YELLOWSTONE COUNTY

Pre-Application Statement of Owner(s) or Agent(s)

The owner(s), contract purchasers (if any) and agents (if any) are required to submit this completed form on-line and any attachments along with a completed Special Review application form, including any required fees, for a special review to be processed by the Planning Division.

1. Present Zoning: Agricultural (AG)
2. Written description of the Special Review including square footage of structures, total area of the site
   Approximately 54.7-acre site proposed for a small-scale overnight lodging consisting of nine cabins ranging from 960 to 1,600 square feet, an office/laundry, future residence and shop, to be developed in phases as shown on the attached site plan.
3. Subject Property Map: please attach to this form
4. 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
5. Roster of persons who attended the pre-application neighborhood meeting: please attach to this form
6. A copy of the meeting notice. please attach to this form
7. A brief synopsis of the meeting results. please attach to this form
8. The undersigned affirm the following:
   a) The pre-application neighborhood meeting was held on the 25, day of August, 2026
   b) The special review application is based on materials presented at the meeting.

Owner (s): Todd J. Teyler & Amani A. Teyler Telephone: 406-855-4246

Address: 3544 Old Blue Creek Rd, Billings, MT 59101-9772 Email: amani721@gmail.com

Agent (s): _____ Telephone: _____

Address: _____ Email: _____

PRE-APPLICATION NEIGHBORHOOD MEETING NOTICE

Old Blue Creek Cabin Development - County Special Review

Date: Tuesday, August 25, 2026

Time: 5:30 P.M.

Location: Subject property on Old Blue Creek Road, Yellowstone County, Montana

Balloons/signage will be placed at the property entrance to help identify the meeting location.

Existing Zoning: Agricultural (AG)

Proposed Use:

We are requesting Special Review approval for the Old Blue Creek Cabin Development, a small-scale overnight lodging development consisting of nine cabins, with seven cabins located north of Old Blue Creek Road and two cabins located south of the road. A future residence and shop are also proposed on the south side of the property. The development is intended to be completed in phases over time rather than constructed all at once.

Property Information:

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

Tax Code: D01962

Property Owners:

Todd J. Teyler & Amani A. Teyler
Phone: (406) 855-4246
Email: amani721@gmail.com

A preliminary/concept site plan showing the proposed development is enclosed with this notice.

Purpose of Meeting:

The purpose of this meeting is to provide surrounding property owners with information about the proposed development and an opportunity to ask questions and provide comments before we submit our Special Review application to Yellowstone County.

Thank you,
Todd & Amani Teyler

OLD BLUE CREEK CABIN DEVELOPMENT

Pre-Application Neighborhood Meeting - Attendance Roster

Date: August 25, 2026 **Time:** 5:30 P.M.

Location: Proposed Project Site - Old Blue Creek Road, Billings, Montana

Property Tax ID: D01962

#	Name	Mailing Address	Signature
1	Duc Ung Media	30 Table Mesa trl Red Lodge MT 59068	
2			
3			
4			
5			
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12			

Please sign in. This roster will be attached to the Yellowstone County Special Review pre-application meeting documentation.

OLD BLUE CREEK CABIN DEVELOPMENT

Pre-Application Neighborhood Meeting Synopsis

On August 25, 2026, we held the required pre-application neighborhood meeting regarding the proposed Old Blue Creek Cabin Development. One neighboring property owner, Douglas Medina, attended.

We explained that the property will remain zoned Agricultural (AG) and that we are seeking Special Review approval for a small-scale, owner-operated cabin development consisting of nine overnight lodging cabins. We also discussed the proposed layout and phased development of the property.

Mr. Medina did not express any concerns regarding the proposed cabin development and stated that he was excited to see what we would do with the property.