

# **YELLOWSTONE COUNTY BOARD OF COUNTY COMMISSIONERS**

Resolution No. 25- 121

## **Resolution to Create Yellowstone County Rural Special Improvement District No. 919M**

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 maintain public improvements such as roads, dry hydrants and parks. Typically, 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, pursuant to Sections 7-12-2102(2)(a), 7-12-2105(4) and 7-12-2113(2)(d) of the Montana Code Annotated, when all the landowners in a proposed district consent to the creation of a district, the board does not have to hold a public hearing. The board can create a district with the passage of a resolution.

WHEREAS, the Yellowstone County Board of County Commissioners received a petition from Cougar Investments, LLC, the developer of Platinum Commercial Park Subdivision in Yellowstone County to create a rural special improvement district to maintain the Drainfield System installed in Platinum Commercial Park Subdivision. Cougar Investments, LLC owns all the land in the Subdivision. Attached as Exhibit 1 is the petition

Below is a summary of the specifics of the District:

### **District Summary**

|                             |                                                                      |
|-----------------------------|----------------------------------------------------------------------|
| District Name:              | Yellowstone County Rural Special Improvement District No. 919M       |
| District Location:          | Parcels in Platinum Commercial Park Subdivision                      |
| District Parcels:           | 13 parcels                                                           |
| District Activities:        | Maintain Drainfield System in Platinum Commercial Park Subdivision   |
| District Costs:             | \$500 Estimated Cost per lot per year for 13 lots, Subject to Change |
| District Assessment Method: | Per Parcel/Lot                                                       |
| District Assessment:        | \$6,500 Annual District Assessment, Subject to Change                |
| District Duration:          | Indefinite                                                           |

Attached as Exhibit 1 is the petition for the district including the details of the District such as name, location, map, parcels, property owners, activities, costs, assessment method, assessment and engineer. The costs for the District and the assessment for the District will likely increase over time. The Board can annually adjust the assessment.

WHEREAS, the Yellowstone County Board of County Commissioners received a petition to create a rural special improvement district to maintain the Drainfield System in Platinum Commercial Park Subdivision. The Board reviewed the petition. The petition appears legally sufficient. The Board believes it would be in the best interest of the public to create the District. All the landowners in the Subdivision consented to the creation of the District. Because all the landowners consent to the creation of the District, the Board does not have to hold a public hearing to create the District.

NOW THEREFORE, BE IT RESOLVED,

The Yellowstone County Board of County Commissioners creates Rural Special Improvement District No. 919M to maintain the Drainfield System in Platinum Commercial Park Subdivision. The specifics of the District are contained in the petition attached to this Resolution.

Resolution No. 25- 121

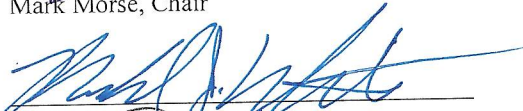
Resolution to Create Yellowstone County Rural Special Improvement District No. 919M

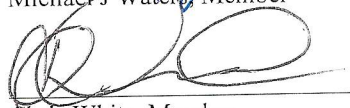
1 of 2

Passed and Adopted on the 21<sup>st</sup> day of October 2025.

BOARD OF COUNTY COMMISSIONERS  
YELLOWSTONE COUNTY, MONTANA

  
\_\_\_\_\_  
Mark Morse, Chair

  
\_\_\_\_\_  
Michael J. Waters, Member

  
\_\_\_\_\_  
Chris White, Member

ATTEST:

  
\_\_\_\_\_  
Jeff Martin, Clerk and Recorder



---

**FW: Platinum Sub Follow-up**

---

**From:** Jay Anderson <janderson@yellowstonecountymt.gov>  
**Sent:** Thursday, October 16, 2025 12:00 PM  
**To:** Jennifer Jones <jjones@yellowstonecountymt.gov>  
**Cc:** Monica Plecker <mplecker@yellowstonecountymt.gov>; Jeff Martin <jmartin@yellowstonecountymt.gov>  
**Subject:** Platinum Sub Follow-up

Jenn –

Public Works discussed the Platinum Subdivision comments with the commentators – Attorney Office and GIS.

Regarding the wastewater treatment system comment – utility lot 7 will house a community septic system for wastewater carried through low pressure sanitary sewer lines from the separate lots. The system is a septic system and is therefore within BOCC authority to create an RSID for maintenance and future replacement. The RSID is labeled water on the forms – it should be changed to wastewater.

