

# **YELLOWSTONE COUNTY BOARD OF COUNTY COMMISSIONERS**

Resolution No. 25- 122

## **Resolution to Create Yellowstone County Rural Special Improvement District No. 920M**

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 roads 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. 920M          |
| District Location:          | Parcels in Platinum Commercial Park Subdivision                         |
| District Parcels:           | 13 parcels                                                              |
| District Activities:        | Maintain roads in Platinum Commercial Park Subdivision                  |
| District Costs:             | \$662.54 Estimated Cost per lot per year for 13 lots, Subject to Change |
| District Assessment Method: | Per Parcel/Lot                                                          |
| District Assessment:        | \$8,613 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 roads 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. 920M to maintain the roads in Platinum Commercial Park Subdivision. The specifics of the District are contained in the petition attached to this Resolution.

Resolution No. 25- 122

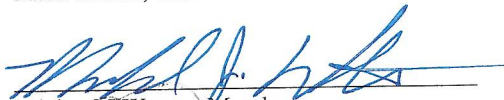
Resolution to Create Yellowstone County Rural Special Improvement District No. 920M

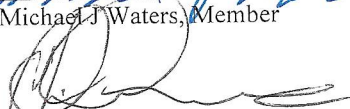
1 of 2

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

**Petition to Create Special Improvement District for Platinum Commercial Park Subdivision – Roads**

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 roads to be installed with the construction of the Platinum Commercial Park Subdivision. The petition appears legally sufficient.

## 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 Signature9/23/2025  
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)

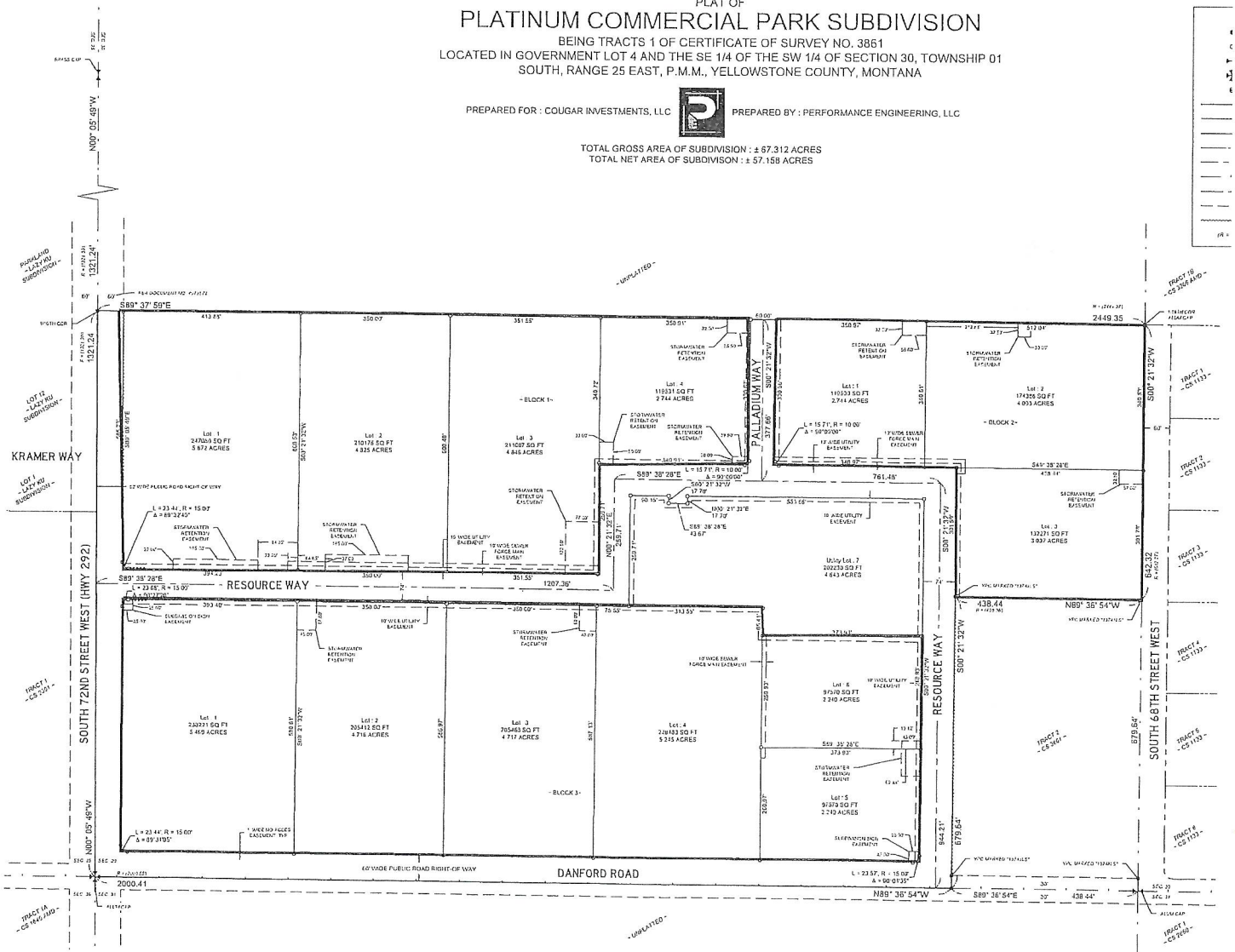
PLAT OF  
**PLATINUM COMMERCIAL PARK SUBDIVISION**  
 BEING TRACTS 1 OF CERTIFICATE OF SURVEY NO. 3861  
 LOCATED IN GOVERNMENT LOT 4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 01  
 SOUTH, RANGE 25 EAST, P.M.M., YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: COUGAR INVESTMENTS, LLC



