

COUNTY APPLICATION FORM

COUNTY SPECIAL REVIEW County Special Review # _____ - 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: Agricultural (AG)

Proposed Special Review Use: Old Blue Creek Cabin Development – nine-cabin overnight lodging development

Property Tax ID # D01962 COUNTY COMMISSIONER DISTRICT # 3

Legal Description of Property: Amended Tract 1, Parcel 1A of C.O.S 256, Section 21,
Township 1 South, Range 26 East, Yellowstone County, Montana

Address or General Location (If unknown, contact County Public Works): 4204 Old Blue Creek Rd.
Billings, MT 59101

Size of Parcel (Area & Dimensions): Approximately 54.7 acres

Present Land-Use: Vacant/undeveloped agricultural land

Proposed Land-Use: Small-scale overnight lodging development consisting of nine cabins, an
office, future residence, and shop, to be developed in phases.

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

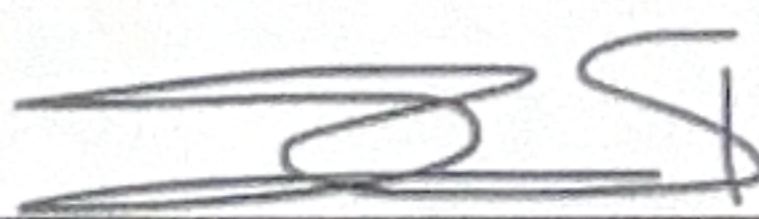
Owner(s) Todd J. Teyler & Amani A. Teyler
(Record Owner)
3544 Old Blue Creek Rd,
(Address)
(406) 855-4246 amani721@gmail.com
(Phone Number) (email)

Agent(s): _____
(Name)

(Address)

(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:  Date: 8/26/2026
(Record Owner – Digital Signature Allowed)

Written Statement in Support of Special Review Application

Old Blue Creek Cabin Development

Chairperson and Members of the Yellowstone County Zoning Commission:

We own approximately 54.7 acres located along Old Blue Creek Road adjacent to the Yellowstone River in Yellowstone County, Montana. We are requesting Special Review approval to develop a small-scale, owner-operated cabin development consisting of nine overnight lodging cabins, with the opportunity to expand in the future through any required County review and approval.

Our current proposal includes seven cabins north of Old Blue Creek Road near the Yellowstone River and two cabins south of the road. An office will support the operation of the cabin development. Our future residence and shop will also be located on the south side of the property. Each cabin will have its own unique design rather than repeating the same floor plan throughout the development.

The project will be developed in phases over time as permits are obtained and improvements are completed. The size of the property allows for adequate parking, generous spacing between cabins, preservation of open space, and compatibility with the surrounding rural character.

Changes Made After the Pre-Application Meeting

The pre-application meeting was very helpful in refining our project. Based on the recommendations we received regarding roadway access, we revised the site layout to better accommodate the recommended roadway approaches and internal circulation.

We appreciate the guidance provided during the pre-application process, as it allowed us to improve the overall design before submitting this application.

Why This Project Is a Good Fit

Consistency with the Growth Policy

We believe this project is consistent with the goals of preserving the rural and recreational character of the Yellowstone River corridor. The proposed cabin development will provide overnight lodging for visitors who come to enjoy fishing, boating, wildlife viewing, dirt biking on nearby BLM land, and other outdoor recreation while maintaining the natural beauty and open character of the property.

Adequacy of the Property

Our 54.7-acre property provides more than enough space to accommodate the proposed cabins, office, future residence, shop, parking areas, internal drives, utilities, setbacks, and future improvements. The property allows the project to fit comfortably while maintaining generous open space and minimizing impacts on the surrounding area.

IMEG's preliminary feasibility assessment found that the property appears suitable for the proposed development and that no significant planning or engineering constraints were identified that would prevent the project from moving forward. Preliminary soil investigations also indicated that onsite wastewater treatment is feasible.

Compatibility with Surrounding Properties

The proposed cabin development has been designed to be compatible with the surrounding agricultural, residential, and recreational uses. The cabins will be spread across the property rather than concentrated in one area, allowing for privacy, open space, and a layout that respects neighboring properties.

Any potential impacts will be addressed through the engineering review and permitting process.

Future Development

The proposed development will be contained within our property and is not expected to interfere with the use or future development of surrounding properties.

Any future expansion of the Old Blue Creek Cabin Development beyond what is proposed in this application would be pursued through any applicable County review and approval requirements.

Commitment

We are committed to working closely with the City of Billings Planning & Community Services Department, Yellowstone County, our engineering consultants, and all other applicable agencies throughout the review, permitting, and construction process. Our goal is to develop a project that is well planned, compatible with the surrounding area, and in compliance with all applicable regulations.

Thank you for your time and consideration of our application. We appreciate the opportunity to present our proposal and look forward to working with the City of Billings Planning & Community Services Department, Yellowstone County, and the Zoning Commission throughout the Special Review process.

Respectfully submitted,

Todd Teyler
Amani Teyler