Regarding utility lot 7 – this is considered open space, not park land, but is dedicated to the public and owned by the County. Future maintenance of utility lot 7 (mowing etc.) is covered under the common space in the CCRs and to be performed by the HOA.

There was a comment to clarify or include on the Plat that Utility Lot 7 is dedicated to the public – I'm not certain where or how this would be completed.

No issues with Road or Dry Hydrant RSID.

Let me know if you have any other questions.

Jay D. Anderson, PE  
Deputy Public Works Director  
Yellowstone County  
316 N. 26<sup>th</sup> Street, Rm 3201  
Billings, MT 59101  
(406) 254-7926

### **Petition to Create Special Improvement District for Platinum Commercial Park Subdivision – Sewer System**

On September 23, 2025, Mark English, a Deputy Yellowstone County Attorney assigned to the Civil Division, reviewed a petition to create a rural special improvement district to maintain the sewer system to be installed with the construction of Platinum Commercial Park Subdivision. The petition appears legally sufficient.

The petition indicates what land will be included in the district (Platinum Commercial Park Subdivision), what public infrastructure will be maintained (sewer system), what will be done to maintain the infrastructure (inspection and maintenance), the cost to maintain the infrastructure (\$6,500), how the cost will be paid by the landowners in the district (per parcel) and whether all the landowners consent to the creation of the district (all consent, only developer).

Because all the landowners consented to the creation, the County does not have to hold a hearing to create the district.

The infrastructure to be maintained by the district is somewhat concerning. Should a district maintain the system? Should a water and sewer district maintain the system? The County creates districts to maintain static infrastructure such as roads and parks. Is the system like a wastewater treatment facility or a septic tank? A district can maintain a septic tank. A district should not maintain a wastewater treatment facility.

Whenever the public interest or convenience may require, the board of county commissioners may order and create special improvement districts outside of the limits of incorporated towns and cities for the purpose of building, constructing, or acquiring by purchase one or more of the improvements of the kind described in 7-12-4102, in or for the benefit of the special improvement district.  
§ 7-12-2102(1). MCA (2023)

(d) create special improvement districts and order the acquisition, construction, or reconstruction within the districts of:

\*\*\*

(ii) sewers, ditches, drains, conduits, and channels for sanitary or drainage purposes, with outlets, cesspools, manholes, catchbasins, flush tanks, septic tanks, connecting sewers, ditches, drains, conduits, channels, and other appurtenances;

\*\*\*

§ 7-12-4102(2)(d)(ii). MCA (2023)



3412 Colton Blvd., Suite 202  
 Billings, MT 59102  
 (406) 384-0080  
[performance-ec.com](http://performance-ec.com)

## LETTER OF TRANSMITTAL

|                                                        |              |
|--------------------------------------------------------|--------------|
| DATE 9/23/25                                           | JOB 2023-100 |
| TO: <b>Yellowstone County</b>                          |              |
| RE: <b>PZX-23-00217</b>                                |              |
| <b>Platinum Commercial Park Subdivision</b>            |              |
| <b>RSID Petitions</b>                                  |              |
| On Line Submittal: <input checked="" type="checkbox"/> |              |
| Email:                                                 |              |
| Fax:                                                   |              |
|                                                        |              |

TO **Yellowstone County Public Works**

**Attn: Ronni Tallerico**

**316 N 26<sup>th</sup> Street**

**Billings, MT 59101**

WE ARE SENDING YOU

☒ Attached

☐ Under separate cover via \_\_\_\_\_ the following items:

☐ Drawings

☐ Prints

☐ Plans

☐ Samples

☐ Specifications

☐ Copy of letter

☐ Change order

☐ \_\_\_\_\_

| COPIES | DESCRIPTION                               |
|--------|-------------------------------------------|
| 1      | Dry Hydrant RSID Petition                 |
| 1      | Road RSID Petition                        |
| 1      | Wastewater Treatment System RSID Petition |
|        |                                           |
|        |                                           |
|        |                                           |
|        |                                           |
|        |                                           |
|        |                                           |
|        |                                           |
|        |                                           |

THESE ARE TRANSMITTED as checked below:

☐ For approval

☐ Reviewed as submitted

☐ pdf copy to:

☐ For your use

☐ Reviewed as noted

☐

☒ As requested

☐ Returned for corrections

☐

☐ For review and comment

☐ \_\_\_\_\_

☐ FOR BIDS DUE \_\_\_\_\_ 20\_\_\_\_

☐ PRINTS RETURNED AFTER LOAN TO US

Remarks: \_\_\_\_\_

Copy to: File

Signed: \_\_\_\_\_

*Taylor Kasperick*

## PETITION TO ESTABLISH A RURAL SPECIAL IMPROVEMENT DISTRICT (RSID)

## COVER SHEET

TO: YELLOWSTONE COUNTY BOARD OF COMMISSIONERS

This petition is respectfully submitted this 23 day of September, 192025.

