



CONSOLIDATED YELLOWSTONE COUNTY ZONING COMMISSION

AGENDA

Thursday, October 8, 2026, 4:00 p.m.

City Council Chambers, 5th Floor
316 N 26th St, Billings MT

NOTICE TO THE PUBLIC

Citizens are invited to:

- Review the Agenda Packet on the City's website at: [Agendas and Minutes](#)

Public comment will be taken only during the Public Comment periods as indicated on the agenda and during the Public Hearings, if any are scheduled, under the Regular agenda. Comments may be sent to the Board via email before 12:00 pm on the meeting date. All emails received prior to this time will be entered into the record for the public hearing. Comments may be submitted by:

- Mail: City/County Planning Division, PO Box 1178, Billings MT 59103 or Email: plnonline@billingsmt.gov
- NOTICE: All meetings and official activities of the MPO are held in buildings and locations that comply with accessibility standards according to the Americans with Disabilities Act (ADA). Special arrangements for participation in public hearings by individuals with hearing, speech, or vision impairment may be made upon request at least three days prior to the hearing. Please notify the Planning Division Office, at 406-657-8247.

Call the meeting to order

Introduction of Consolidated Yellowstone County Zoning Commission and Planning Department Staff

Public Comment: 3-minute maximum per person. Any member of the public might be heard on any subject that is not on the agenda. The Consolidated Yellowstone County Zoning Commission will not take any action on these items at this time but could choose to add an item to the next meeting agenda for discussion.

Approval of Minutes

Meeting Minutes of May 14, 2026

Disclosure of any Conflict of Interest-Members of the Commission and Staff

Disclosure of an Outside (Ex Parte Communication)-Members of the Commission and Staff

Regular Business

- A. Opening of public hearings.
- B. Reading of rules for the procedure by which the public hearings will be conducted.
 - The Chair will open the Public Hearing
 - Staff Presentation
 - Questions from the Board to Staff
 - Agent/Owner Presentation
 - Questions from Board to Agent/Owner
 - Public Testimony in Favor of Application
 - Name (required) and Address (optional) for the Record
 - Limited to 3 minutes per person
 - Public Testimony in Opposition of Application
 - Name (required) and Address (optional) for the Record
 - Limited to 3 minutes per person
 - Agent/Owner to Provide Rebuttal After All Public Comment
 - Board Discussion and Votes on the Motion

Public Hearings:

- Reading of notices of the public hearings on the following items:

8. New Business

a. Election of Vice Chair – Nominations and Action

- b. The Applicant is requesting a delay** to the November Meeting date in order to amend the request to include a lot area variance in order to accommodate the number of cabins proposed for the campground.

County Special Review 337 – 4204 Old Blue Creek Road – Campground – A request for Special Review approval pursuant to Section 27-1002.C, Table 27-1000.1 of the Yellowstone County Zoning Regulations to allow a campground in the Agriculture 10 Acres and Over (A) zoning district. The proposal is for a small-scale overnight lodging development consisting of nine (9) cabins on Tract 1-A of Amended Tract 1, C.O.S. 256, S 21, T 1, R 26 E, containing approximately 54.7 acres. A pre-application neighborhood meeting was held on August 25, 2026, at the subject property Tax ID: D01962.

Other Business/Announcements

Adjournment

Following the public hearing, the Consolidated Yellowstone County Zoning Commission will make a recommendation to the Yellowstone County Board of County Commissioners on all submitted Zone Change and Special Review applications.

The Consolidated Yellowstone County Zoning Commission will hear all persons wishing to speak regarding proposed **Variances**.

Written testimony on the above items may be submitted to: Planning Division P.O. Box 1178, Billings, MT 59103, or by email at: plnonline@billingsmt.gov

Information may also be obtained from the Yellowstone County Planning Division at 316 N. 26th Street, 5th Floor, Billings, MT or by phone 406-657-8247.

□

Consolidated Yellowstone County Zoning

Commission

Meeting Date: 10/08/2026

SUBJECT:

PRESENTED BY: Brenda Berns

REQUEST

Meeting Minutes of May 14, 2026

RECOMMENDATION

APPLICATION DATA

OWNER:

AGENT:

LEGAL DESCRIPTION:

ADDRESS:

CURRENT ZONING:

EXISTING LAND USE:

PROPOSED USE:

SIZE OF PARCEL:

CONCURRENT APPLICATIONS

APPLICABLE ZONING HISTORY

SURROUNDING LAND USE & ZONING

NORTH:

Zoning:

Land Use:

SOUTH:

Zoning:

Land Use:

EAST:

Zoning:

Land Use:

WEST:

Zoning:

Land Use:

BACKGROUND

Approval of Meeting Minutes: May 14, 2026

Attachments

Minutes of May 14, 2026

Consolidated Yellowstone County Zoning Commission
Thursday, May 14, 2026



The Commission met at 4:00 PM in the 5th Floor Council Chambers
316 N 26th St. Billings MT

	Position	12/11/2025	01/08/2026	02/12/2026	03/12/2026	04/09/2026	05/14/2026	06/11/2026	07/09/2026	08/13/2026	09/10/2026	10/08/2026	11/12/2026
Tyler Bush	Chairman	1	1	1	1	1	1						
Pam Ellis	Vice Chair	1	1	1	1	1	1						
Carlotta Hecker	Commissioner	V	1	1	1	A	1						
Vacant	Commissioner	-	-	-	-	-	-						
Vacant	Commissioner	-	-	-	-	-	-						

Staff Present

Karen Husman, Zoning Coordinator; Ben Jackson, Planner 1; Brenda Berns, Planning Clerk

Approval Meeting Minutes – April 9, 2026

Motion

Motion made by Commissioner Hecker to approve the meeting minutes as submitted. Second made by Commissioner Ellis. The motion carried unanimously.

