

Husman, Karen

From: Husman, Karen
Sent: Wednesday, September 16, 2026 10:57 AM
To: 'Amani Teyler'
Cc: Vickers, Anna
Subject: RE: [EXTERNAL] Re: Special Review 337

Hi Amani,

We can use this email as your formal request to delay consideration of Special Review 337 to the next meeting date of November 12, 2026.

I will contact you if we need any additional information or revised materials to move the application forward.

Thank you,



Karen Husman
Zoning Coordinator
husmank@billingsmt.gov
406-247-8684

billingsmt.gov

MAIL TO:
PO Box 1178
Billings, MT 59103
316 N. 26th Street
5th Floor
Billings, MT 59101

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From: Amani Teyler <amani721@gmail.com>
Sent: Wednesday, September 16, 2026 10:53 AM

To: Husman, Karen <husmank@billingsmt.gov>

Subject: Re: [EXTERNAL] Re: Special Review 337

Hi Karen,

Thank you so much for looking into this further with your Planning Team and finding this option for us.

Yes, Todd and I would like to proceed with requesting the density modification as part of Special Review 337 and keep our proposed development as currently planned.

We understand that this will require delaying the currently scheduled public hearing to the next available meeting date, and we are okay with that.

Would this email be sufficient as our written request to delay the hearing and proceed with the density modification, or is there anything additional you would like us to submit?

Thank you again for taking the time to work through this with us. We really appreciate your help.

Amani & Todd

On Wed, Sep 16, 2026 at 9:57 AM Husman, Karen <husmank@billingsmt.gov> wrote:

Hi Amani,

I wanted to follow up regarding Special Review 337 and the density requirement for the proposed campground at 4204 Old Blue Creek Road.

The approximately 54.7-acre property is subject to the Agriculture zoning requirement of 10 acres per dwelling unit, which would generally limit the property to five habitable structures.

However, Special Review Criterion allows the County Commission to modify applicable district regulations as part of a Special Review approval. This provides an opportunity to request a variance from the 10-acre density requirement as part of Special Review 337.

If approved, the variance would be tied specifically to Special Review 337 and the approved site plan. It would not change the underlying Agriculture zoning or provide a general exception from the density

requirement for other development on the property. Any future expansion or additional structures beyond what is approved may require additional review.

To move forward with this option, you will need to submit a written request to delay the currently scheduled public hearing to the next available meeting date. This will allow time to update the application and site plan to include the requested density modification and for staff to complete the necessary review.

Please let me know if you would like to proceed with this option.

Thank you,

Karen

	Karen Husman Zoning Coordinator husmank@billingsmt.gov 406-247-8684
billingsmt.gov	<i>MAIL TO:</i> PO Box 1178 Billings, MT 59103 316 N. 26th Street 5 th Floor Billings, MT 59101

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From: Husman, Karen
Sent: Tuesday, September 15, 2026 4:48 PM
To: Amani Teyler <amani721@gmail.com>
Cc: Vickers, Anna <VickersA@billingsmt.gov>
Subject: RE: [EXTERNAL] Re: Special Review 337

Amani,

Thank you for your email. I understand your disappointment, particularly given the time and expense you have already invested in the project based on the information provided during the pre-application process.

I want to apologize for the misinformation provided during the initial review and pre-application meeting. Based on our further review, there was a misinterpretation regarding the applicable definitions and how the proposed campground and individual habitable structures could be accommodated under the Agriculture zoning district. This issue should have been identified earlier in the process, and I apologize that it was not.

Unfortunately, the applicable requirements of state law cannot be overridden through the local zoning regulations and Special Review process. While a campground/overnight lodging use may be considered through Special Review in the Agriculture district, approval of a Special Review does not authorize us to waive or exceed applicable state requirements governing the number or density of habitable structures on the property.

Regarding whether another zoning district or process could accommodate the original proposal, I would like to review the available zoning and development options before advising you on a specific path forward. Any alternative would need to comply with both the applicable state requirements and local zoning regulations, and I do not want to provide additional guidance until we have confirmed that those requirements can be met with an alternative path.

Again, I apologize for the earlier misunderstanding and recognize the impact this has on your project. I will confer with my Planning Team and work with you to identify the available options so that you have the information necessary to determine how you would like to proceed.

Kind regards,

	Karen Husman Zoning Coordinator husmank@billingsmt.gov 406-247-8684
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From: Amani Teyler <amani721@gmail.com>
Sent: Tuesday, September 15, 2026 4:11 PM
To: Husman, Karen <husmank@billingsmt.gov>
Cc: Vickers, Anna <VickersA@billingsmt.gov>
Subject: [EXTERNAL] Re: Special Review 337

Hi Karen,

Thank you for taking the time to explain this to me today. I have to admit, we are pretty disappointed and discouraged by this news.

What is difficult for us is that we provided our proposed site plan before the pre-application meeting and reviewed the project with everyone there, including our engineers. We understood that the purpose of that meeting was to identify issues with our proposal before we moved forward with the Special Review process.

The only issue that came up regarding the layout was the **number of approaches**. We originally proposed five approaches and were told that only three would be allowed, so we changed our plan accordingly. At no point were we told that the property was limited to five habitable structures, even though the proposed cabins were shown on the plan.

We have spent a lot of time and money moving forward based on that plan, so finding out about this limitation at this stage is really discouraging.

Before we ask our engineer to redesign the site plan, could you please help us understand two things?

Is five habitable structures absolutely the maximum under our current Agricultural zoning, or is there any way through the Special Review process to have more than five?

And if five is the absolute maximum, **is there another zoning district or another process that would allow us to develop the nine overnight cabins, future residence, shop, and office as originally proposed?** We would really like to understand all of our available options before making such a significant change to the project.

We just want to make sure we fully understand our options before deciding how to proceed.

Thank you for your help and guidance,

Amani & Todd

On Tue, Sep 15, 2026 at 3:36 PM Husman, Karen <husmank@billingsmt.gov> wrote:

| Amani,

Following up on our recent phone discussion regarding the applicability of Montana Code Annotated Title 76, Chapter 8 to the proposed campground use:

MCA Title 76, Chapter 8 addresses the lease or rental of multiple spaces and includes buildings and individual spaces within its scope. Where local zoning regulations apply, the individual spaces and associated development must comply with those zoning requirements. Accordingly, compliance with the applicable zoning regulations governs the proposed development.

For the proposed campground, the individual rental cabins and associated development are considered part of the overall land use and must comply with the requirements of the Agriculture zoning district and the applicable special review standards. The development must be evaluated based on the overall use and its potential impacts, rather than solely on whether occupancy is temporary or long-term.

Although the cabins are proposed for overnight lodging rather than permanent residential occupancy, the development still creates impacts associated with multiple occupancy, including traffic, water and wastewater service, drainage, access, and other infrastructure needs.

The subject property contains approximately 54.7 acres. Based on the applicable density requirement of 10 acres per dwelling unit, the property can accommodate a maximum of five habitable units. As a result, the proposal will need to be revised from the number of units currently proposed to no more than five habitable structures.

If you would like to proceed with the application, please submit a revised site plan depicting no more than five habitable structures, and we can continue processing the application based on the revised proposal.

If you instead wish to withdraw the application, please provide written notice of the withdrawal. An email is acceptable. Please submit either the revised site plan or your written request to withdraw by Tuesday, September 22, 2026.

Please let me know if you have any questions regarding the revised site plan or these requirements.

Regards,



Karen Husman

Zoning Coordinator

husmank@billingsmt.gov

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