Petitioner/Initiator (and/or) Contact Person:

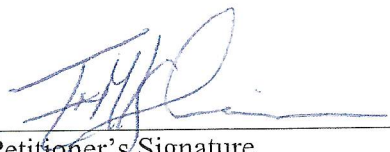
NAME: Cougar Investments, LLC

ADDRESS: PO Box 81153

Billings, MT 59108

PHONE NO: 406-855-8004

I swear that all of the information presented in this petition is true and correct and the landowner's signatures (Section F) are the original true and consenting landowners.

  
Petitioner's Signature

9/23/2025  
Date

## LIST ALL ADDITIONAL ATTACHMENTS:

Platinum Commercial Park Subdivision Plat  
Platinum Commercial Park Subdivision Lot Layout

# PETITION TO ESTABLISH A RURAL SPECIAL IMPROVEMENT DISTRICT (RSID)

## SECTION A MAPS OF RURAL SPECIAL IMPROVEMENT DISTRICT BOUNDARY (ATTACHED)

PLAT OF  
**PLATINUM COMMERCIAL PARK SUBDIVISION**  
 BEING TRACTS 1 OF CERTIFICATE OF SURVEY NO. 3861  
 LOCATED IN GOVERNMENT LOT 4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 01  
 SOUTH, RANGE 25 EAST, P.M.M., YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: COUGAR INVESTMENTS, LLC