Karen Husman read the rules and procedures by which the public hearing will be conducted.

County Zone Change 735 – 1232 Johnson Ln – From A to I2 - A zone change request from Agriculture (A) to Heavy Industrial (I2), on Tracts 1 and 2, of Corrected COS 1069, S18 and S19, T01 N, R27 E, , a Fraction of Government Lots 3 and 4, North of the ROW in S19, T01 N, R27 E, on four parcels of land totaling approximately 229 acres. A pre-application neighborhood meeting was held on February 23, 2026, and 5:00 pm, at 607 Par Montana Rd. Tax ID: D06431, D06428, D06427.

Consolidated Yellowstone County Zoning Commission
Thursday, May 14, 2026



The Commission met at 4:00 PM in the 5th Floor Council Chambers
316 N 26th St. Billings MT

Ben Jackson gave an overview of the zone change request and stated the Planning staff has reviewed the application and is forwarding a recommendation of approval based on the 11 criteria for zone changes.

- Meets the goals of the County Growth Policy & the 11 review criteria
- Consistent with neighborhood character
- Compatible with the character of adjacent development
- Enables further economic development in the Lockwood Industrial area.

Review Criteria

- (1) Whether the new zoning is designed in accordance with the growth policy;
- (2) Whether the new zoning is designed to secure from fire and other dangers;
- (3) Whether the new zoning will facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements;
- (4) Whether the new zoning will promote public health, public safety and general welfare;
- (5) Whether the new zoning will provide adequate light and air;
- (6) Whether the new zoning will effect motorized and non-motorized transportation;
- (7) Whether the new zoning will promote compatible urban growth;
- (8) Whether the new zoning considers the character of the district and the peculiar suitability of the property for particular uses;
- (9) Whether the new zoning will conserve the value of buildings;
- (10) Whether the new zoning will encourage the most appropriate use of land in Yellowstone County; and
- (11) Will the new zoning be as compatible as possible with the adjacent zoning in the City of Billings

Questions

The Board questioned whether the property is located within the TED District. Staff clarified that it is not and stated that the current consideration is whether the proposal is appropriate, with additional information to be provided through the Traffic Impact Study (TIS).

Consolidated Yellowstone County Zoning Commission
Thursday, May 14, 2026



The Commission met at 4:00 PM in the 5th Floor Council Chambers
316 N 26th St. Billings MT

Applicant

Jeff Dusch, PAR Pacific

Mr. Dusch stated that the applicant is requesting approximately 230 acres be rezoned to Heavy Industrial to accommodate future railroad development. He stated that the proposed zoning would create greater consistency with existing industrial zoning and development in the surrounding area.

Mr. Dusch acknowledged concerns raised by neighboring property owners and stated that PAR Montana would continue coordinating with the appropriate governing agencies. He explained that the proposed rail infrastructure would be designed and operated in coordination with BNSF and in accordance with applicable safety standards. He stated that the proposed rail yard is anticipated to provide storage for approximately 600 railcars, with infrequent rail movements across Johnson Lane.

Mr. Dusch stated that the current consideration is whether Heavy Industrial zoning is appropriate for the property and expressed the applicant's position that it is appropriate given the established industrial development in the area.

Commission Questions

The Commission questioned how much of the approximately 220-acre property would be utilized, noting that portions of the site include wetlands and forested areas. The applicant stated that approximately 60 acres are expected to be developed.

The Commission also discussed the anticipated two- to three-year construction period and noted that information regarding the Johnson Lane crossing was not fully available at the neighborhood meeting. The applicant stated that additional coordination has since occurred with Yellowstone County and MDT to identify applicable hazards and requirements for the crossing, with further agency review to occur as the project moves forward.

Chairman Bush invited anyone wishing to speak in favor of or opposition to Zone Change 735 to come forward.

In favor; none

In opposition:

Peter Taylor, representing PC Land Holdings

Consolidated Yellowstone County Zoning Commission
Thursday, May 14, 2026



The Commission met at 4:00 PM in the 5th Floor Council Chambers
316 N 26th St. Billings MT

Mr. Taylor stated that Johnson Lane is a dead-end street, which creates safety and access concerns identified through staff analysis, including potential traffic blockage and limited ingress and egress.

He emphasized the importance of maintaining adequate access for emergency medical services and fire response. He stated that a primary concern identified in the analysis is the lack of two points of access and noted that the proposed zoning could affect access to adjoining properties.

Mr. Taylor stated that Johnson Lane is a dead-end street, which creates safety and access concerns identified through staff's analysis, including potential traffic blockage and limited ingress and egress. He emphasized the importance of maintaining adequate access for emergency medical services and fire response. He stated that a primary concern identified in the analysis is the lack of two points of access and noted that the proposed zoning could affect access to adjoining properties.

Dan Gold; representing Weave Industries

Mr. Gold stated that Johnson Lane currently serves a mix of heavy trucking, construction activity, and residential properties. He noted that surrounding landowners continue to have concerns and expressed frustration that the discussion has focused primarily on the zoning request rather than the broader issues they believe should also be evaluated and addressed. He stated that the hearing provides an opportunity for affected property owners to voice their concerns and expressed uncertainty about when they would have another opportunity to do so before a final decision is made on the zone change.

