CONSOLIDATED YELLOWSTONE COUNTY ZONING COMMISSION
AGENDA
Thursday, November 12, 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

The meeting minutes of October 8, 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:

d. **Delayed Item—County Special Review 337** – 4204 Old Blue Creek Road – Campground Special Review and concurrent Variance from 10-Acre to 5-Acre Minimum. 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, along with associated variance from Table 27-900.1 requiring ten-acre minimum to allow five-acre minimum area per dwelling unit. The proposal consists of a small-scale, owner-operated overnight lodging development on Tract 1A of Amended Tract 1, COS 256, S21, T01 S, R26 E, containing approximately 54.7 acres. A pre-application neighborhood meeting was held on August 25, 2026, at the subject property. The applicant subsequently revised the site layout to address recommendations concerning roadway approaches and internal circulation. Tax ID: D01962

In conjunction with Special Review 337, the applicant is requesting a variance from Table 27-900.1 of the Zoning Regulations to reduce the minimum lot area requirement from ten acres to five acres per dwelling unit. The proposed development consists of nine camping cabins and one single-family dwelling, for a total of ten dwelling units. Two accessory buildings are also proposed, including a cabin containing office and laundry facilities and a shop building intended for storage and maintenance associated with campground operations.

The subject property encompasses approximately 54.7 acres and is subject to a maximum building lot coverage of 15%, allowing approximately 357,410 square feet (8.2 acres) of building coverage. The preliminary site plan identifies approximately 17,700 square feet of proposed building coverage, representing less than 1% of the total property area and substantially below the maximum permitted coverage. The relatively limited building footprint allows for substantial open space and supports the preservation of the property's rural character. While the requested variance would reduce the minimum lot area requirement per dwelling unit, the proposed development would remain well within the applicable maximum lot coverage standard.

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 Board of County Commissioners' public hearing for these applications will be held: 12/01/2026 at 9:00a.m. at the Ostlund Building, 2825 3rd Avenue North, Room 309. The Board of County Commissioners will hear all persons wishing to speak regarding proposed **Zone Changes and Special Reviews.**

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: 11/12/2026
SUBJECT:
PRESENTED BY: Brenda Berns

REQUEST
The meeting minutes of October 8, 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

Attachments

Minutes of October 8, 2026

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

Consolidated Yellowstone County Zoning Commission **d.**

Meeting Date: 11/12/2026

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

THROUGH: Karen Husman **PRESENTED BY:** Karen Husman

REQUEST

Delayed Item—County Special Review 337 – 4204 Old Blue Creek Road – Campground Special Review and concurrent Variance from 10-Acre to 5-Acre Minimum. 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, along with associated variance from Table 27-900.1 requiring ten-acre minimum to allow five-acre minimum area per dwelling unit. The proposal consists of a small-scale, owner-operated overnight lodging development on Tract 1A of Amended Tract 1, COS 256, S21, T01 S, R26 E, containing approximately 54.7 acres. A pre-application neighborhood meeting was held on August 25, 2026, at the subject property. The applicant subsequently revised the site layout to address recommendations concerning roadway approaches and internal circulation. Tax ID: D01962

In conjunction with Special Review 337, the applicant is requesting a variance from Table 27-900.1 of the Zoning Regulations to reduce the minimum lot area requirement from ten acres to five acres per dwelling unit. The proposed development consists of nine camping cabins and one single-family dwelling, for a total of ten dwelling units. Two accessory buildings are also proposed, including a cabin containing office and laundry facilities and a shop building intended for storage and maintenance associated with campground operations.

The subject property encompasses approximately 54.7 acres and is subject to a maximum building lot coverage of 15%, allowing approximately 357,410 square feet (8.2 acres) of building coverage. The preliminary site plan identifies approximately 17,700 square feet of proposed building coverage, representing less than 1% of the total property area and substantially below the maximum permitted coverage. The relatively limited building footprint allows for substantial open space and supports the preservation of the property's rural character. While the requested variance would reduce the minimum lot area requirement per dwelling unit, the proposed development would remain well within the applicable maximum lot coverage standard.

RECOMMENDATION

The Planning Division recommends conditional approval of County Special Review 337 allowing a campground in the Agriculture 10 Acres and Over (A) zoning district and the concurrent variance to reduce the minimum lot area from 10 acres to 5 acres, based on the findings of the applicable special review and variance decision criteria and subject to the conditions of approval contained in this report.