PREPARED BY: PERFORMANCE ENGINEERING, LLC

TOTAL GROSS AREA OF SUBDIVISION: ± 67.312 ACRES  
 TOTAL NET AREA OF SUBDIVISION: ± 57.156 ACRES

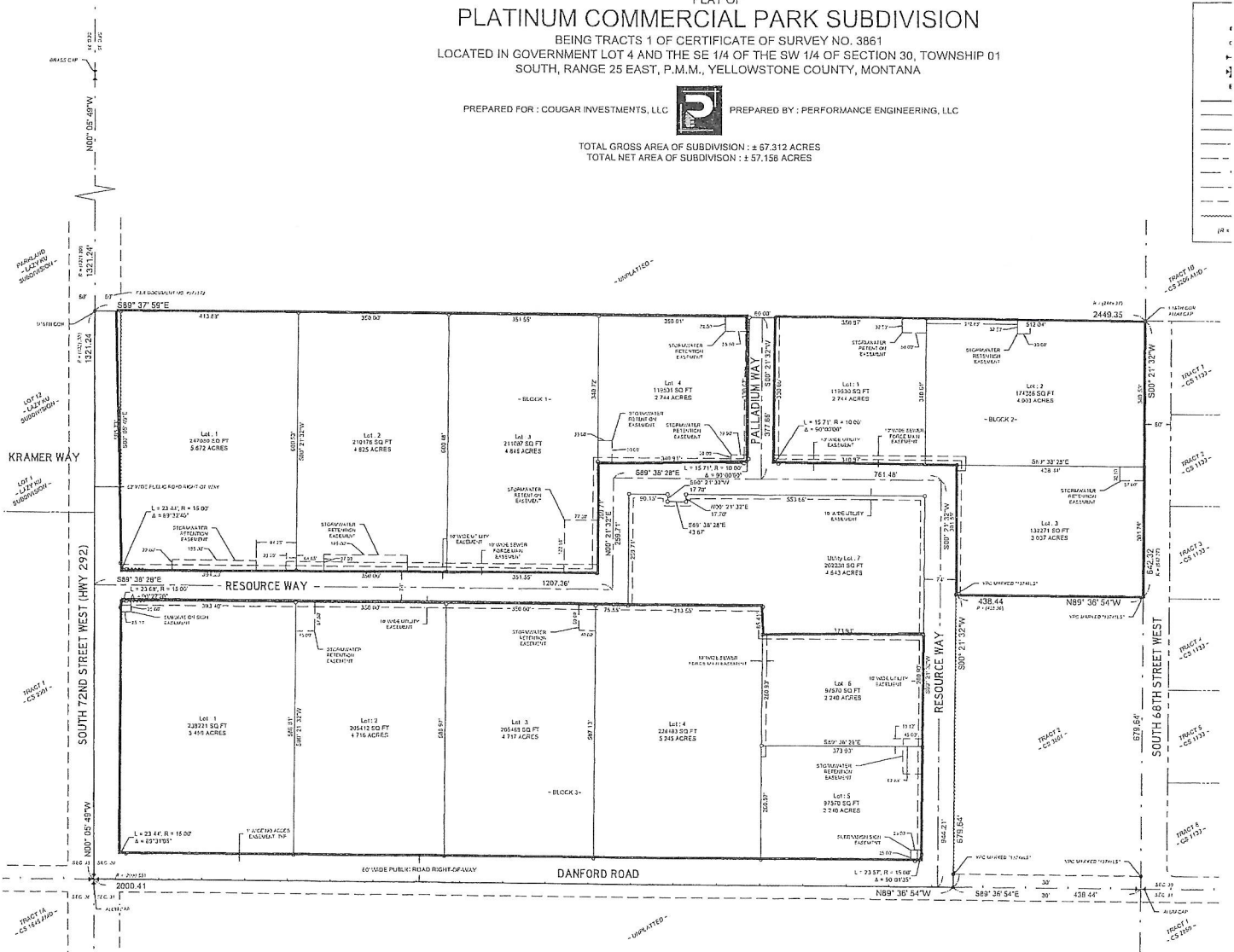
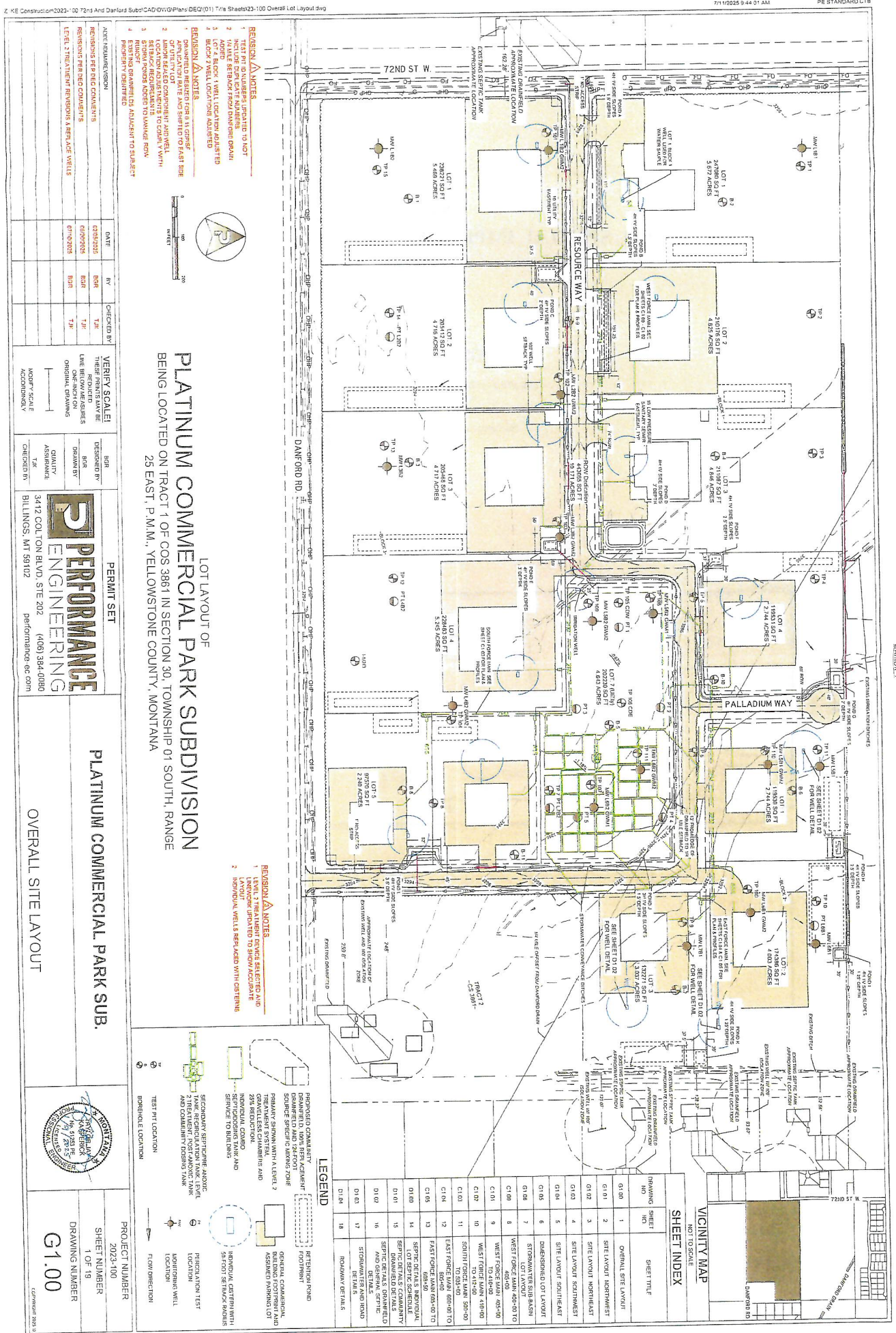


