

# SUBDIVISION IMPROVEMENTS AGREEMENT CLARK STONE COMMERCIAL SUBDIVISION

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## SUBDIVISION IMPROVEMENTS AGREEMENT

### Clark Stone Commercial Subdivision

This agreement is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between *Cottonwood Holdings, LLC*, whose address for the purpose of this agreement is **81 River Road, Silesia, Montana 59041**, hereinafter referred to as "Subdivider," and **YELLOWSTONE COUNTY**, hereinafter referred to as "County."

#### WITNESSETH:

**WHEREAS**, the plat of *Clark Stone Commercial Subdivision*, located in Yellowstone County, Montana, was submitted to the Laurel Board of Planning; and

**WHEREAS**, at a regular meeting conducted on \_\_\_\_ day of \_\_\_\_\_, 20\_\_, the Board of County Commissioners (BOCC) conditionally approved a preliminary plat of *Clark Stone Commercial Subdivision*; and

**WHEREAS**, a Subdivision Improvements Agreement is required by the County prior to the approval of the final plat.

**WHEREAS**, the provisions of this agreement shall be effective and applicable to *Clark Stone Commercial Subdivision* upon the filing of the final plat thereof in the office of the Clerk and Recorder of Yellowstone County, Montana. The Subdivision shall comply with all requirements of the Laurel Subdivision Regulations, the rules, regulations, policies, and resolutions of Yellowstone County, and the laws and administrative rules of the State of Montana.

**THEREFORE, THE PARTIES TO THIS AGREEMENT**, for and in consideration of the mutual promises herein contained and for other good and valuable consideration, do hereby agree as follows:

**I. VARIANCES**

None requested.

**II. CONDITIONS THAT RUN WITH THE LAND**

- A. Lot owners should be aware that this subdivision is being built in close proximity to prime deer and antelope habitat and it is likely that homeowners will experience problems with damage to landscaped shrubs, flowers, and gardens. The Montana Fish, Wildlife, and Parks Department does not provide damage assistance unless there is damage to commercial crops and/or a threat to public health and safety.
- B. Lot owner and unit owners should be aware that soil characteristics within the area of this subdivision, as described in the 1972 Yellowstone County Soil Survey, indicate that there could be potential limitations for proposed construction on the lots, which may require a geotechnical survey prior to construction.
- C. No water rights have been transferred to the lot owners.
- D. There is attached hereto a Waiver waiving the right to protest the creation of the Rural Special Improvement District or districts (RSID) which by this reference is expressly incorporated herein and made as much a part hereof as though fully and completely set forth herein at this point. The Waiver will be filed with the plat, shall run with the land, and shall constitute the guarantee by the Subdivider and property owner or owners of the developments described herein. Said Waiver is effective upon filing and is not conditioned on the completion of the conditions set forth in this Agreement. The Subdivider and owner specifically agree that they are waiving valuable rights and do so voluntarily.
- E. Future maintenance of all public (or common) improvements shall be done through one (1) or more RSID(s) created as part of the SIA for this subdivision.
- F. Culverts and associated drainage swales shall not be filled in or altered by the subdivider or subsequent lot owners.
- G. When required by road improvements, all fences and irrigation ditches in the public right-of-way adjacent to this subdivision shall be removed or relocated outside of the public right-of-way and any relocation outside of the public right-of-way shall be subject to securing and recording easements.

### **III. TRANSPORTATION**

#### **A. Streets**

- The property has access to Clark Bend Road.
- Clark Bend Road is a paved state-owned road approximately 26-feet wide.
- No new roads will be constructed as part of this subdivision.
- Approach permits will be obtained for new approaches at time of construction in accordance to MDT standards.

#### **B. Sidewalks**

- No sidewalks will be installed in this subdivision, though they are included in the Waiver of Right to Protest.

#### **C. Street Lighting**

- No street lights will be installed in this subdivision, though they are included in the Waiver of Right to Protest.

#### **D. Traffic Control Devices**

- Traffic control devices, if required, will be provided by the subdivider in accordance with the specifications of MDT, the County Public Works Department, and the local Fire Department.

#### **E. Access**

- Access to the subdivision will be from Clark Bend Road.

#### **F. Heritage Trail Plan**

- No public Heritage Trail systems will be created or expanded as part of this subdivision

#### **G. Public Transit**

- No public transportation systems will be created or expanded as part of this subdivision

### **IV. EMERGENCY SERVICES**

The subdivision is located within the Laurel Fire Department service area. A 30,000 gallon dry hydrant has been provided for fire suppression and approved by the Laurel Fire Department. Said dry hydrant shall be maintained by an RSID created as part of this subdivision.

