



WEST YELLOWSTONE POLICE DEPARTMENT

124 Yellowstone Ave • West Yellowstone, Montana 59758
(406) 646-7600 • police@townofwestyellowstone.com

West Yellowstone Police Department Weekly Activity Report

To: Dan Walker, Town Manager & West Yellowstone Town Council

From: Chief Corey White

Date: March 15, 2026

Reporting Period: March 8 – March 14, 2026

Department Operations & Administrative Updates

The West Yellowstone Police Department held an officer meeting on March 9, 2026, where we discussed a variety of department matters including operational updates, expectations, and several new procedures being implemented within the department. These meetings continue to be an important opportunity to ensure all staff are aligned with departmental priorities, communication standards, and operational goals.

During the week, Dispatch Supervisor Brenda Phillips, Fire Chief Shane Grube, Assistant Fire Chief Sam Febres, and I conducted our regular weekly call review meeting. These meetings allow us to review recent calls for service, discuss interagency responses, and identify any areas where procedures or coordination between police, fire, EMS, and dispatch can be improved.

The department was also busy supporting two major events in town, the Octane Addiction Snowmobile Rodeo and the Rendezvous Ski Race. Officers worked additional and modified shifts throughout the weekend to ensure the community and visitors were properly served and that adequate coverage remained in place for routine calls for service within town. These events brought a significant number of visitors into the community, and officers maintained a strong presence to assist with traffic, parking concerns, and general public safety.

Hiring and Recruitment

The department continues to make progress in our hiring process. Town Manager Dan Walker, Dispatch Supervisor Brenda Phillips, Fire Chief Shane Grube, and I conducted officer candidate interviews this week. Following the interview process, one candidate has been extended a conditional offer of employment, and we will now move forward with the background investigation and evaluation process.

Recruitment efforts remain ongoing as we continue working to ensure the department maintains adequate staffing levels. We are currently still trying to fill an Officer and Dispatch Position.

Equipment and Technology

Gallatin County Radio Maintenance personnel were in West Yellowstone this week to reprogram our department radios. This update was necessary due to new radio system changes that have been implemented throughout Gallatin County. These updates ensure that our officers remain fully compatible with the county-wide communications system and maintain reliable interoperability with other responding agencies.

Activity Summary

Over the past week, officers remained active with both proactive enforcement and response to calls for service.

Weekly Statistics:

- **Calls for Service:** 119
- **Traffic Stops:** 41
- **Citations Issued:** 17
- **Warnings Issued:** 33
- **Arrests:** 1

Officers continue to balance proactive patrol and enforcement with the increased call volume associated with the winter tourism season.

Chief Corey White

West Yellowstone Police Department



Weekly Recreation Snapshot

Town of West Yellowstone • Recreation Coordinator: Rachel Spence

Week of: 03/01-14/26 **Submitted to:** Dan Walker, Town Manager

💡 **Highlight** – Two great weeks. Last Saturday, March 7th, we finished our ski events with the Rendezvous Race. There were 530 skiers, the snow held up, and we had a successful event. Next highlight is watching both my daughters compete in the Basketball State Tournament. They lost both games, but they all played hard. I am a very proud mom!

Weekly Updates

1) Library Collaboration Meeting

Met with Michelle and Megan from the Library to discuss potential collaboration opportunities.

Community Calendar

We discussed creating a shared community calendar where all kids' events could be listed. I will check with the school to see if they are open to including community youth events on the school calendar. If that isn't an option, Megan suggested possibly creating a shared calendar that would include both school and community events in one place.

April – Earth Day Event

We discussed planning an Earth Day event and trying to choose a date with the fewest competing activities. Possible dates include Friday, April 17, or Wednesday, April 22 (Earth Day).

May – Ms. Patti's Cupcake Extravaganza

Cupcake decorating event. This is just an initial idea for the event name.