Applicant's Rebuttal

Jeff Dusch, PAR Pacific

The applicant stated that the proposed Heavy Industrial zoning is consistent with existing uses along Johnson Lane and that the development would provide two access points. The proposed rail crossing would be in addition to the existing BNSF crossing, with coordination occurring among Yellowstone County Public Works, MDT, BNSF, and other applicable agencies.

The Commission discussed potential traffic impacts, including how long Johnson Lane could be blocked during rail movements. The applicant stated that BNSF would control the crossings and estimated typical blockage at approximately 10 minutes. The applicant also clarified that the approximately 600 railcars stored within the facility would not all cross Johnson Lane and that emergency access would be addressed through the project design.

Consolidated Yellowstone County Zoning Commission
Thursday, May 14, 2026



The Commission met at 4:00 PM in the 5th Floor Council Chambers
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Chairman Bush closed the public hearing.

Staff clarified that the applicant and agent have been transparent throughout the process but are not required to provide information beyond the applicable review criteria. Staff stated that the zone change review was conducted in accordance with those criteria.

Staff also clarified that Heavy Industrial zoning is intended to accommodate uses such as the proposed development. Concerns regarding access along Johnson Lane and rail operations were noted as separate transportation issues that may affect vehicular traffic but are subject to review by the appropriate agencies. Staff further stated that emergency service providers are aware of the limited access and clarified that approval of the zone change itself would not result in the taking of private property.

The Commission discussed emergency access along Johnson Lane during rail blockages. Staff stated that alternate emergency access is available and that responders are aware of existing BNSF-related blockages. The Commission generally found the proposed Heavy Industrial zoning consistent with surrounding uses and applicable review criteria. One Commissioner remained concerned that emergency response times were not adequately addressed, while others noted that response-time and insurance considerations may fall outside the zoning review criteria.

Motion

Motion by Commissioner Bush to recommend approval of Zone Change 735 and adopt the findings of the 11 review criteria as presented within the staff report.

Vote 2:1 in favor

Motion recommending approval is Approved.

County Zone Change 736 – 5415 Rustic Ave – RR3 to RR1 – A zone change request from Rural Residential 3 (RR3) to Rural Residential 1 (RR1), on an unplatted parcel of land in S21, T01 S, R25 generally located east of S 56th St W and north of Rustic Ave., a parcel of land approximately 10.05 acres. A pre-application neighborhood meeting was held on February 23, 2026 at 5:00PM at the subject property. The purpose of the request is to allow creation of a 1-acre parcel for a family transfer. Tax ID: D00774.

Consolidated Yellowstone County Zoning Commission
Thursday, May 14, 2026



The Commission met at 4:00 PM in the 5th Floor Council Chambers
316 N 26th St. Billings MT

Karen Husman gave an overview of the requested zone change and current zoning. Staff have reviewed this application and is forwarding a recommendation of approval based on the 11 criteria for zone changes.

- Meets the goals of the County Growth Policy & 11 review criteria
 - Predictable land use decisions
 - Preserve neighborhood character

Review Criteria

- (1) Whether the new zoning is designed in accordance with the growth policy;
- (2) Whether the new zoning is designed to secure from fire and other dangers;
- (3) Whether the new zoning will facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements;
- (4) Whether the new zoning will promote public health, public safety and general welfare;
- (5) Whether the new zoning will provide adequate light and air;
- (6) Whether the new zoning will effect motorized and non-motorized transportation;
- (7) Whether the new zoning will promote compatible urban growth;
- (8) Whether the new zoning considers the character of the district and the peculiar suitability of the property for particular uses;
- (9) Whether the new zoning will conserve the value of buildings;
- (10) Whether the new zoning will encourage the most appropriate use of land in Yellowstone County; and
- (11) Will the new zoning be as compatible as possible with the adjacent zoning in the City of Billings

Applicant Agent

The applicant's agent stated that the property is currently occupied as a rental and that the request would allow the residence to be separated from the larger parcel while preserving the remaining property for agricultural use. The Commission confirmed that the residence is already located on the approximately one-acre parcel.

Chairman Bush invited anyone wishing to speak in favor of or in opposition to Zone Change 736 to come forward. No members of the public came forward to speak.

Consolidated Yellowstone County Zoning Commission
Thursday, May 14, 2026



The Commission met at 4:00 PM in the 5th Floor Council Chambers
316 N 26th St. Billings MT

Chairman Bush closed the public hearing.

Motion

Motion by Commissioner Bush to recommend approval of Zone Change 736 and adopt the findings of the 11 review criteria as presented within the staff report.

Vote 3:0

Motion recommending approval is Approved.

The Board of County Commissioners' public hearing for these applications will be held June 2, 2026 at 9:30am at the Ostlund Building 2825 3rd Avenue North, Room 309.

Other Business/Announcements

Ms. Husman advised the Commission that there are no zone changes for June.

Adjourned 5:00 pm

Brenda Berns, Planning Clerk

**Consolidated Yellowstone County Zoning
Commission**

8. b.

Meeting Date: 10/08/2026

SUBJECT: County Special Review 337-4204 Old Blue Creek Road – Campground

THROUGH: Karen Husman

PRESENTED BY: Karen Husman

REQUEST

The Applicant is requesting a delay to the November Meeting date in order to amend the request to include a lot area variance in order to accommodate the number of cabins proposed for the campground.