### **V. STORM DRAINAGE**

All drainage improvements shall comply with the provisions set forth in Section 4.7 of the Yellowstone County Subdivision Regulations.

## **VI. UTILITIES**

### **A. Water**

In accordance with DEQ requirements and the Subdivision Regulations, all proposed water systems must obtain approval by the Yellowstone County Health Department.

- The subdivision water is proposed to be supplied by shared wells. Each well will serve two units in each building.
- Wells shall conform to the standards set forth by the Yellowstone City-County Health Department and MDEQ.

### **B. Sanitary Sewer**

In accordance with DEQ requirements and the Subdivision Regulations, all sanitary sewer systems must obtain approval by the Yellowstone County Health Department.

- The subdivision is proposed to have shared septic and drainfield systems on each lot. Each drainfield will serve the units in a building.
- The system shall conform to the standards set forth by the Yellowstone City-County Health Department and MDEQ.

### **C. Power, Telephone, Gas, and Cable Television**

- Power, natural gas, telephone, and cable will all be located within the right-of-way and utility easements shown on the plat.

## **VII. PARKS/OPEN SPACE**

There is no parkland dedication requirement for first minor subdivisions (MCA 76-3-621(3)(e)).

## **VIII. IRRIGATION**

There are no water rights associated with the property.

## **IX. WEED MANAGEMENT**

All noxious weeds on the latest Yellowstone County Noxious Weed List shall be controlled on all properties in the subdivision.

The weed plan shall include the following and shall be referenced in this SIA:

- A Weed Management Plan must be filed and updated as needed for approval by the Yellowstone County Weed Department. Said weed management plan shall contain the noxious weeds being addressed and the plan for the control of those weeds. All associated cost for noxious weed control is the responsibility of the owner of record.
- A revegetation plan shall be submitted as part of the management plan. A seeding recommendation can be obtained from the Yellowstone County Weed Department pursuant to Section 7-22-2152, MCA. The Yellowstone County Weed Department reserves the right to revise these recommendations based on the required site inspection.

## **X. SOILS/GEOTECHNICAL STUDY**

A geotechnical study was completed per the Subdivision Regulations and is attached to this agreement

## **XI. PHASING OF IMPROVEMENTS**

There is no intended phasing of improvements. Utilities will be constructed at the time of development.

## **XII. FINANCIAL GUARANTEES**

Except as otherwise provided, Subdivider shall install and construct said required improvements by private contracts secured by bonds, irrevocable letters of credit, sequential development, or any other method that may be acceptable to the Planning Board and Board of County Commissioners. All engineering and legal work in connection with such improvements shall be paid by the contracting parties pursuant to said special improvement district or private contract, and the improvements shall be designed by and constructed under the supervision of a professional engineer competent in civil engineering, licensed in the state of Montana. Upon completion of the improvements, the consulting Engineer shall file with the Public Works Department, a statement certifying that the improvements have been completed in accordance with approved, seal stamped, record drawings, along with all required post-construction certification.

(In the event that all required improvements are not installed and constructed prior to final plat approval, the Subdivider shall provide a monetary security guarantee in the amount of 125% of the estimated total cost. If using a security, describe the method in this section).

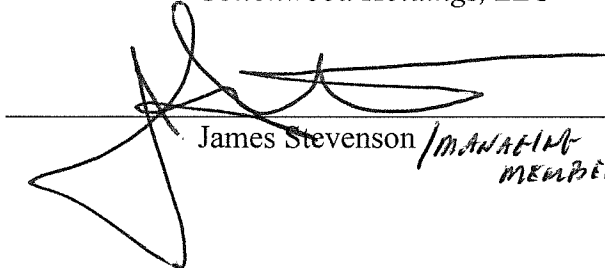
## **XIII. LEGAL PROVISIONS**

- A.** Subdivider agrees to guarantee all public improvements for a period of one year from the date of final acceptance by Yellowstone County.
- B.** The owners of the properties involved in this proposed Subdivision by signature subscribed herein below agree, consent, and shall be bound by the provisions of this Agreement.
- C.** The covenants, agreements, and all statements in this Agreement apply to and shall be binding on the heirs, personal representatives, successors and assigns of the respective parties.
- D.** In the event it becomes necessary for either party to this Agreement to retain an attorney to enforce any of the terms or conditions of this Agreement or to give any notice required herein, then the prevailing party or the party giving notice shall be entitled to reasonable attorney fees and costs.
- E.** Any amendments or modifications of this Agreement or any provisions herein shall be made in writing and executed in the same manner as this original document and shall after execution become a part of this Agreement.
- F.** Subdivider shall comply with all applicable federal, state, and local statutes, ordinances, and administrative regulations during the performance and discharge of its obligations. Subdivider acknowledges and agrees that nothing contained herein shall relieve or exempt it from such compliance.
- G.** Subdivider agrees to create any required (or expansion of existing) RSID(s) for future maintenance of all public (or common) constructed improvements prior to final plat approval.