APPLICATION DATA

OWNERS: Todd J. Teyler and Amani A. Teyler
LEGAL DESCRIPTION: Tract 1-A, 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: Undeveloped/agricultural
PROPOSED LAND USE: Campground/overnight lodging consisting of nine cabins, office, future residence, and shop
SIZE OF PARCEL: Approximately 54.7 acres

CONCURRENT APPLICATIONS

This application includes a Special Review for a campground and a variance from the minimum lot size requirement. Pursuant to Criterion 9 of the Special Review criteria, both applications require recommendations from the Yellowstone County Consolidated Zoning Commission, with final decisions made by the Yellowstone County Commissioners. This process has been verified with the Yellowstone County Legal Department.

APPLICABLE ZONING HISTORY

See attachments.

SURROUNDING LAND USE & ZONING

NORTH: Zoning: Residential Manufactured Home (RMH) & Agriculture (A)
Land Use: Residential single-family, manufactured homes, & 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 agricultural land

BACKGROUND

The subject property consists of approximately 54.7 acres located at 4204 Old Blue Creek Road adjacent to the Yellowstone River and is zoned Agriculture 10 Acres and Over (A). The applicant is requesting Special Review approval for a small-scale campground consisting of nine overnight lodging cabins. Seven cabins along with an accessory cabin containing the office and laundry are proposed north of Old Blue Creek Road near the Yellowstone River, with two cabins proposed south of the road. 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. The preliminary site plan distributes the cabins in proximity to Old Blue Creek Road and provides areas for parking, internal circulation, utilities, wastewater treatment, and supporting improvements. The applicant states that the size of the property provides sufficient area for the proposed development while retaining substantial open space and separation between improvements. Preliminary feasibility work identified no significant planning or engineering constraints that would prevent the project from proceeding, and preliminary soil investigations indicate that onsite wastewater treatment is feasible.

In conjunction with Special Review 337, the applicant is requesting a variance from Table 27-900.1 of the Zoning Regulations to reduce the minimum lot area requirement from ten acres to five acres per dwelling unit. The proposed development includes nine camping cabins and one single-family dwelling, for a total of ten dwelling units. Additionally, two accessory buildings are proposed, consisting of a cabin accommodating office and laundry facilities and a shop building designated for storage and maintenance operations associated with the development. The requested variance is intended to accommodate the proposed development at a reduced minimum lot area per dwelling unit. The requested variance provides flexibility for the proposed development configuration while retaining the agricultural zoning and the overall rural character of the property.

The special review and variance are intended to operate together. Approval of the Special Review would authorize the campground use as conditioned, while approval of the variance would provide relief only from the identified minimum lot area requirement. Neither approval authorizes additional cabins or relief from other applicable zoning requirements unless specifically stated.

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 and Variance to property owners 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.

The Consolidated Yellowstone County Zoning Commission held a public hearing on October 8, 2026, and voted 3-0 to grant the applicant’s request to defer consideration of the application to the November 12, 2026, meeting.

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

SUMMARY

SPECIAL REVIEW FINDINGS

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 proposed development consists of overnight lodging cabins dispersed primarily along the northern portion adjacent to the Yellowstone River. The property is divided by Old Blue Creek Road, with the Yellowstone River forming a significant natural feature along its northern boundary.

The proposed campground is generally consistent with the objectives of the Growth Policy by supporting recreational tourism and compatible rural development while preserving the natural character of the surrounding area. The development would provide overnight lodging for visitors seeking recreational opportunities along the Yellowstone River, including fishing, boating, wildlife viewing, and other outdoor activities, while contributing to the local tourism

economy.

Land Use Element

- New developments that are sensitive to and compatible with the character of adjacent City neighborhoods and County townsites.

Open Space and Recreation Element

- Recreation facilities that serve the diverse recreational needs of Billings and Yellowstone County.
- Protect and increase the availability of public access to natural areas and trails along the River.

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 limited to nine overnight lodging cabins on approximately 54.7 acres. The size of the property provides an adequate area for separation between the cabins and surrounding properties. Following the pre-application neighborhood meeting, the applicant revised the site layout to address recommendations regarding roadway access and internal circulation. Future development will also be required to comply with applicable access, sanitation, wastewater, and water supply regulations. A condition of approval has been included requiring the installation of a dry hydrant for fire protection. Additionally, the zoning regulations require that the campground be screened from adjoining properties by a solid fence not exceeding six feet in height. This fencing will be required along the western property boundary. A condition of approval establishing quiet hours and use of cutoff shields for any outdoor lighting have also been added to minimize potential impacts on surrounding properties. Collectively, these conditions of approval and regulatory requirements help protect public health, safety, comfort, and general welfare while minimizing potential impacts on neighboring properties.