County Special Review 337 – 4204 Old Blue Creek Road – Campground – A request for Special Review approval pursuant to Section 27-1002.C, Table 27-1000.1 of the Yellowstone County Zoning Regulations to allow a campground in the Agriculture 10 Acres and Over (A) zoning district. The proposal is for a small-scale overnight lodging development consisting of nine (9) cabins on Tract 1-A of Amended Tract 1, C.O.S. 256, S 21, T 1, R 26 E, containing approximately 54.7 acres. A pre-application neighborhood meeting was held on August 25, 2026, at the subject property Tax ID: D01962.

RECOMMENDATION

The Planning Division recommends granting the request for delay to the November Commission meeting so the applicant may include a request for a lot area variance.

APPLICATION DATA

OWNERS: Todd J. Teyler & Amani A. Teyler

LEGAL DESCRIPTION: Tract 1-A of Amended Tract 1, C.O.S. 256, S21, T01 S, R26 E

ADDRESS: 4204 Old Blue Creek Road

CURRENT ZONING: Agriculture 10 Acres and Over (A)

EXISTING LAND USE: Vacant/undeveloped agricultural land

PROPOSED LAND USE: Small-scale overnight lodging/campground

SIZE OF PARCEL: Approximately 54.7 acres

CONCURRENT APPLICATIONS

None.

APPLICABLE ZONING HISTORY

See attached.

SURROUNDING LAND USE & ZONING

NORTH: Zoning: Residential Manufactured Home (RMH) & Agriculture (A)

Land Use: Residential single-family & undeveloped ag land

SOUTH: Zoning: Agriculture (A)

Land Use: Bureau of Land Management open space

EAST: Zoning: Agriculture (A)

Land Use: Bureau of Land Management open space

WEST: Zoning: Agriculture (A)

Land Use: Undeveloped ag land

BACKGROUND

The applicants propose a small-scale, owner-operated overnight lodging development consisting of nine cabins located at 4204 Old Blue Creek Road adjacent to the Yellowstone River. The property is zoned Agriculture 10 Acres and Over (A). A campground is permitted within the Agriculture zoning district upon approval through the Special Review process. Seven cabins are proposed north of Old Blue Creek Road near the Yellowstone River, with two cabins proposed south of the road. An office will support the lodging operation, and a future residence and shop are also proposed on the south side of the property. The project is proposed to develop in phases as applicable permits are obtained and improvements are completed.

A pre-application neighborhood meeting was held on August 25, 2026. Following that meeting, the applicants revised the site layout in response to recommendations concerning roadway approaches and internal circulation.

The preliminary site plan depicts cabins distributed along the property rather than concentrated in a single area, with

associated parking, internal gravel drives, septic facilities, a shared well, and drainfield areas. The site plan also illustrates the relationship of the proposed development to Old Blue Creek Road and the Yellowstone River. According to the applicant's narrative, a preliminary feasibility assessment by IMEG found no significant planning or engineering constraints that would prevent the project from moving forward, and preliminary soil investigations indicated that onsite wastewater treatment appears feasible.

Approval of the Special Review authorizes the proposed campground use but does not constitute approval of final engineering, access, sanitation, wastewater, water supply, building, compliance with fire safety or other permits that may be required by Yellowstone County or other applicable agencies.

STAKEHOLDERS

In accordance with applicable public notice requirements and the City-County Planning Division's adopted procedures, staff provided notice of the proposed Special Review to property owners and interested parties within 300 feet of the subject property. Notice was also posted on the subject property on September 14, 2026, in a location visible from the public right-of-way, and legal notices were published in the local newspaper on September 11 and September 18, 2026.

As of the date of this staff report, no public comments have been received regarding the proposed Special Review.

SUMMARY

Special Review applications are evaluated under the nine decision criteria contained in Section 27-1622.D of the Yellowstone County Zoning Regulations. The Consolidated Yellowstone County Zoning Commission may recommend approval or conditional approval, and the Board of County Commissioners may approve or conditionally approve the request, only upon finding that the applicable criteria are satisfied.

1. The special review use is consistent with the County's growth policy and applicable neighborhood plans, if any.

The Agriculture zoning district permits campground uses through Special Review, allowing consideration of recreational and visitor-oriented uses where the location, scale, and site characteristics are appropriate. The proposed development consists of overnight lodging cabins distributed across an approximately 54.7-acre property. The development is intended to provide lodging for visitors using recreational opportunities associated with the Yellowstone River and surrounding area, including fishing, boating, wildlife viewing, and other outdoor recreation.

2. The establishment, maintenance, or operation of the special review use will not be detrimental to or endanger public health, safety, morals, comfort, or general welfare.

The proposed development is designed for nine overnight lodging cabins, and a future residential dwelling with a shop on approximately 54.7 acres. The size of the property provides a substantial area for separation of the proposed buildings from one another and from surrounding properties. Future development will also be required to comply with applicable requirements for access, sanitation, wastewater disposal, water supply, fire protection, and other public health and safety standards.

With compliance with applicable regulations and the conditions of approval, Planning staff finds that the proposed use is not anticipated to be detrimental to public health, safety, comfort, or general welfare.

3. The site for the proposed use is adequate in size and topography to accommodate the use while meeting the other requirements of the Zoning Code.