Summer Rec Reading

We talked about adding a bit more structure, so kids and counselors know what to expect while still keeping the program fun. Ideas included:

- Books that correlate with the week's theme
- Encouraging kids to read and earn stickers for a reading chart
- Finding ways for counselors to stay engaged with the kids while still allowing them the freedom to play and have fun
- No phones

I'm looking forward to working together on these ideas.

2) March Lucky Card Event

On March 10, the Recreation Department hosted a craft event where participants made a card for someone they feel lucky to have in their life. We had 45 participants ranging in age from 3 years old to people in their 70s. It was a great multigenerational event that brought people together and was a fun bonding activity for the girls' basketball team as well. Four tables were set up, and at one point every seat was filled. Each participant received a blank card and envelope, and the tables were stocked with decorating supplies. A photo backdrop was also set up at the end for participants to take pictures. Overall, it was a fun and engaging event that everyone really enjoyed.

3) Master Plan for Parks Open House

On March 11, the Town hosted an open house for the public to share their thoughts and ideas about our recreational spaces. Planners from Sunflower Planning set up four interactive boards where community members could walk around and provide input.

Despite it being a very busy week in town, there was strong participation and a lot of great feedback and ideas shared. The planners will now compile the input to create a draft of the Parks Master Plan. Once the draft is complete, there will be another open house for the community to review it and provide final input.

It's exciting to see the progress being made.

Goals / Next Steps:

I am planning April's event, which will have an Earth Day theme. I am also beginning to plan Summer Rec., starting with identifying needed certifications, hiring counselors, and outlining activity days.

Town of West Yellowstone

Recreation Department – Event Summary Report

Event: Lucky Card Craft Night

Date: Monday, March 10

Location: Povah Center

Attendance & Community Impact

45 participants signed in throughout the event. Attendance included children, families, and adult participants, creating a welcoming and creative environment for all ages.

The extended event hours allowed students to stop by before evening activities, helping ensure families did not have to choose between community opportunities. Events like this continue to demonstrate the value of accessible recreation programming that brings community members together during the winter months.

Event Setup & Flow

Participants signed in upon arrival at the welcome station where they picked up their lucky card and received brief instructions before moving through the activity stations.

Four craft tables were set up and fully stocked with markers, glue, stickers, and colorful confetti to encourage creativity. Participants were able to move through the stations at their own pace while decorating their cards.

The final station featured a photo area where participants could take pictures with their completed creations, adding a fun and memorable finish to the activity.

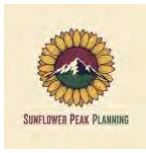
Reflection

Lucky Card Craft Night provided a relaxed and creative opportunity for community members to gather and participate in a simple, engaging activity. Craft-style programs continue to appeal to a wide range of ages and provide an easy way for residents to connect during the winter season.

Key Takeaways / Next Steps

- Continue offering low-cost, drop-in craft events during winter months when indoor activities are especially valuable.
- The station-based layout and photo station worked well and could be incorporated into future craft events.





March 14, 2026

Town of West Yellowstone, Montana
400 Yellowstone Avenue
West Yellowstone, MT 59758

Attn: Town of West Yellowstone Board of Adjustments

RE: Variance Request for 124 N. Electric Ave. West Yellowstone, MT

To the Members of the Board of Adjustments,

This letter serves as a summary of the attached staff report regarding the variance application for the property at 124 N. Electric St. West Yellowstone, MT. This document is intended to provide a clear and concise overview of the issues at hand, the purpose of your role as the Board of Adjustments, and a breakdown of the three specific variance requests.

The Role of the Board of Adjustments

The Board of Adjustments is a quasi-judicial body responsible for hearing and deciding on appeals and variance requests related to the Town's zoning ordinances. Your primary function is to provide relief from the strict application of the zoning code when, due to unique physical circumstances of a property, a hardship is created. The Board's decisions must be based on a thorough review of the facts and a determination that granting a variance will not be inconsistent with the intent of the zoning code and the Town's growth policy.