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.
Section 27-1005.I.2 states that the campground shall be a minimum of 2 acres inclusive of rights-of-ways, easements or dedications to accommodate the use. The subject property is approximately 54.7 acres, with the area for the campground, inclusive of rights-of-way and easements, approximately 4.3 acres. The campground area meets the Zoning Code requirements associated with the proposed use. However, the applicant is requesting nine camping cabins and one single-family dwelling as the primary use. The Agriculture Zoning District allows for multiple primary use structures as long as the acreage requirements are met individually for each structure. Therefore, the applicant is requesting a variance from the minimum lot size requirement from 10 acres to 5 acres. The proposed development is contingent upon concurrent approval of the requested variance to reduce the minimum lot area requirement from ten acres to five acres per dwelling unit, allowing for a total of ten dwelling units.

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 will be screened from the adjacent properties with a fence and located in proximity to Old Blue Creek Road. Additionally, the campground is required to follow quiet hours. 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.

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.

6. Conditions necessary to protect public health, safety, and general welfare can be established.
Planning staff recommends ten conditions of approval, which are listed collectively within the variance review criteria. These conditions of approval include meeting road and driveway standards, providing a dry hydrant, obtaining DEQ approval, observing quiet hours, using full cutoff shields for outdoor lighting. These conditions of approval protect public health, safety and general welfare adequately address potential impacts associated with the project.

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 associated drainfield areas intended to serve the proposed development. All proposed water supply, wastewater treatment, drainage, access, and other necessary infrastructure and facilities shall be subject to applicable County and regulatory agency review, approval, and permitting requirements prior to development.

8. Adequate measures have been or will be taken to provide ingress and egress to minimize traffic congestion in public streets.
Access to the subject property is provided by Old Blue Creek Road, which is established as a right-of-way easement extending through the central portion of the parcel. The preliminary site plan identifies internal circulation routes and designated parking areas intended to accommodate traffic generated by the proposed development. Final access locations and any necessary roadway improvements shall be subject to the applicable requirements of the Yellowstone County Road Policy and review and approval by Yellowstone County Public Works. Given the limited scale of the proposed development and the ability to provide adequate access and internal circulation, staff finds that appropriate measures have been or can be implemented to ensure safe and efficient ingress and egress while minimizing potential 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). Pursuant to Section 27-1002.C, Table 27-1000.1 of the Yellowstone County Zoning Regulations, a campground is permitted within the Agriculture zoning district upon approval through the Special Review process. In conjunction with Special Review 337, the applicant is requesting a variance from Table 27-900.1 to reduce the minimum lot area requirement from ten acres to five acres per dwelling unit to accommodate nine camping cabins and one single-family dwelling. The Special Review can be approved while denying the variance request, but it would require the applicant to modify their site plan to accommodate one single family home and four campsites. Should the variance be approved, the development shall comply with all applicable zoning and development standards, except for the specific relief granted through the special review and variance, along with conditions established through the approval process. The required Master Site Plan review will provide further evaluation of the proposed development for compliance with applicable regulations, including site layout, access, parking, infrastructure, and appropriate buffering or screening to minimize potential impacts on adjacent properties. Additional conditions or improvements may be required through this review to address site-specific considerations and ensure compatibility with surrounding land uses. Any future expansion or modification beyond the scope of these approvals shall be subject to applicable review and approval requirements.

VARIANCE FINDINGS
The concurrent variance is evaluated under Section 27-1626(D) of the Yellowstone County Zoning Regulations.

1. That special conditions and circumstances exist which are peculiar to the land, the lot or something inherent in the land which causes hardship, and which are not applicable to other lands in the same district.
The subject property contains approximately 54.7 acres with unique physical characteristics that constrain the location and arrangement of development. The property is divided by Old Blue Creek Road, with the Yellowstone River forming a significant natural feature along the northern portion of the site. The property's varying topography, proximity to the river, and associated floodplain limitations restrict the areas suitable for building construction and development. Consequently, although the parcel contains substantial acreage, not all portions of the property are equally suitable or available for the placement of structures, access improvements, utilities, and wastewater treatment facilities. The proposed campground is designed as a coordinated development with nine cabins dispersed throughout the property along with one single family dwelling. Reducing the minimum lot area from 10 acres to 5 acres provides flexibility to accommodate the proposed configuration while retaining substantial open space and separation between improvements.

2. That a literal interpretation of the provisions of this Zoning Code would deprive the applicant of rights commonly enjoyed by other tracts in the same district.
The campground use may be considered in the Agriculture zoning district through the Special Review process. The applicant is therefore not requesting authorization for a prohibited use but is requesting dimensional relief necessary to accommodate the proposed development. Strict application of the 10-acre minimum would limit the proposed configuration of the campground. The property contains approximately 54.7 acres providing sufficient area for cabins, access, parking, utilities, setbacks, and open space. There have been several properties granted a variance for minimum lot size from the Board of Adjustments (governing board for variances prior to formation of the Consolidated County Zoning Commission) as seen in the included Zoning History.

3. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Zoning Code to other land in the same district.
The requested variance is specifically limited to reducing the minimum lot area from 10 acres to 5 acres for the development associated with Special Review 337. It does not authorize additional uses or relief from other applicable zoning standards. Other properties within the Agriculture zoning district seeking comparable relief would remain subject to the same variance process and would be required to demonstrate compliance with the applicable decision criteria. The Board of Adjustments have approved other lot size variances in the past as seen in the included Zoning History.

4. That the granting of the variance will be in harmony with the general purpose and intent of this Zoning Code and with the growth policies.

The requested variance does not alter the underlying Agriculture zoning designation or authorize a use otherwise prohibited within the district. The proposed campground remains subject to Special Review approval and associated conditions to ensure compatibility with surrounding properties. The development consists of nine overnight lodging cabins and one single-family dwelling on approximately 54.7 acres, with a site design intended to preserve substantial open space and maintain the property's rural character. The applicant intends to establish a small-scale campground that complements the recreational character of the Yellowstone River corridor. The proposal appears generally consistent with the Yellowstone County Growth Policy's objectives of preserving rural character, maintaining open space, supporting recreational opportunities, and accommodating compatible development. The subsequent Master Site Plan review will further evaluate site-specific considerations and may establish additional requirements for access, infrastructure, landscaping, and buffering to minimize potential impacts on adjacent properties.

RECOMMENDED CONDITIONS OF APPROVAL

Planning staff recommends the following conditions apply collectively to Special Review 337 and the associated variance:

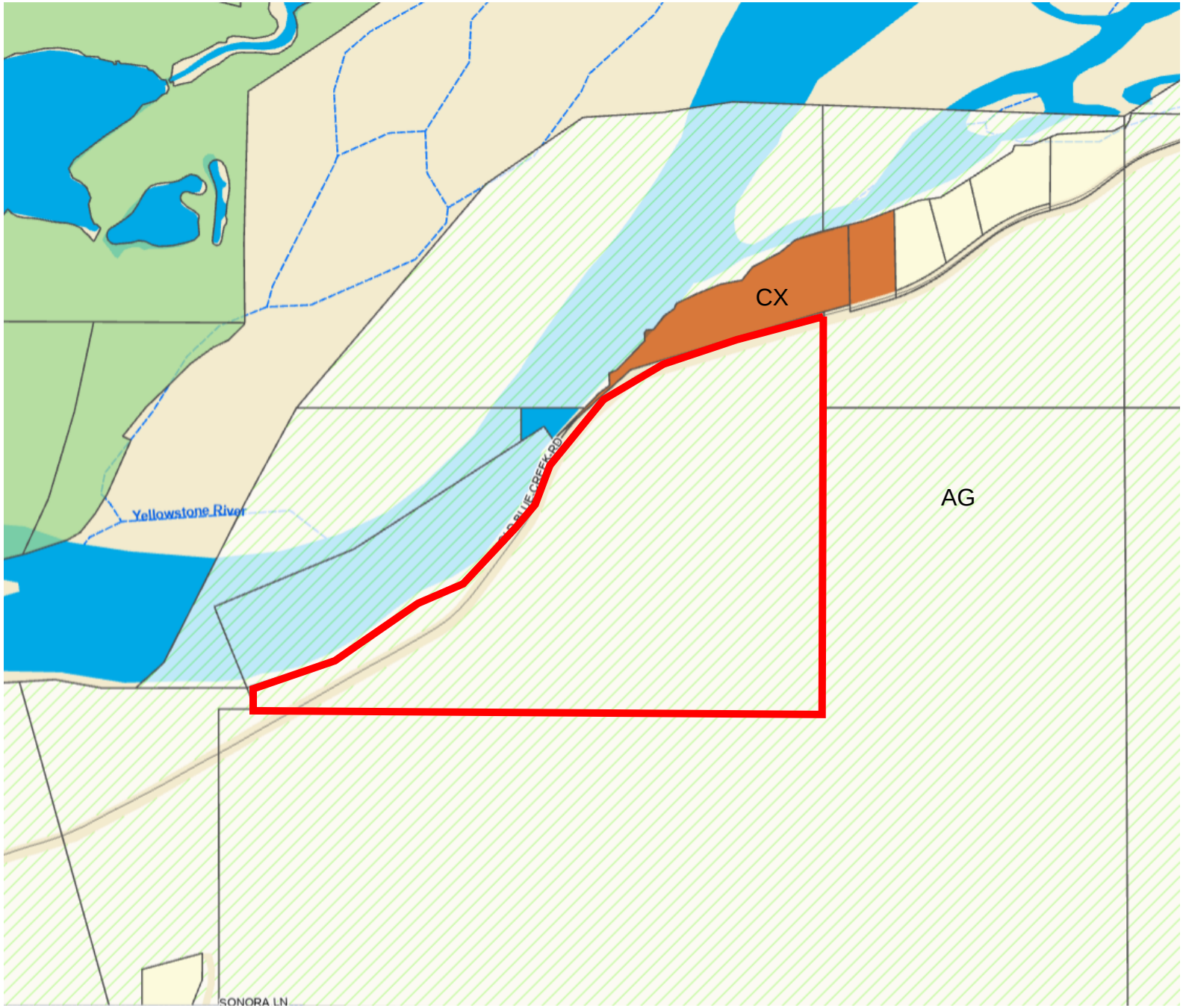
1. Approval of Special Review 337 authorizes the establishment and operation of a campground on the property located at 4204 Old Blue Creek Road, legally described as Tract 1-A, Amended Tract 1, Certificate of Survey No. 256, S21, T1S, R26E, together with the associated variance from the minimum lot area requirement of ten acres per dwelling unit to five acres per dwelling unit, as established in Table 27-900.1 of Section 27-901 of the Yellowstone County Zoning Regulations. This approval shall be strictly limited to a maximum of twelve (12) buildings, consisting of nine (9) camping cabins, one (1) single-family dwelling, one (1) accessory building containing office and laundry facilities, and one (1) accessory shop building for storage and maintenance. Development shall substantially conform to the site plan submitted with the application, subject to any modifications or additional requirements imposed through the Master Site Plan review process. No additional variances, deviations, or exceptions from the Yellowstone County Zoning Regulations are authorized or implied by this approval.
2. Any expansion, additional buildings, change in use, or substantial modification to the approved site layout shall require further review and approval by the appropriate authority prior to implementation 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 permit and shall comply with the design standards within the Yellowstone County Zoning Regulations and the Yellowstone County Road Manual.
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 prior to operation of the campsite.
6. All access, driveway, and roadway improvements shall comply with the Yellowstone County Road Policy and receive approval from Yellowstone County Public Works. Design of internal and external driveways and roads shall meet the standards within the Yellowstone County Buildings for Lease or Rent regulations.
7. Landscaping shall comply with applicable Yellowstone County requirements, including required solid fencing, landscaping buffer and tree plantings along the west property line to provide buffering from adjacent property.
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 campground operator shall designate a responsible individual to serve as the primary point of contact for complaints or concerns related to campground operations, including noise disturbances and compliance with the conditions of approval. The name, address, and telephone number of the designated contact person shall be provided to Yellowstone County Code Enforcement, County Planning, and the Board of County Commissioners. The operator shall ensure that this contact information remains current and promptly notify the respective County offices of any changes.
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.