Exhibit 1





# PETITION TO ESTABLISH A RURAL SPECIAL IMPROVEMENT DISTRICT (RSID)

## SECTION C ESTIMATED ANNUAL MAINTENANCE COST

### FALL MAINTENANCE:

| ACTIVITY                                                                                              | ESTIMATED COST |
|-------------------------------------------------------------------------------------------------------|----------------|
| Check and inspect system; collect necessary samples; flush treatment media; vac out treatment basins. | \$ 1,000       |
|                                                                                                       | \$             |

### WINTER MAINTENANCE:

| ACTIVITY                                                                                              | ESTIMATED COST |
|-------------------------------------------------------------------------------------------------------|----------------|
| Check and inspect system; collect necessary samples; flush treatment media; vac out treatment basins. | \$ 1,000       |
|                                                                                                       | \$             |

### SPRING MAINTENANCE:

| ACTIVITY                                                                                              | ESTIMATED COST |
|-------------------------------------------------------------------------------------------------------|----------------|
| Check and inspect system; collect necessary samples; flush treatment media; vac out treatment basins. | \$ 1,000       |
| Anticipated replacement of drainfield at the end of 30 years (\$75,000)                               | \$ 2,500       |

### SUMMER MAINTENANCE:

| ACTIVITY                                                                                              | ESTIMATED COST |
|-------------------------------------------------------------------------------------------------------|----------------|
| Check and inspect system; collect necessary samples; flush treatment media; vac out treatment basins. | \$ 1,000       |
|                                                                                                       | \$             |

TOTAL ESTIMATED ANNUAL MAINTENANCE COST: \$6,500

PETITION TO ESTABLISH A RURAL SPECIAL IMPROVEMENT DISTRICT (RSID)

SECTION D  
METHOD OF ASSESSMENT

CHOOSE A METHOD OF ASSESSMENT:

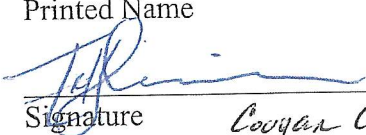
|                                     |                                  |
|-------------------------------------|----------------------------------|
| <input type="checkbox"/>            | Square Footage                   |
| <input checked="" type="checkbox"/> | Equal Amount    \$500.00 per lot |
| <input type="checkbox"/>            | Front Footage                    |
| <input type="checkbox"/>            | Other (Describe)                 |
|                                     |                                  |
|                                     |                                  |
|                                     |                                  |
|                                     |                                  |
|                                     |                                  |
|                                     |                                  |

PETITION TO ESTABLISH A RURAL SPECIAL IMPROVEMENT DISTRICT (RSID)

SECTION E  
PROPOSED RURAL SPECIAL IMPROVEMENT DISTRICT  
RECOMMENDATIONS FOR AD HOC COMMITTEE

NAME

TELEPHONE NUMBER

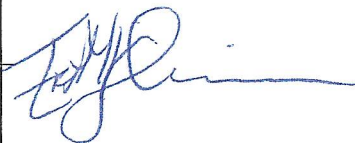
1. Erin Kirschenmann (Chairman) 406-850-3683  
Printed Name  
  