Overview of the Variance Requests

The applicant, Ryan Callahan, is seeking approval for two amended but separate variances to allow for the rehabilitation of the Sleepy Hollow Hotel. The issue is a parking requirement in the current zoning code.

The property had non-conforming status as the property was developed in 1950. The non-conformity expired under the previous owner who failed to maintain a proper business license with the Town of West Yellowstone. The applicant purchased the project at the end of 2024 shortly after the new code was updated.

The two variances are:

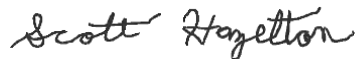
1. **Variance from 17.37.100(E) Total Parking Requirement:** This request is for a variance from the total number of required parking spaces. The current code requires 16 spaces (14 for the motel, 2 for the residential unit), but the applicant's plan only provides for seven (7) on-site parking places. This request would mean that the Town is saying you only need to provide seven (7) parking spaces.
2. **Variance from 17.37.110 On-Site Parking Percentage:** This variance relates to the requirement that 80% of the parking spaces be located on-site for a hotel. The applicant

proposes seven (7) on-site spaces and is prepared to fund nine public spaces. The practical result of this variance is that there are seven (7) parking spaces provided and nine (9) parking in lieu spaces purchased annually by the Sleepy Hollow Hotel.

Attached to this staff report is the updated submission from the applicant after the divider and the previous submittal showing the history and applicant's response to the review criteria.

The Town Council will be sitting as the Board of Adjustment for this meeting. If you have any questions about the powers, duties, or the process please consult 17.50 of the Town Code or reach out to me at shazelton@sunflowerpeakplanning.com or 460-475-2969.

Sincerely,

A handwritten signature in cursive script that reads "Scott Hazelton".

Scott Hazelton AICP, CFM
Owner, Sunflower Peak Planning
shazelton@sunflowerpeakplanning.com
460-475-2969



Staff Report

Town of West Yellowstone 440 Yellowstone Ave. West Yellowstone, Montana 59758
406.646.7795 | shazelton@sunflowerparkplanning.com

BOARD OF ADJUSTMENTS

<u>Report Date:</u>	March 10, 2026
<u>Meeting Date:</u>	March 17th, 2026 @ 7:00 p.m.
<u>Petitioner(s):</u>	Ryan Callahan, Hotel Parking Requirements
<u>Staff:</u>	Scott Hazelton AICP, CFM
<u>Zoning:</u>	B-3 Central Business District
<u>Address:</u>	124 N. Electric St. West Yellowstone, MT 59758
<u>Legal Description:</u>	WEST YELLOWSTONE ORIGINAL PLAT, S34, T13 S, R05 E, BLOCK 18, Lot 7, ACRES 0.344
<u>Assessor Code(s):</u>	00RRG16800
<u>Geocode(s):</u>	06-0062-34-2-15-05-0000
<u>Submitted Materials:</u>	Application, Site Plan, and Narrative

OVERVIEW

The petitioner, Ryan Callahan, seeks approval of one of two separate variance request in the B-3 Central Business Zoning District. The variances are aimed at reducing the amount of parking required to allow for the rehabilitation of the Sleepy Hollow Motel. The property is not legally non-conforming as it has been out of use for over 12-months. The applicant submitted a narrative, variance application, and a site plan proposing seven (7) off-street parking stalls. Title 17 Chapter 37 of the West Yellowstone Municipal Code requires fourteen (14) parking spaces for the proposed motel use and an additional two (2) spaces for the proposed residential use. Therefore the applicant must provide sixteen (16) parking spaces. As the project is in the B-3 District the 80% reduction for hotels does come into effect, meaning the applicant only needs to provide thirteen (13) parking spaces.

According to Town Records and the applicant's submission the motel and residential uses were built prior to zoning in 1950. The site contains several public health and safety concerns related to the wastewater and water conditions on the property.