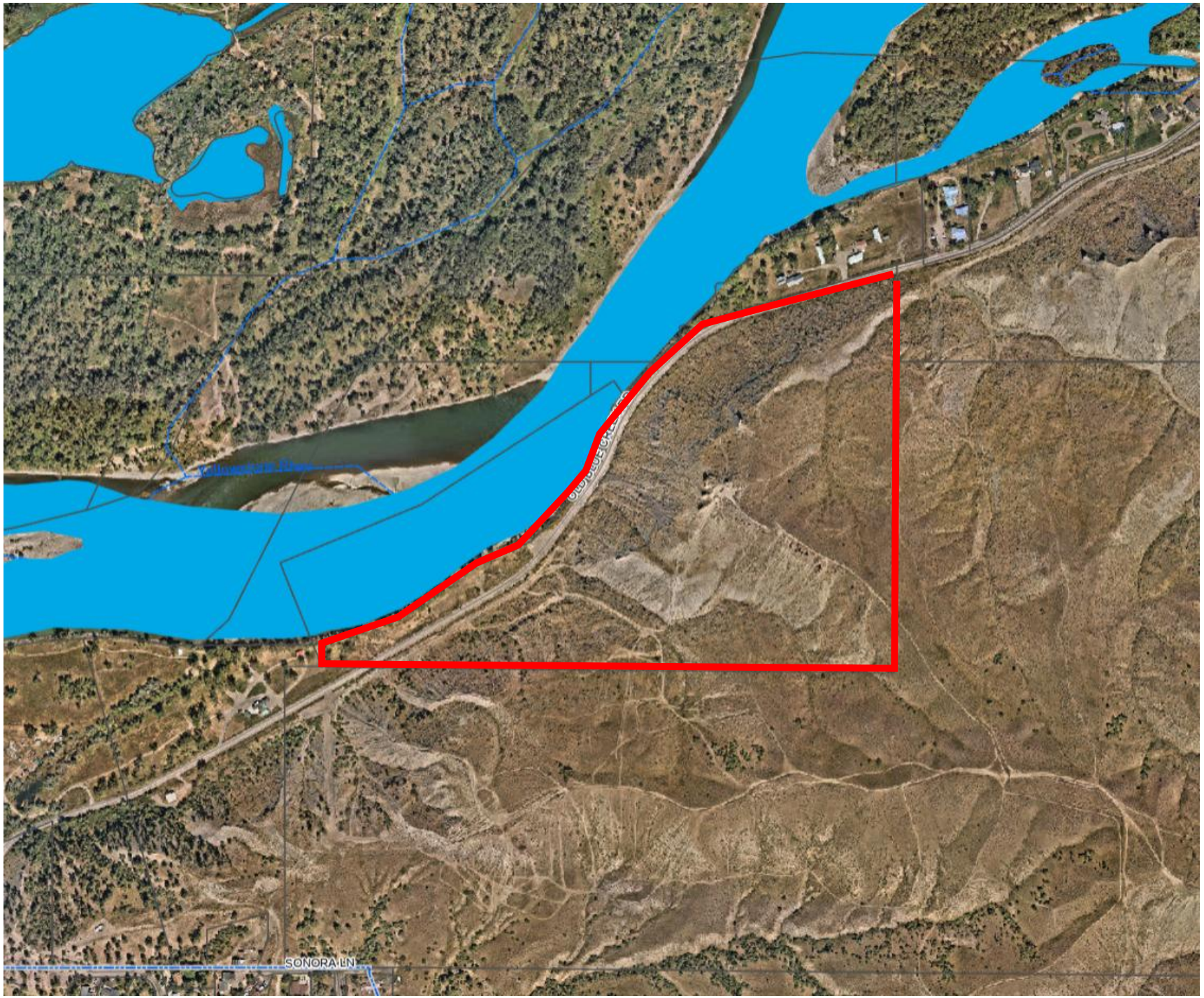
Attachments

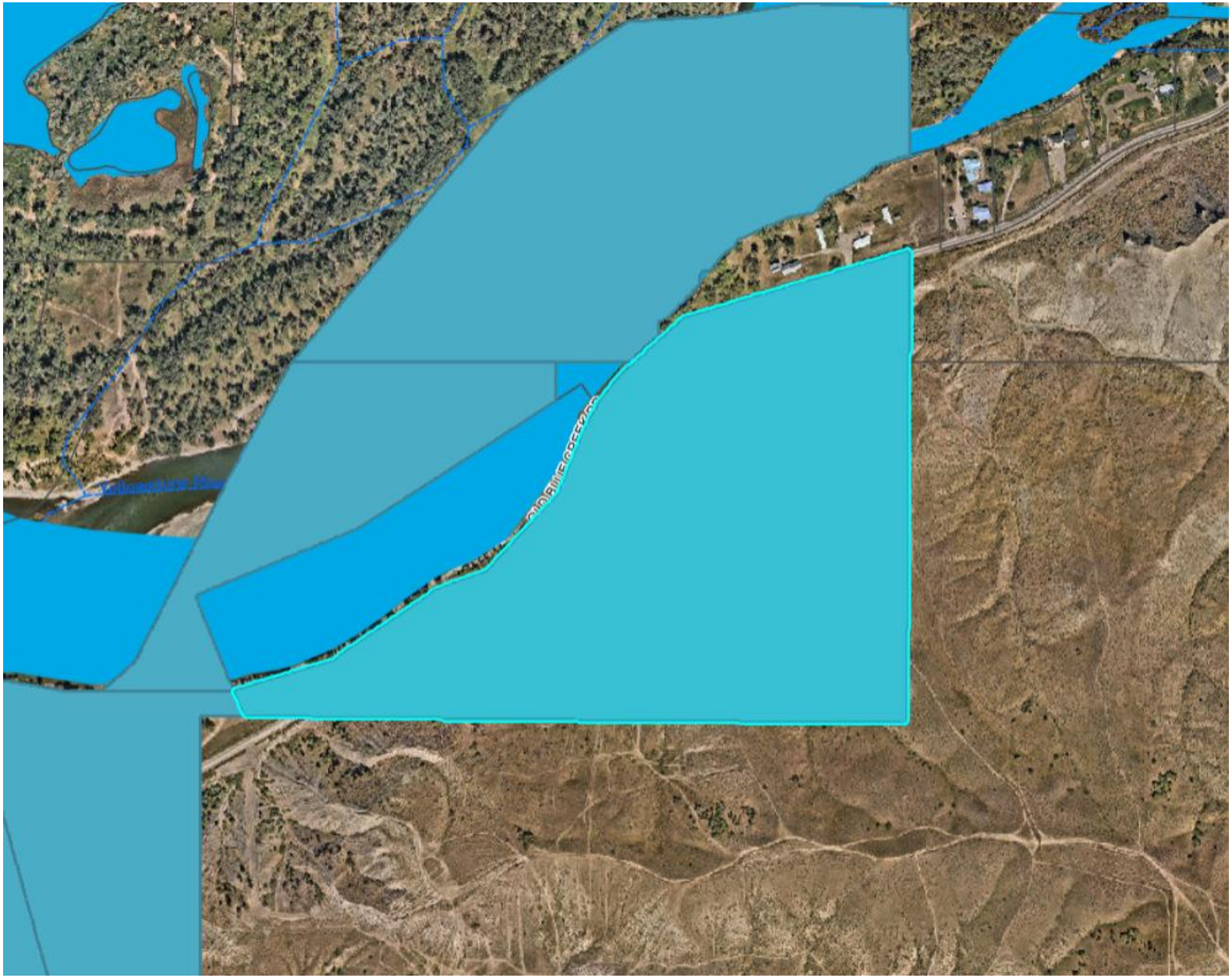
Zoning Map & Site Photos
Application & Applicant Letter
Neighborhood Meeting Info.

