

**COUNTY APPLICATION FORM**

**COUNTY SPECIAL REVIEW**

County Special Review # 32D 14 1 - Project # \_\_\_\_\_

The undersigned as owner(s) of the following described property hereby request a Special Review as outlined in the Yellowstone County Zoning Regulations.

Present Zoning: Special Zoning District #14 (portion of the total purchase)

Proposed Special Review Use: Shooting-Archery Range

Property Tax ID # \_\_\_\_\_ COUNTY COMMISSIONER DISTRICT # 14

Legal Description of Property: SEE ATTACHED (Montana Cadastral Report)

Address or General Location (If unknown, contact County Public Works): \_\_\_\_\_

Property not assigned an address. South & SE of 3851 River Rd., Laurel MT

Size of Parcel (Area & Dimensions): SEE ATTACHED (Montana Cadastral Report)

Present Land-Use: Ag/Forest Land

Proposed Land-Use: Shooting-Archery Range

\*\*\* Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s) \_\_\_\_\_  
(Record Owner)

\_\_\_\_\_  
(Address)

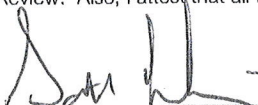
\_\_\_\_\_  
(Phone Number) (email)

Agent(s): Scott D. CusaneK (Contract Purchaser) \*  
(Name)

27656 North 74th Street, Scottsdale AZ 85266  
(Address)

(602) 478-6512 ScottCusaneK@ymail.com  
(Phone Number) (Email)

I understand that the filing fee accompanying this application is not refundable, that it pays for the cost of processing, and that the fee does not constitute a payment for a Special Review. Also, I attest that all the information presented herein is factual and correct.

Signature:  - Contract signature  
page included Date: 08/29/2025  
(Record Owner - Digital Signature Allowed)

## 1. How is this request consistent with the goals and policies of the adopted Growth Policy?

Our proposal is rooted in a commitment to preserving the natural character of the site, enhancing regional recreation and tourism, and contributing to the local economy. The project has been thoughtfully designed to align with the goals and policies outlined in the Growth Policy.

### a. Land Use Element

- **Preservation of natural land:** A majority of the acreage will remain undeveloped, maintaining open viewsheds and native vegetation.
- **Low-impact development:** Structures on district #14 land will be sited to minimize disruption, using natural contours and existing access points. The only structures on district #14 land will be considered shade structures with a minimal footprint. All enclosed building will be outside of district #14 land.
- **Blended architectural style:** Structures will reflect a modern rustic aesthetic, using natural materials to harmonize with the landscape.
- **Compatible rural use:** The clubhouse and recreational facilities complement the agricultural character of the area, offering seasonal and event-based activation without intensive urbanization. Again, the clubhouse will not be built on district #14 land.

### b. Economic Development Element

- **Local vendor partnerships:** We will prioritize sourcing materials, apparel, and services from Billings-area businesses, supporting regional entrepreneurship.
- **Job creation:** The complex will generate employment in hospitality, recreation, retail, and maintenance.
- **Tourism and regional draw:** The facility will host tournaments and events, attracting visitors and enhancing Billings' profile as a destination for outdoor sports and upscale lodging.
- **Support for branded merchandise:** Our apparel and gear lines will reflect local heritage and craftsmanship, contributing to the city's creative economy.

- **Boost to hospitality and retail:** Tournaments, events, leagues, and training camps will increase foot traffic to nearby restaurants, hotels, and shops.

#### c. Aesthetics Element

- **Natural integration:** All signage and wayfinding will use subdued tones, natural materials, and low-profile designs to blend with the environment.
- **Landscaping with native species:** Plantings will reflect the local prairie and riparian ecosystems, requiring minimal irrigation and maintenance.
- **View preservation:** Building placement and height will be carefully managed to protect scenic vistas and maintain the rural character of the area.

#### d. Natural Resources Element

- **Wildlife stewardship:** Fencing will be minimal and wildlife-friendly, allowing deer, birds, and other native species to roam freely.
- **Stormwater and erosion control:** We will implement best practices for runoff management, soil stabilization, and fire-safe landscaping.
- **Sustainable materials:** Construction will prioritize locally sourced, durable, and environmentally responsible materials.
- **Conservation education:** We plan to partner with conservation groups to offer programming on habitat preservation, ethical hunting, and land stewardship.

#### e. Open Space & Recreation Element

- **Multi-use recreation:** The complex will offer archery, shooting sports, walking trails, and gathering spaces for families and guests.
- **Public access and programming:** We plan to host seasonal events, safety workshops, and youth programs that engage the broader community.

- **Trail connectivity:** Where feasible, we will explore integration with existing or future trail systems to promote walkability and outdoor activity.
- **Health and wellness benefits:** Archery and shooting promote strength, coordination, and mental clarity—offering a unique alternative to traditional fitness and stress relief.

**f. Transportation Element**

N/A

**g. Public Facilities & Services Element**

- **Efficient infrastructure use:** The site is adjacent to existing roadways and utilities, minimizing the need for costly extensions.
- **Emergency coordination:** We will work closely with local fire, police, and EMS to ensure safety protocols and access are in place.
- **Low service demand:** The facility's location coupled with seasonal and event-based nature will place minimal strain on public services.