IN WITNESS WHEREOF, the parties hereto have set their hands and official seals on the date first above written.

"SUBDIVIDER"


Cottonwood Holdings, LLC

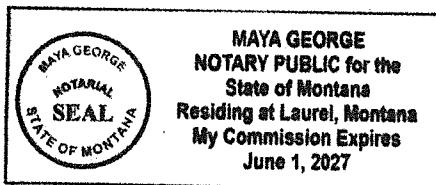
  
James Stevenson / MANAGING MEMBER

STATE OF MONTANA     )  
                                      : ss  
County of Yellowstone    )

On this 23 day of JULY, 2025, before me, a Notary Public in and for the State of Montana, personally appeared James Stevenson of Cottonwood Holdings, the persons who executed the forgoing instrument and acknowledged to me that they executed the same.  
MANAGING MEMBER

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year hereinabove written.

  
Notary Public in and for the State of Montana  
Printed Name: Maya George  
Residing at: Laurel, Montana  
My commission expires: June 1, 2027





This agreement is hereby approved and accepted by Yellowstone County, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

“COUNTY”  
COUNTY OF YELLOWSTONE  
MONTANA

County of Yellowstone  
Board of County Commissioners

By: \_\_\_\_\_  
Chairman

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Commissioner

Attest: \_\_\_\_\_  
County Clerk and Recorder

STATE OF MONTANA     )  
  : ss  
County of Yellowstone     )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me, a Notary Public in and for the State of Montana, personally appeared \_\_\_\_\_, \_\_\_\_\_ and \_\_\_\_\_, known to me to be the Board of County Commissioners and the County Clerk and Recorder, respectively, of Yellowstone County, Montana, whose names are subscribed to the foregoing instrument in such capacity and acknowledged to me that they executed the same on behalf of Yellowstone County, Montana.

\_\_\_\_\_  
Notary Public in and for the State of Montana  
Printed Name: \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

# Waiver of Right to Protest

FOR VALUABLE CONSIDERATION, the undersigned, being the Subdivider and all of the owners of the hereinafter described real property, do hereby waive the right to protest the formation of one or more Rural Special Improvement Districts (RSID's) which the Yellowstone County may require for a period of twenty years from the date of this document's recording, including for an SID for maintenance and care of the fire suppression tank.

This Waiver and Agreement is independent from all other agreements and is supported by sufficient independent consideration to which the undersigned are parties, and shall run with the land and shall be binding upon the undersigned, their successors and assigns, and the same shall be recorded in the office of the County Clerk and Recorder of Yellowstone County, Montana.

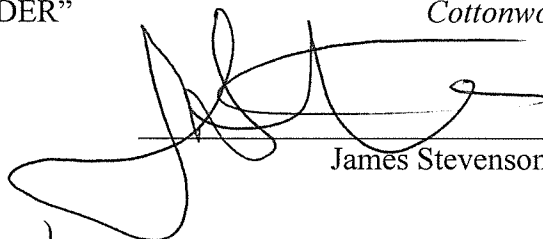
The real property hereinabove mentioned is more particularly described as follows:

*Clark Stone Commercial Subdivision*

Signed and dated this 23 day of July, 2025

"SUBDIVIDER"

*Cottonwood Holdings, LLC*

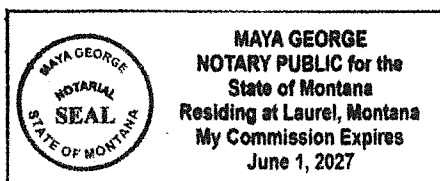
  
James Stevenson / MANAGING MEMBER


STATE OF MONTANA )  
: SS  
County of Yellowstone )

On this 23 day of July, 2025 before me, a Notary Public in and for the State of Montana, personally appeared James Stevenson of Cottonwood Holdings, LLC, the persons who executed the forgoing instrument and acknowledged to me that they executed the same.

\* MANAGING MEMBER

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year hereinabove written.



  
Notary Public in and for the State of Montana  
Printed Name: Maya George  
Residing at: Laurel, Montana  
My commission expires: June 1, 2027