The applicant is proposing two separate variances. If the Board of Adjustments grants either of the two variances the applicant would be able to address the wastewater and water concerns, place seven (7) off-street parking places, and work towards re-opening the Sleepy Hollow Motel.

The Town of West Yellowstone has not received any public comments at the date of this staff report.

This application is for variance from the following sections of the Town of West Yellowstone Municipal Code:

- 17.37.100(E) Total Parking Requirement

- 17.37.110 On-Site Parking Percentage

EVALUATION

Staff provides their evaluation of the review criteria for the Board of Adjustments to review based on the applicant's submission and information gathered during applicant meetings and the DRG review of the project. For the ease of the Board the variance requests are evaluated one at a time presenting first what the applicant has stated followed by staff comments.

Variance Request #1: Variance from 17.37.100(E) Total Parking Requirement

Review Criteria: 17.50.030(F)(1-4)

1. Does the physical makeup of the subject parcel presents a hardship outside of the applicant's control?
 - a. Applicant Response: The parcel's small size, existing structures, and historic development make compliance with modern parking ratios physically impossible without demolition.
 - b. *Staff Evaluation: Staff finds that strict adherence to the code requiring the removal of structures is a strong indicator of a hardship. The applicant has proposed to demolish a structure to provide some level of parking on the property.*
2. Does the hardship result from a lack of due diligence during the purchase period.?
 - a. Applicant Response: The Applicant's review at purchase confirmed the impossibility of meeting current ratios. The hardship is inherent in the property's size and layout, not from inadequate research.
 - b. *Staff Evaluation: There is a possibility that the applicant could have discovered that there was inadequate parking on the parcel. However, the applicant has provided additional research and work to attempt to fix the issues with parking.*
3. Does the hardship result from the actions of the applicant?
 - a. Applicant Response: The Applicant has not reduced or eliminated parking space; rather, the parcel has always lacked required parking under today's code.
 - b. *Staff Evaluation: The proposal to rehabilitate the property to its prior condition does not seem to rise to the level of the applicant proposing to have created the hardship on the property.*
4. Does the variance function as a rezone of the property?
 - a. Applicant Response: The request is limited to parking standards. The underlying zoning remains intact.
 - b. *Staff Evaluation: The proposed variance of the applicant would not function as a rezone.*

Variance Request #2: Variance from 17.37.110 On-Site Parking Percentage

Review Criteria: 17.50.030(F)(1-4)

1. Does the physical makeup of the subject parcel presents a hardship outside of the applicant's control?
 - a. Applicant Response: The parcel cannot accommodate 80% of calculated parking onsite due to building coverage and lot size. This limitation is structural and not applicant-created.
 - b. *Staff Evaluation: Staff finds that strict adherence to the code requiring the removal of structures is a strong indicator of a hardship. The applicant has proposed to demolish a structure to provide some level of parking on the property.*
2. Does the hardship result from a lack of due diligence during the purchase period.?
 - a. Applicant Response: The Applicant was aware of the parking deficiency but also identified feasible off-site mitigation. The hardship exists regardless of diligence.

- b. Staff Evaluation: There is a possibility that the applicant could have discovered that there was inadequate parking on the parcel. However, the applicant has provided additional research and work to attempt to fix the issues with parking.*
- 3. Does the hardship result from the actions of the applicant?
 - a. Applicant Response: The Applicant has taken steps to increase parking availability, including creating 2 onsite spaces and funding 7 public spaces. The hardship stems from the lot itself.
 - b. Staff Evaluation: The proposal to rehabilitate the property to its prior condition does not seem to rise to the level of the applicant proposing to have created the hardship on the property.*
- 4. Does the variance function as a rezone of the property?
 - a. Applicant Response: The request does not alter permitted uses or zoning classification, but only adjusts parking compliance requirements.
 - b. Staff Evaluation: The proposed variance would not function as a rezone.*

