Consolidated Yellowstone County Zoning Commission
Thursday, October 8, 2026

	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	12/10/2026
Tyler Bush	Chairman	1	1	1	1	1	1	C	C	C	C	1		
Pam Ellis **Term Expired 6/30/26**		1	1	1	1	1	1	-	-	-	-	-	-	-
Carlotta Hecker	Commissioner	V	1	1	1	A	1	C	C	C	C	1		
Dennis Cook **Appointed 9/15/26**	Vice Chair	-	-	-	-	-	-	-	-	-	-	1		
Vacant	Commissioner	-	-	-	-	-	-	-	-	-	-	-	-	-

Staff Present
Hunter Kelly, Planner; Brenda Berns, Planning Clerk

Approval Meeting Minutes – May 14, 2026

Motion
Motion made by Commissioner Hecker to approve the meeting minutes as submitted. Second made by Commissioner Bush. **Motion carried unanimously.**

Disclosure of any conflict of Interest-Members of the Commission and Staff. There were none disclosed. Disclosure of an Outside (Ex Parte Communications)-Members of the Commission and Staff. There were none disclosed.

The Chairman read the rules for the procedure by which the public hearings will be conducted.

New Business
a. Delayed Item – County Special Review 337 – Request for Continuance to November 12, 2026 – 4204 Blue Creek Road – Campground and Concurrent Variance. Applicant requested delay to the November meeting to acquire additional information for the requested variance. A Special Review request 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 consists of a small-scale, owner-operated overnight lodging development with nine cabins and one single family dwelling on Tract 1-A of Amended Tract 1, C.O.S. 256, S21, T01 S, R26 E, containing approximately 54.7 acres. Variance request pursuant to Section 27-1626 to reduce the applicable 10-acre minimum lot area requirement to a 5-acre minimum for the proposed development. A pre-application neighborhood meeting was held on August 25, 2026, at the subject property. Approaches and internal circulation. Tax ID: D01962.

Planning staff presented an overview of County Special Review 337, a proposed small-scale overnight lodging development consisting of approximately nine cabins north of the Briarwood Subdivision.
Staff explained that the property is currently zoned Agricultural, which allows the proposed use through the Special Review process. However, an oversight in the initial application resulted in the need for a lot area variance to reduce the minimum acreage requirement from 10 acres to 5 acres per dwelling unit to accommodate the proposed development.
The Applicant requested a continuance to November 12, 2026, to allow the variance request to be considered in conjunction with the Special Review.

Questions/Discussion
The Commission sought clarification regarding the property's zoning, the need for a variance, and its location relative to Blue Creek Road and the Briarwood Subdivision.
Staff confirmed that the property would retain its Agricultural zoning and that the proposed overnight lodging use is permitted through the Special Review process, subject to applicable requirements. Staff further clarified that the property is located north of the Briarwood Subdivision.
Planning staff recommended granting the requested continuance to November 12, 2026, to allow the Applicant to include the lot area variance request.

Public Hearing
The Chair opened the public hearing. There were no members of the public present to speak, and the hearing was closed.

Motion
Motion by Commissioner Hecker to approve the request to continue County Special Review 337 to November 12, 2026. Second by Commissioner Cook.
Motion carried unanimously.

b. Election of Vice Chair

Chairman Bush nominated Commissioner Dennis Cook to serve as Vice Chair of the Commission.
The Commission voted to approve the nomination.
Motion carried unanimously.

Other Business/Announcements

There was no other business presented.

Adjournment

The meeting adjourned at 4:16 p.m.

Brenda Berns, Planning Clerk