PREPARED BY: PERFORMANCE ENGINEERING, LLC

TOTAL GROSS AREA OF SUBDIVISION: ± 67.312 ACRES  
 TOTAL NET AREA OF SUBDIVISION: ± 57.159 ACRES







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

## SECTION C ESTIMATED ANNUAL MAINTENANCE COST

### FALL MAINTENANCE:

| ACTIVITY                          | ESTIMATED COST |
|-----------------------------------|----------------|
| Maintenance and repair of signage | \$ As needed   |
|                                   | \$             |

### WINTER MAINTENANCE:

| ACTIVITY                        | ESTIMATED COST |
|---------------------------------|----------------|
| Snow Removal (3 times per year) | \$ 1,500       |
|                                 | \$             |

### SPRING MAINTENANCE:

| ACTIVITY                                              | ESTIMATED COST |
|-------------------------------------------------------|----------------|
| Maintain Roadside Ditches, Public Ponds, and Culverts | \$ 1,000       |
|                                                       | \$             |

### SUMMER MAINTENANCE:

| ACTIVITY                         | ESTIMATED COST |
|----------------------------------|----------------|
| Road chip seal (*every 10 years) | \$ 6,113       |
|                                  | \$             |

\*Yellowstone County Public Works recommends an annual assessment of \$0.05/SF of pavement for future chip seal.  
Estimate is based on approximately 122,271 SF of proposed road.

TOTAL ESTIMATED ANNUAL MAINTENANCE COST: \$8,613

PETITION TO ESTABLISH A RURAL SPECIAL IMPROVEMENT DISTRICT (RSID)

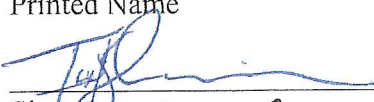
SECTION D  
METHOD OF ASSESSMENT

CHOOSE A METHOD OF ASSESSMENT:

|                                     |                                  |
|-------------------------------------|----------------------------------|
| <input type="checkbox"/>            | Square Footage                   |
| <input checked="" type="checkbox"/> | Equal Amount    \$662.54 per lot |
| <input type="checkbox"/>            | Front Footage                    |
| <input type="checkbox"/>            | Other (Describe)                 |
|                                     |                                  |
|                                     |                                  |
|                                     |                                  |
|                                     |                                  |
|                                     |                                  |
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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)<br>Printed Name<br><br>Signature <i>Erin Kirschenmann</i> | 406-850-3683     |
| 2. _____<br>Printed Name<br><br>_____<br>Signature                                                                                                                         | _____            |
| 3. _____<br>Printed Name<br><br>_____<br>Signature                                                                                                                         | _____            |
| 4. _____<br>Printed Name<br><br>_____<br>Signature                                                                                                                         | _____            |
| 5. _____<br>Printed Name<br><br>_____<br>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           |         |
|                                                                                                                |                         |                                                                                    |             |         |
|                                                                                                                |                         |                                                                                    |             |         |
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|                                                                                                                |                         |                                                                                    |             |         |

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

**SECTION G  
OWNERSHIP REPORT (ATTACHED)**

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 BLK*

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 BLK*

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.

4090328 WD

11/15/2024 03:34 PM Page 2 of 3

eRecorded For Yellowstone County, MT

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.

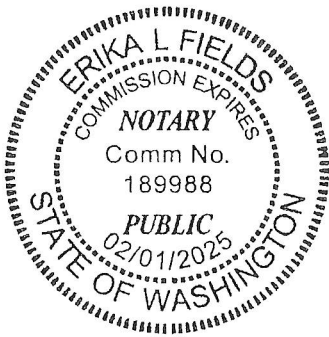
Erika L. Fields

Notary Name Printed Erika L. Fields

Notary Public for the State of Washington

Residing at: Benton Co.

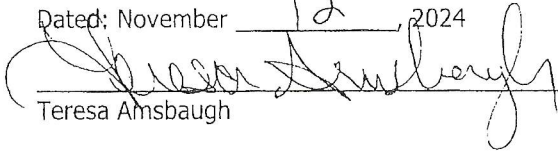
My Commission Expires: 02-01-2025



4090328 WD

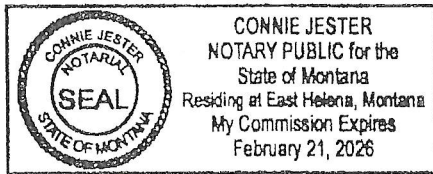
11/15/2024 03:34 PM Page 3 of 3  
eRecorded For Yellowstone County, MT

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: E. Helena, MT  
My Commission Expires: 02-21-2026

|                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Tax Code: D01007B<br>Ownership Information:<br>2024 ~ 2025                                                                             | Frequently Asked Questions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>2025</b><br>Primary Owner Name: COUGAR INVESTMENTS LLC<br>Last Updated On: June 4, 2025                                             | <b>Q: I just bought a house. Why isn't my name on the property tax page?</b><br><br><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.                                                                                                                                                                                                                                                                                                                                                                                |
| <b>2024</b><br>Primary Owner Name: BURBANK, ROBERTA<br>Last Updated On: September 29, 2024<br>Additional Legal Owner: AMSBAUGH, TERESA | <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><br><br><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. |
|                                                                                                                                        | <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><br><br><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.                                                                                                                                                                               |
|                                                                                                                                        | <b>Q: When are tax bills sent out, and the current tax year records locked for editing?</b><br><br><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.                                                                                                                                                                                                                             |