17.50.060: APPROVAL

Before any variance can be granted, the Board of Adjustment shall make findings of fact setting forth and showing that the following circumstances exist:

- A. Such modifications will not be inconsistent with the intent and purpose of this title and/or any adopted growth policy.
- B. That strict compliance with the provisions of this title would create unnecessary hardship or unreasonable situation on a particular property due to unusual or extreme topography, unusual shape of the property, or the prevalence of similar conditions in the immediate vicinity of the property
- C. That such modifications will have minimal adverse effect on abutting properties or the permitted uses thereof.
- D. That the lawful conditions stated in the approval are deemed necessary to protect the public health, safety and general welfare.

FINDINGS

Staff has determined that the submitted application and its supporting documentation generally comply with the variance review criteria. The Board of Adjustment should review the application and staff report carefully to make their own judgement based on the West Yellowstone Zoning Code.

RECOMMENDATION

Staff recommends that the Board of Adjustments evaluate the hardship criteria and if they find that the criteria have been met they should grant the variance. The Board of Adjustments should evaluate the Review Criteria before deciding on the variance request to address the parking issues at 124 N. Electric Ave. West Yellowstone, MT. If the Board decides to grant the variance, the Board should include appropriate conditions to mitigate any circumstances the Board identified during their review of the request. Staff suggests the following conditions for the Board of Adjustments to initially consider:

Variance #1

- 1. The applicant shall abide by all representations made by the applicant, either through testimony or materials submitted in the application and hearing process, unless the governing body deems otherwise.

2. The applicant secures all appropriate approvals and inspections from the appropriate agencies prior to occupying the space.
3. That the applicant abides by all easements or other regulations between public or private parties that are present on the parcel at the time of submission.
4. That prior to occupancy the applicant receives a valid business license from the Town of West Yellowstone.
5. That the applicant addresses any sewer and water concerns that could impact human health or safety.
6. That the applicant provide to the Town of West Yellowstone Public Works Department as-built drawings prior to occupancy.

Variance #2

1. The applicant shall abide by all representations made by the applicant, either through testimony or materials submitted in the application and hearing process, unless the governing body deems otherwise.
2. The applicant secures all appropriate approvals and inspections from the appropriate agencies prior to occupying the space.
3. That the applicant abides by all easements or other regulations between public or private parties that are present on the parcel at the time of submission.
4. That prior to occupancy the applicant receives a valid business license from the Town of West Yellowstone.
5. That the applicant addresses any sewer and water concerns that could impact human health or safety.
6. That the applicant provide to the Town of West Yellowstone Public Works Department as-built drawings prior to occupancy.
7. The applicant shall pay the parking in lieu fee under 17.37.110 of the West Yellowstone Municipal Code for nine (9) spaces on an annual basis with the re-application of their business license.

SAMPLE MOTIONS

Staff has provided sample motions for the Town of West Yellowstone Board of Adjustments below. The Board may utilize this language in making the motion for their decision regarding the application but should include the Boards findings, any amendments to the conditions presented by staff, and/or adding additional conditions to the applicants proposal that promote health, safety, or general welfare of the public.

SAMPLE MOTION FOR APPROVAL WITH NO AMENDMENTS TO ANY CONDITION OF APPROVAL
I move to approve the Sleepy Hollow Motel Variance Number _____ finding that the proposed variance is consistent with the intent of the B-3 District and the Town of West Yellowstone Growth Policy. I further find that strict compliance with the zoning code would create a hardship, that the granting of the variance will create minimal or no adverse impacts to adjacent landowners, and that the proposed staff conditions are sufficient to mitigate any impacts. I move to adopt the conditions of approval presented in the staff report and adopt the staff evaluation and findings presented for Variance Number _____.

