AMD 1.714 AC (07)	8035 CANYON DR	8035 CANYON DR	BILLINGS	MT	59106-4623
38	C07287A	BURROWS, PHILIP	PIKE SUBD, S11, T01 S, R24 E, BLOCK 2, Lot 14A, AMD (07) 1.470 AC	8055 CANYON DR	8055 CANYON DR	BILLINGS	MT	59106-4623
39	C07288	BRITTON, LEVI J & BARBARA L	PIKE SUBD, S11, T01 S, R24 E, BLOCK 2, Lot 15, ACRES 1.64	CANYON DR	7623 N LEOPARD AVE	BILLINGS	MT	59106
40	C07289	BRITTON, LEVI J & BARBARA L	PIKE SUBD, S11, T01 S, R24 E, BLOCK 2, Lot 16, ACRES 1.47	CANYON DR	7623 N LEOPARD AVE	BILLINGS	MT	59106
41	C07290	BRITTON, LEVI J & BARBARA L	PIKE SUBD, S11, T01 S, R24 E, BLOCK 2, Lot 17, ACRES 1.47	CANYON DR	7623 N LEOPARD AVE	BILLINGS	MT	59106-2510
42	C07291	BRITTON, LEVI J & BARBARA L	PIKE SUBD, S11, T01 S, R24 E, BLOCK 2, Lot 18, ACRES 1.47	CANYON DR	7623 N LEOPARD AVE	BILLINGS	MT	59106-4623
43	C07292	HENDERSON, ADRIA & RONALD JR	PIKE SUBD, S11, T01 S, R24 E, BLOCK 2, Lot 19, ACRES 1.47	8060 CANYON DR	8060 CANYON DR	BILLINGS	MT	59106-4623
44	C07293	HOWE, JASON & HEATHER	PIKE SUBD, S11, T01 S, R24 E, BLOCK 2, Lot 20, ACRES 1.3	8040 CANYON DR	8040 CANYON DR	BILLINGS	MT	59106-4623

District Engineer's Cost Estimate  
Yellowstone County  
Rural Special Improvement District No. 827M

PETITION TO ESTABLISH A RURAL SPECIAL IMPROVEMENT DISTRICT (RSID)

**SECTION C**  
**ESTIMATED ANNUAL MAINTENANCE COST**  
**FOR PUBLIC PARK.**

**FALL MAINTENANCE:**

ACTIVITY	ESTIMATED COST
NONE	\$ 0.00
	\$

**WINTER MAINTENANCE:**

ACTIVITY	ESTIMATED COST
NONE	\$ 0.00
	\$

**SPRING MAINTENANCE:**

ACTIVITY	ESTIMATED COST
MOW THE GRASS & SPRAY WEEDS	\$ 300.00
	\$

**SUMMER MAINTENANCE:**

ACTIVITY	ESTIMATED COST
MOW THE GRASS & SPRAY WEEDS	\$ 300.00
	\$

TOTAL ESTIMATED ANNUAL MAINTENANCE COST: \$600.00