Signature Coogan Construction, LLC
2. \_\_\_\_\_  
Printed Name  
\_\_\_\_\_  
Signature
3. \_\_\_\_\_  
Printed Name  
\_\_\_\_\_  
Signature
4. \_\_\_\_\_  
Printed Name  
\_\_\_\_\_  
Signature
5. \_\_\_\_\_  
Printed Name  
\_\_\_\_\_  
Signature

# PETITION TO ESTABLISH A RURAL SPECIAL IMPROVEMENT DISTRICT (RSID)

## SECTION F

### CONSENT OF PROPERTY OWNERS IN PROPOSED RURAL SPECIAL IMPROVEMENT DISTRICT

WE, THE UNDERSIGNED property owners, hereby provide the following information for consideration in the possible creation of an RSID. It is our understanding that if support exists for the RSID, information will be provided to the County and a public hearing scheduled regarding the creation of this district. Following the public hearing, the County Commissioners shall take action on whether or not to create the district. Should the County Commissioners create the district, WE, as property owners, understand that we shall bear the costs of the district as formally approved by the County Commissioners.

| PROPERTY LEGAL<br>DESCRIPTION                                                                                  | OWNER (PRINTED NAME)    | OWNER SIGNATURE                                                                    | IN<br>FAVOR | OPPOSED |
|----------------------------------------------------------------------------------------------------------------|-------------------------|------------------------------------------------------------------------------------|-------------|---------|
| Lots 1-4, Block 1; Lots<br>1-3, Block 2, and Lots 1-6<br>Block 3 of Platinum<br>Commercial Park<br>Subdivision | Cougar Investments, LLC |  | X           |         |
|                                                                                                                |                         |                                                                                    |             |         |
|                                                                                                                |                         |                                                                                    |             |         |
|                                                                                                                |                         |                                                                                    |             |         |
|                                                                                                                |                         |                                                                                    |             |         |
|                                                                                                                |                         |                                                                                    |             |         |
|                                                                                                                |                         |                                                                                    |             |         |
|                                                                                                                |                         |                                                                                    |             |         |
|                                                                                                                |                         |                                                                                    |             |         |

# PETITION TO ESTABLISH A RURAL SPECIAL IMPROVEMENT DISTRICT (RSID)

## SECTION F

(Continued)

### CONSENT OF PROPERTY OWNERS IN PROPOSED RURAL SPECIAL IMPROVEMENT DISTRICT

WE, THE UNDERSIGNED property owners, hereby provide the following information for consideration in the possible creation of an RSID. It is our understanding that if support exists for the RSID, information will be provided to the County and a public hearing scheduled regarding the creation of this district. Following the public hearing, the County Commissioners shall take action on whether or not to create the district. Should the County Commissioners create the district, WE, as property owners, understand that we shall bear the costs of the district as formally approved by the County Commissioners.

| PROPERTY LEGAL<br>DESCRIPTION | OWNER (PRINTED NAME) | OWNER SIGNATURE | IN<br>FAVOR | OPPOSED |
|-------------------------------|----------------------|-----------------|-------------|---------|
|                               |                      |                 |             |         |
|                               |                      |                 |             |         |
|                               |                      |                 |             |         |
|                               |                      |                 |             |         |
|                               |                      |                 |             |         |
|                               |                      |                 |             |         |
|                               |                      |                 |             |         |
|                               |                      |                 |             |         |
|                               |                      |                 |             |         |
|                               |                      |                 |             |         |
|                               |                      |                 |             |         |
|                               |                      |                 |             |         |
|                               |                      |                 |             |         |
|                               |                      |                 |             |         |

**PETITION TO ESTABLISH A RURAL SPECIAL IMPROVEMENT DISTRICT (RSID)**

**SECTION G  
OWNERSHIP REPORT (ATTACHED)**

Exhibit 1  
4090328 WD

11/15/2024 03:34 PM Page 1 of 3 Fees: \$24.00  
eRecorded For Yellowstone County, MT  
Jeff Martin, Clerk & Recorder

**AND WHEN RECORDED MAIL TO:**  
**Cougar Investments, LLC**  
**PO Box 81153, Billings, MT 59108**

EMK BK

Filed for Record at Request of:  
Flying S Title and Escrow of Montana, Inc.