History
Site Plan

County Special Review 337- attachments




SONORA LN



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

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			
6			
7			
8			
9			
10			
11			
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.

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	

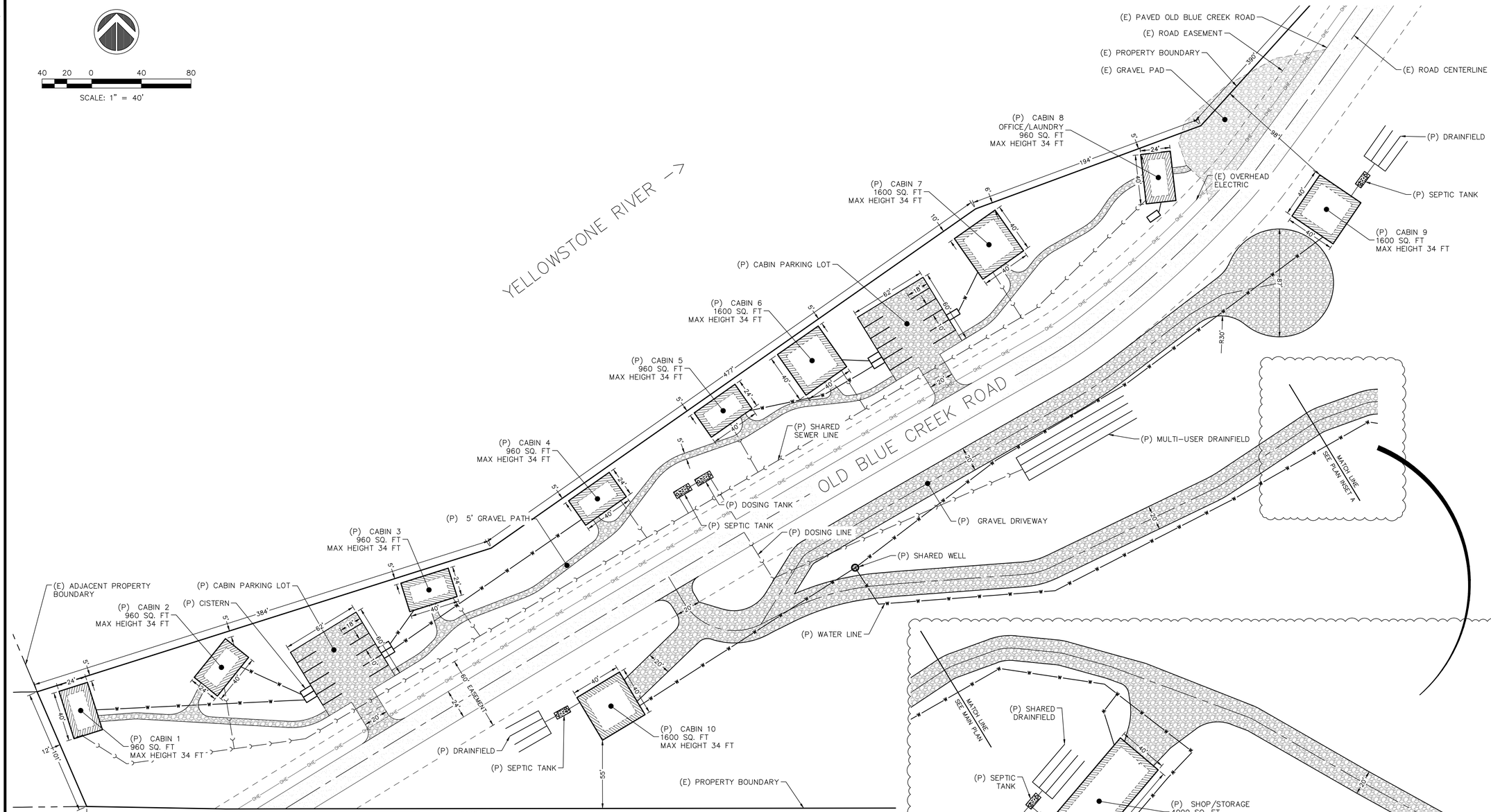
Lot Size Variances Approvals in Agriculture Zone