**h. Cultural & Historic Resources Element**

- **Preservation of regional traditions:** Shooting sports and archery are deeply tied to Montana's frontier history and hunting culture. Our complex will celebrate these traditions in a safe, structured environment.
- **Intergenerational connection:** We envision grandparents teaching grandchildren to shoot a bow or sight a rifle—building bonds and keeping traditions alive.
- **Public art and storytelling:** Interpretive signage and installations will reflect the spirit of the land, wildlife, and community.
- **Respect for historic context:** The project will avoid disturbance of known cultural or historic sites and incorporate local narratives into guest experiences.

## **i. Community Health Element**

### **Education and Safety**

- **Responsible firearm use:** Certified instructors will lead safety training, hunter education, and ethical sport practices. This will be extended to the Montana FWP for hunter education and other statewide programs.
- **Archery:** The discipline of Archery teaches focus, patience, and body awareness—beneficial for all ages and skill levels.

### **Community Building**

- **Inclusive programming:** From youth leagues to veterans' events, the complex will serve diverse groups and foster camaraderie.
- **Event space potential:** We envision themed birthday parties, family tournaments, and corporate retreats with a rustic, upscale twist.

This project is designed not only to meet the technical requirements of the Growth Policy, but to embody its spirit—preserving the land, enriching the community, and celebrating the unique character of Billings. We welcome the opportunity to collaborate with city planners and stakeholders to ensure this development is a source of pride and benefit for generations to come.

## **2. Is this property of adequate size and in a compatible location to meet all of the district requirements such as landscaping and parking?**

Yes, the property is more than adequate and in a compatible location to meet all district requirements. This includes landscaping and parking. Our initial estimates require approximately 135 acres of the total 872 acres under contract. The property that requires this “Special Review” is 540 acres. The site offers more than ample acreage to accommodate:

- A clubhouse and shooting sports complex with generous setbacks
- Native landscaping using low-maintenance, regionally appropriate species
- A designated parking area sized to meet peak event needs, with overflow capacity and ADA compliance

The location is adjacent to existing roadways and utilities, minimizing infrastructure strain and supporting efficient access. The layout has been designed to preserve open space, maintain natural contours, and blend seamlessly into the surrounding agricultural landscape.

**3. Is this property compatible with nearby uses? Are there potential impacts that would require some type of mitigation?**

The proposed use is compatible with nearby agricultural and low-density rural uses. Shooting sports and archery are historically and culturally aligned with the region's outdoor heritage, and the complex will operate to minimize disruption.

Potential impacts—such as sound or traffic—will be mitigated through:

- Strategic placement of ranges away from property lines
- Natural buffers including tree lines and berms
- Limited hours of operation and event scheduling to avoid peak traffic times
- Coordination with local emergency services and traffic management as needed

The facility will maintain a quiet, respectful presence, with wildlife-friendly fencing and signage designed to blend into the environment.

**4. Will our requested use impede the normal improvement of surrounding property?**

- The clubhouse and shooting sports facilities will maintain generous setbacks, natural buffers, and low-density development to avoid encroachment or disruption.
- No infrastructure expansion or rezoning is required that would pressure neighboring landowners to change their use or subdivide.
- The property will retain open space and native landscaping, preserving viewsheds and minimizing visual or environmental impact.

We are committed to being respectful neighbors—engaging with adjacent landowners, listening to concerns, and incorporating feedback into our design and operations. Our goal is to create a quiet, well-managed facility that

complements the district's rural values and supports long-term land preservation.

ARTICLE IV DISTRICT REGULATIONS

LIST OF USES

SE-SPECIAL EXCEPTION  
A-ALLOWED

	A-O	RS	RMH	P
Accessory uses and structures incidental to and on the same lot as the principal use	A	A	A	A
Agricultural uses	A	A		
Animal hospitals - veterinary clinic	A			
Auction houses - for livestock sales yards only	A			
Blacksmith	A			
Cemetery	A	A	A	A
Churches, convents, monasteries and other places of worship	A	A	A	A
Commercial livestock feeding yard	A			
X Commercial recreation	SE			SE
Dwellings: A Single-family	A	A	A	A
B. Mobile homes			A	
Farm tenant house - mobile home	A			
Fire station or other emergency services customary accessory uses supported by Yellowstone Co. or a special district	A	A	A	A
Frozen food lockers	A			
Fur farm	A			
Grain Elevators	A			
Gravel Excavation	SE			
Guest house as an accessory building - not for permanent occupancy	A			
X Gun & archery range - indoor and/or outdoor	SE	SE		
Home occupation	A	A	A	A
Horticulture nurseries & commercial greenhouses	A	SE	SE	SE
Kennel - Commercial	A			
Landfill, reclamation, sanitary septic-tank disposal sites, and sanitary incinerators	SE			
Mobile home parks			A	
Parks and playgrounds, private	A	A	A	A
Parks and playgrounds, public	A	A	A	A