The subject property contains approximately 54.7 acres. The proposed nine-cabin development represents a relatively low-intensity use of the property and provides substantial area for the cabins, office, parking, internal circulation, utilities, setbacks, and open space. The preliminary site plan distributes the cabins across the property and provides individual or shared parking areas and internal access. According to the applicant, preliminary engineering and soil evaluations indicate that the site appears capable of accommodating the proposed development and onsite wastewater treatment.

4. The special review use will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor substantially diminish or impair property values within the neighborhood.

The surrounding area contains agricultural, residential, and recreational uses. The proposed cabins are distributed across the property, providing separation between individual lodging units and surrounding properties. The applicants have stated that the development is intended to retain substantial open space and maintain the rural character of the property. The limited number of cabins, size of the property, and ability to establish appropriate setbacks, buffering, access, and operational requirements provide reasonable measures to limit impacts on neighboring properties. A Master Site Plan review will be required to review site development and determine if additional buffering from adjacent properties will be required.

Planning staff finds that, with compliance with applicable development standards and conditions of approval, the

proposed use is not anticipated to substantially interfere with the use and enjoyment of surrounding properties.

5. The special review use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

The proposed development is contained within the approximately 54.7-acre subject property and does not require development or improvements on adjoining private property. The proposed development is not expected to interfere with the use or future development of surrounding properties and any future expansion beyond the nine cabins proposed under this application would be subject to applicable County review and approval requirements, including, but not limited to a second special review application.

Planning staff finds that the proposed use will not impede the normal and orderly development of surrounding property.

6. Conditions necessary to protect public health, safety, and general welfare can be established.

Section 27-1622.D allows conditions addressing the regulation of the use, setbacks, buffering, parking, roadway improvements, vehicular access, signs, noise, hours of activity, timeframe for development, duration of the use, and other measures necessary to ensure orderly development.

1. Special Review 337 allowing a campground on the property located at 4204 Old Blue Creek Road, legally described as Tract 1-A, Amended Tract 1, Certificate of Survey No. 256, S21, T1S, R26E. Along with associated variance (the Variance is to be submitted before Commission consideration in November) from Table 27-900.1 of Section 27-901 requiring 10 acre minimum to allow five-acre minimum area per dwelling unit. Approval shall be limited to 10 buildings, one single family home with garage and substantially compliant with the submitted site plan. No other variance is intended or implied.
2. Any expansion beyond the nine overnight lodging cabins and one single-family dwelling, or any other substantial modification to the approved use, shall require additional review and approval as applicable under the Yellowstone County Zoning Regulations and Yellowstone County Buildings for Lease or Rent Regulations.
3. Prior to development of the site, the applicant/developer shall apply for and receive approval of a Master Site Plan and Zoning Compliance permits.
4. All required approvals for water, wastewater and stormwater shall be obtained from Montana Department of Environmental Quality.
5. A 30,000-gallon dry hydrant shall be provided for fire suppression. Dry hydrant connection and installation shall be approved by Blue Creek Volunteer Fire Department. Proof of installation shall be provided to the Planning Division and Yellowstone County Department of Emergency Services.
6. All access, driveway, and roadway improvements shall comply with applicable Yellowstone County Road Policy and receive approval from Yellowstone County Public Works.
7. Landscaping shall comply with applicable Yellowstone County Zoning requirements, including required sight-obscuring fencing, landscaping buffer and tree plantings along the side and rear property lines to provide buffering from adjacent properties.
8. Any signs associated with the approved use shall be subject to separate review and permitting in accordance with the Yellowstone County Zoning Regulations.
9. All exterior lighting shall be contained on the site through the use of full-cutoff fixtures, shielding, or other appropriate measures to prevent light from spilling onto adjacent properties.
10. The campground shall observe quiet hours between 10:00 p.m. and 7:00 a.m. During quiet hours, noise shall not be audible beyond the boundaries of the campground.
11. The operator of the campground shall appoint an individual to act as a contact person and complaints about failure to comply with these conditions or noise shall be directed to that person. The name, address, and phone number of the contact person will be provided to Yellowstone County Code Enforcement, County Planning, and the County Commissioners.
12. The approval of this special review, the associated variance, and all conditions of approval shall run with the land and shall apply to current and subsequent property owners, operators, managers, leaseholders, heirs, successors, and assigns.

7. Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.

The preliminary site plan identifies internal access drives, parking areas, a shared well, septic systems, and drainfield areas to serve the proposed development. The proposed campground will be subject to all required water, wastewater, drainage, access, and other necessary facilities will be subject to applicable County and agency review and permitting prior to development.

8. Adequate measures have been or will be taken to provide ingress and egress to minimize traffic congestion in public streets.

The subject property has frontage and access along Old Blue Creek Road. The preliminary site plan provides internal circulation and parking areas intended to accommodate traffic generated by the use. Final access locations and any required improvements will be subject to applicable Yellowstone County Road Policy and receive approval from

Yellowstone County Public Works. Based on the limited scale of the proposed use and the ability to provide appropriate access, adequate measures have been or can be taken to provide ingress and egress while minimizing traffic impacts on Old Blue Creek Road.

9. The special review use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the County Commission.

The subject property is zoned Agriculture 10 Acres and Over (A). A campground is permitted in the Agriculture zoning district upon approval through the Special Review process pursuant to Section 27-1002.C, Table 27-1000.1. The proposed nine-cabin campground will remain subject to all applicable development standards and requirements of the Agriculture zoning district and Yellowstone County Zoning Regulations, except for any specific modifications approved by the County Commission as part of this Special Review. Any future expansion or modification beyond the scope of this approval will be subject to the applicable review and approval requirements in effect at that time.