Space Above This Line for Recorder's Use Only

Order No.: 1113052  
Parcel No.: D01007B

### **WARRANTY DEED**

FOR VALUE RECEIVED,

**Roberta Burbank and Teresa Amsbaugh as tenants in common**

hereinafter called Grantor(s), do(es) hereby grant, bargain, sell and convey unto

**Cougar Investments, LLC, a Montana limited liability company**

whose address is: **PO Box 81153, Billings, MT 59108**

EMK BK

Hereinafter called the Grantee, the following described premises situated in **Yellowstone County, Montana**, to-wit:

**That part of Section 30, Township 1 South, Range 25 East, of the Principal Montana Meridian, in Yellowstone County, Montana, described as Tract 1, of Certificate of Survey No. 3861 on file in the office of the Clerk and Recorder of said County, under Document #4063856.**

SUBJECT TO covenants, conditions, restrictions, provisions, easements and encumbrances apparent or of record.

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantees and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: November 13<sup>th</sup>, 2024

Roberta Burbank  
Roberta Burbank

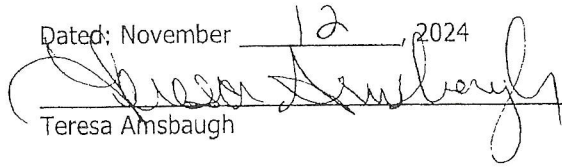
STATE OF Washington ss.  
COUNTY OF Benton )

This instrument was acknowledged before me on November 13, 2024, by Roberta Burbank.



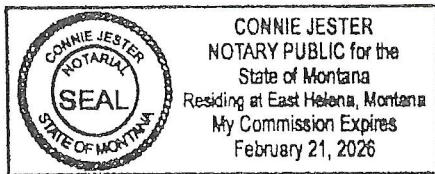
Erika L. Fields  
Notary Name Printed Erika L. Fields  
Notary Public for the State of Washington  
Residing at: Benton Co.  
My Commission Expires: 02-01-2025

Dated: November 12, 2024

  
Teresa Amsbaugh

STATE OF Montana )  
COUNTY OF Lewis & Clark )  
ss.

This instrument was acknowledged before me on November 12, 2024, by Teresa Amsbaugh.



  
Notary Name Printed Connie Jester  
Notary Public for the State of Montana  
Residing at: East Helena, MT  
My Commission Expires: 02-21-2026

# Exhibit 1

|                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Tax Code: D01007B<br/>Ownership Information:<br/>2024 - 2025</p>                                                                                    | Frequently Asked Questions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p><b>2025</b></p> <p>Primary Owner Name: COUGAR INVESTMENTS LLC<br/>Last Updated On: June 4, 2025</p>                                                 | <p><b>Q: I just bought a house. Why isn't my name on the property tax page?</b></p> <p><b>A:</b> The property tax page shows the name of the person or business who owned the house when the tax bills went out for the current tax year. If you bought your home after this year's tax bills went out, your name won't show on the property tax page until the next tax billing cycle.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p><b>2024</b></p> <p>Primary Owner Name: BURBANK, ROBERTA<br/>Last Updated On: September 29, 2024</p> <p>Additional Legal Owner: AMSBAUGH, TERESA</p> | <p><b>Q: I bought or sold property before the tax bills were sent out. How long does it take for the ownership changes to show on the property tax page?</b></p> <p><b>A:</b> Once your paperwork is filed after closing, a copy is sent to the Department of Revenue. They update the information in their database, and then that data is sent to the county through nightly (Orion) or bi-weekly (tax billing) updates. It can take 2-4 weeks for all the databases to be updated. If the statements have already been billed for a tax type, the county will not receive an update until the first or second week of January of the next year. See "When are tax bills sent out, and the current tax year records locked for editing?" below for more information.</p> <p><b>Q: I recently asked the Department of Revenue to correct name, address or legal description information for my property. Why do the corrections show up on the Orion page, but not on the property tax page?</b></p> <p><b>A:</b> Orion data is updated nightly, and our property tax ownership is updated approximately every other week until the current tax bills are sent out (and then not until the next tax billing cycle). So any changes to your name, address or legal description will show up on the Orion page before they show up on the property tax billing page.</p> <p><b>Q: When are tax bills sent out, and the current tax year records locked for editing?</b></p> <p><b>A:</b> Normally (there are occasionally exceptions), mobile home taxes are sent out in April, personal property taxes are sent out in May, and real estate taxes are sent out in October. Paperwork filed 90 days or fewer before the locking of records will be reflected on the next tax year record. No edits will be made to these records once the tax year is locked. Any changes will be made to the next tax year record.</p> |