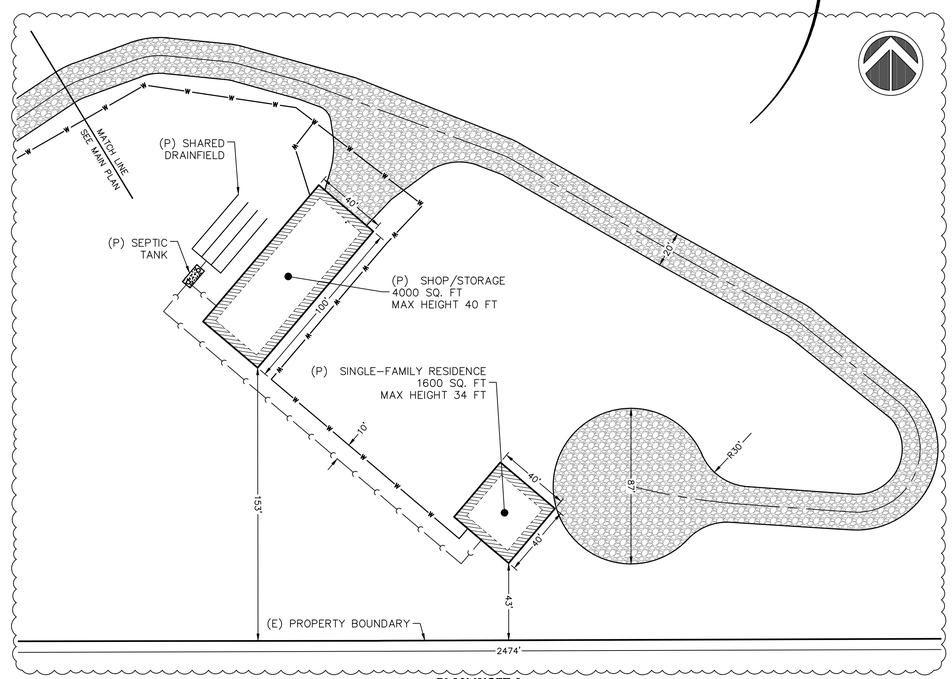
HISTORY	Variance	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
Broadwater Ave (West of Zimmerman Tr)	256	2/14/2008	Smaller than 10 acre parcel created in A zone	Y	Was land purchased by the city for a right of way for the Arnold Drain. 1.8 acres
Long Subdivision Lot 5 Block 1	261	3/15/2011	Smaller than 10 acre parcel created in A zone	NA	Allowed to split existing county junk vehicle yard from 65 acres being sold to the City. LUCZ
3605 Grand Ave	264	8/9/2012	Smaller than 10 acre parcel created in A zone	Y	Divided 20 acre parcel into 7 acres used for ag and 13 acres which was an existing cemetery
1810 and 1824 Lendhardt Ln	273	4/2/2015	Smaller than 10 acre parcel created in A zone	Y	Split lot into two parcels one being 8.365 acres and the other 3.290 acres. Lots previously had odd layouts and shapes.
1412 Sagebrush Rd	278	12/3/2015	Smaller than 10 acre parcel created in A zone	Y	Approved in order to allow easier access to subdivision to the west
North of Central Ave at about 44th	283	10/6/2016	Smaller than 10 acre parcel created in A zone	Y	Court ordered.
335 S 48th St W	299	9/12/2024	Smaller than 10 acre parcel created in A zone	Y	Approved for 2.37 acres.
481 S 56th St W (AKA 547)	301	1/9/2025	Smaller than 10 acre parcel created in A zone	Y	Approved for 1.8 acres

Drawing Scale: 1"=40'

40 20 0 40 80

SCALE: 1" = 40'





PLAN INSET A
SCALE: 1"=40'

No.	DESCRIPTION	DATE

REVISIONS

IMEG
550 NORTH 31ST STREET
SUITE 111
BILLINGS, MT 59101
PH: 406.248.9000
www.imegcorp.com

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

Wednesday, August 19, 2026 2:13:06 PM
G:\2026\26001253.001\DESIGN\CIVIL\C3D\SOURCE\20260819 SITE LAYOUT.DWG