Attachments

Request for delay
Zoning Map & Site Photos
Application & Applicant Letter
Site Plan
History

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

SCAM WARNING

The City of Billings Planning Division has been made aware of fraudulent emails being sent to applicants.

Please note:

- We only collect fees at the beginning of an application or project through CityView, over the phone through one of our planning staff, or in-person at City Hall.
- We will never request or accept payment via wire transfer, crypto, or gift cards.
- All official communication will come from a verified **@billingsmt.gov** email address.

If you receive a suspicious message or have any concerns, please contact our office directly at **(406) 657-8247**.

City of Billings email messages and attachments are subject to the Right to Know provisions of Montana's Constitution (Art. II, Sec. 9) and may be considered a "public record" pursuant to Title 2, Chapter 6, Montana Code Annotated. As such, this email, its sender and receiver, and the contents may be available for public disclosure and will be retained pursuant to the City's record retention policies. Emails that contain confidential information such as information related to individual privacy may be protected from disclosure under law. This message is intended for the use of the individual or entity named above. If you are not the intended recipient of this transmission, please notify the sender immediately, do not forward the message to anyone, and delete all copies. Thank you.

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

[406-247-8684](tel: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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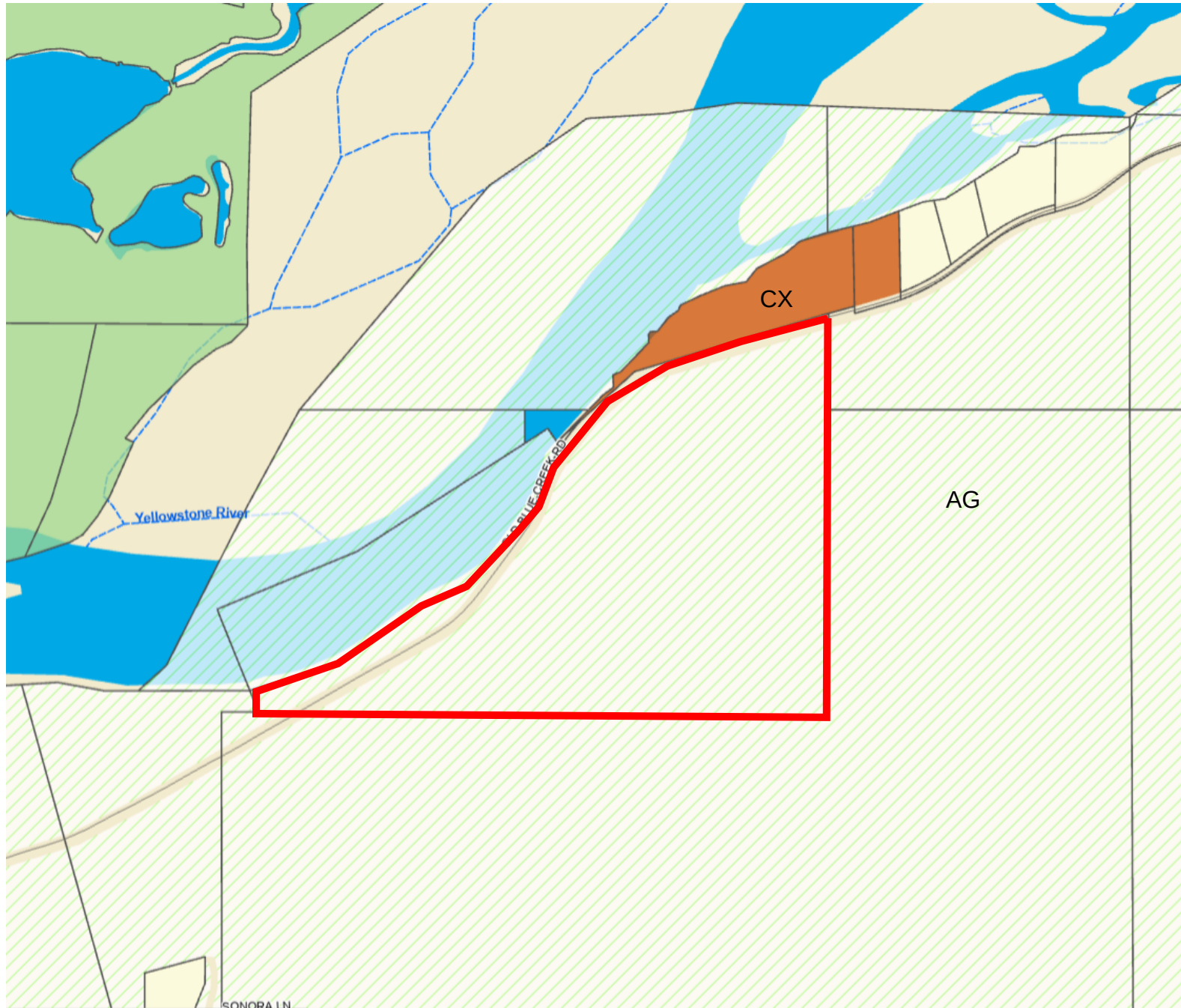
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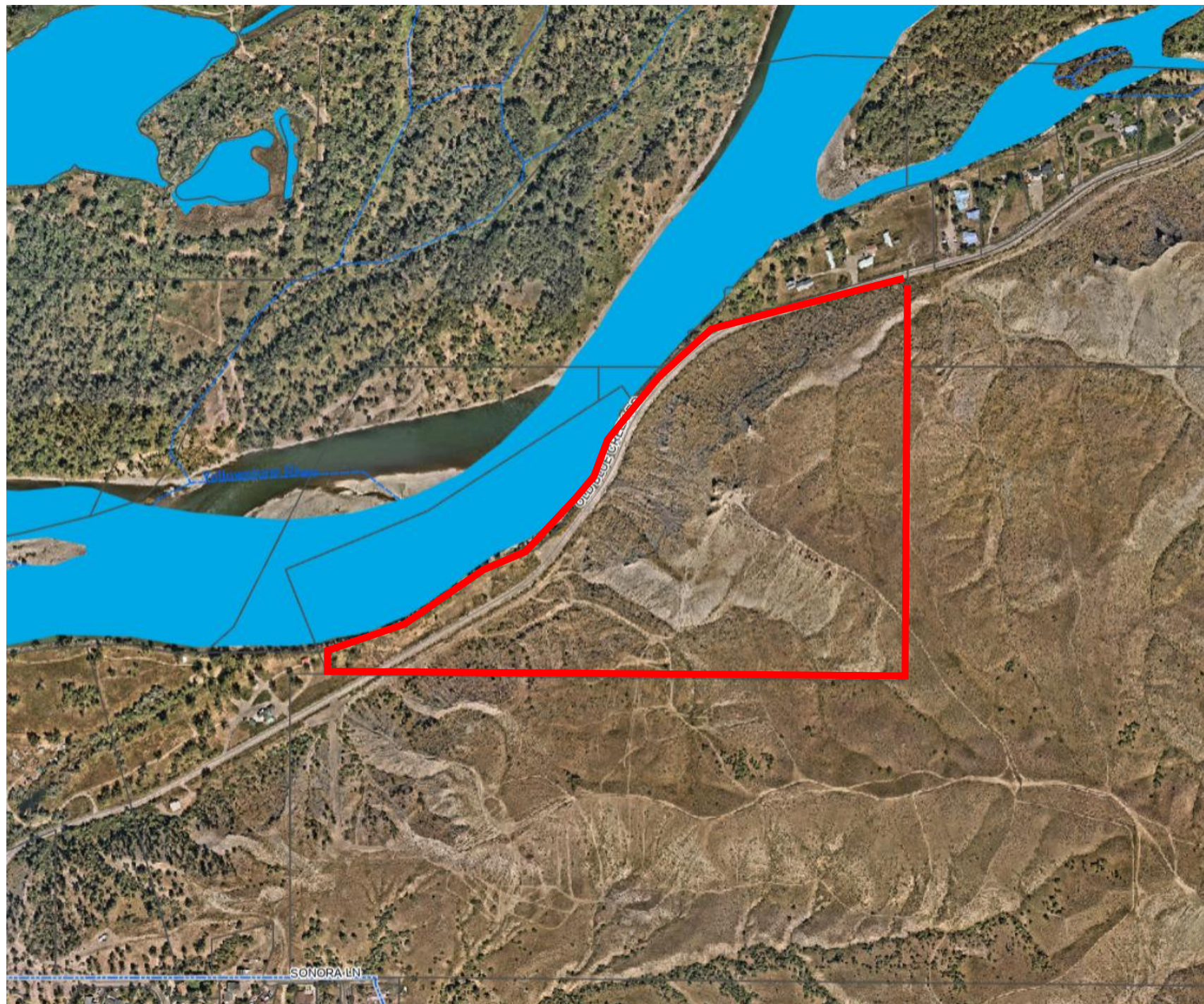
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County Special Review 337- attachments





Looking North from Old Blue Creek Rd.



Looking Northwest from Old Blue Creek Rd.



Looking East from Old Blue Creek Rd.



Looking South from Old Blue Creek Rd.



Looking West from Old Blue Creek Rd.



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.

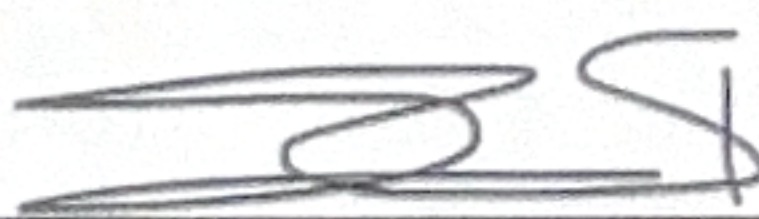
Owner(s) Todd J. Teyler & Amani A. Teyler
(Record Owner)
3544 Old Blue Creek Rd,
(Address)
(406) 855-4246 amani721@gmail.com
(Phone Number) (email)

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.

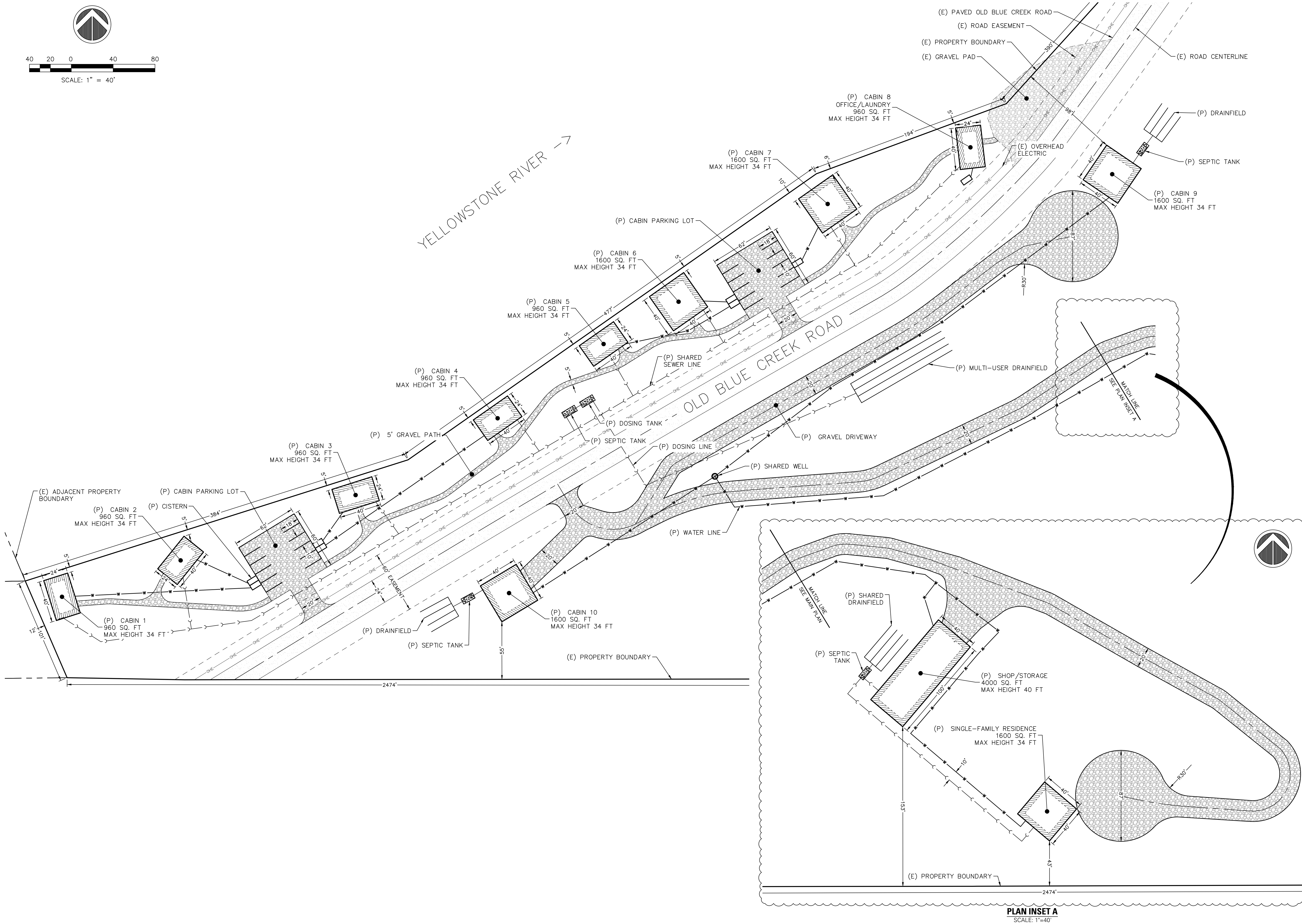
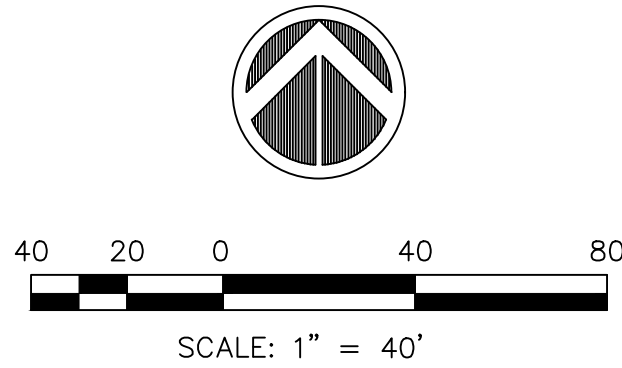
Thank you for your time and consideration of our application. We appreciate the opportunity to present our proposal and look forward to working with the City of Billings Planning & Community Services Department, Yellowstone County, and the Zoning Commission throughout the Special Review process.

Respectfully submitted,

Todd Teyler
Amani Teyler

Wednesday, August 19, 2026 2:13:06 PM
C:\2026\26001253.00\DESIGN\CIVIL\2026\26001253.00 SITE LAYOUT.DWG

Drawing Scale:
1"=40'



REVISIONS		DATE
No.	DESCRIPTION	



CABIN DEVELOPMENT
OLD BLUE CREEK ROAD
BILLINGS, MT
PRELIMINARY SITE PLAN

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IMEG Project No: 26001253.00	
File Name:	20260819 Site Layout.dwg
Drawing Number:	
Field Book No:	
Drawn By:	JTP
Check'd By:	
Approved By:	
Date:	08/18/2026
EXH	
Sheet 1	of 1

Special Review Approvals for Campground

SUBJECT PROPERTY	Application	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
4202 Old Blue Creek Rd.	None				
APPLICABLE HISTORY	Application	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
309 Garden Ave	SR 208	9/14/1993	Campground Expansion	Y	
309 Garden Ave	SR 328	8/25/2015	Campground Expansion	Y	