SAMPLE MOTION FOR APPROVAL WITH AMENDMENTS TO ANY CONDITION OF APPROVAL
I move to approve the Sleepy Hollow Motel Variance Number _____ finding that the proposed variance is consistent with the intent of the B-3 District and the Town of West Yellowstone Growth Policy. I further find that strict compliance with the zoning code would create a hardship, that the granting of the variance will create minimal or no adverse impacts to adjacent landowners, and that the proposed staff conditions are sufficient to mitigate any impacts. I move to adopt the conditions of approval presented in the staff report and amend condition of approval number ___ to read as stated "STATE AMENDMENT PROPOSED" and adopt the staff evaluation and findings presented for Variance Number _____.

SAMPLE MOTION FOR APPROVAL REMOVING ANY CONDITION OF APPROVAL
I move to approve the Sleepy Hollow Motel Variance Number _____ finding that the proposed variance is consistent with the intent of the B-3 District and the Town of West Yellowstone Growth Policy. I further find that strict compliance with the zoning code would create a hardship, that the granting of the variance will create minimal or no adverse impacts to adjacent landowners, and that the proposed staff conditions are sufficient to mitigate any impacts. I move to adopt the conditions of approval presented in the staff report and remove condition of approval number ___ and adopt the staff evaluation and findings presented for Variance Number _____.



Scott Hazelton AICP, CFM
Principal Planner, Sunflower Peak Planning
7137 Tulane Ave. Unit 2F
University City, MO 63130
406-475-2969
shazelton@sunflowerpeakplanning.com

3/10/2026
Date



APPLICATION

**Submitted by Ryan Callahan on Behalf of
CWH MONTANA LLC**

Town Council
West Yellowstone
440 Yellowstone Avenue
PO Box 1570
West Yellowstone, MT 59758

February 23, 2026

RE: 124 N. Electric Street – Zoning Variance Application

Dear Town Council,

Thank you for giving me the opportunity to present at the Town Council meeting on November 4th, 2025 regarding onsite parking at 124 N. Electric Street (formerly known as The Sleepy Hollow). Based on feedback from that meeting, and engagement with Scott Hazelton and Dan Walker, we are submitting a new parking plan for your review.

Per the most recent town zoning code, the property requires 16 parking spots (14 for the hotel and 2 for the residence). Due to the original layout and tight courtyard of this 75-year old property, the historic structures do not conform to the current parking requirement. To increase the onsite parking, we are proposing the following measures:

- Demolition of the southwest structure on the property and adding four spaces.
- Adding a new parking spot along Electric Street that is accessed by pulling through from the alley.
- Re-working the onsite utilities to add an additional spot to the already-proposed spot between the main structure and adjacent structure on the alley side.

These changes increase our proposed parking from one spot to seven.

Additionally, while we know that it does not count toward our onsite number, we are also proposing to move the property's propane tank located on the city-owned lot west of the property, removing the vegetation, and grading the area so that additional public parking can be made available. This would produce at least three additional spots and more flexibility for the town to use the land around the propane tank in the future.

Finally, while we understand this does not count towards our property's parking requirement per the letter of the code, the immediate street parking adjacent to the property can hold a minimum of nine vehicles (five on the alley and at least four on Electric Street). We hope the combination of our efforts plus the existing street parking adds up to a good faith demonstration that we are reasonably trying to satisfy the spirit of the code given the unique historic constraints at the property.

As we look toward the future, we are also mindful of upcoming changes in state law, specifically HB 492, which contain parking-reducing provisions around vacant buildings

and residences. While we recognize this legislation is not yet in effect, we believe that establishing a collaborative, locally driven solution now—before state-level mandates potentially take over—is the best path forward. We would much rather work proactively with the Council today to reach a compromise that fits West Yellowstone's unique character and brings this property back online after several years of neglect and decay.

With the approval of a parking variance, we will complete the renovation of the property, begin hiring staff, and open for business as soon as this coming summer. We thank you for your feedback and ongoing dialogue. We are excited to bring this historic property back to life in the near future.

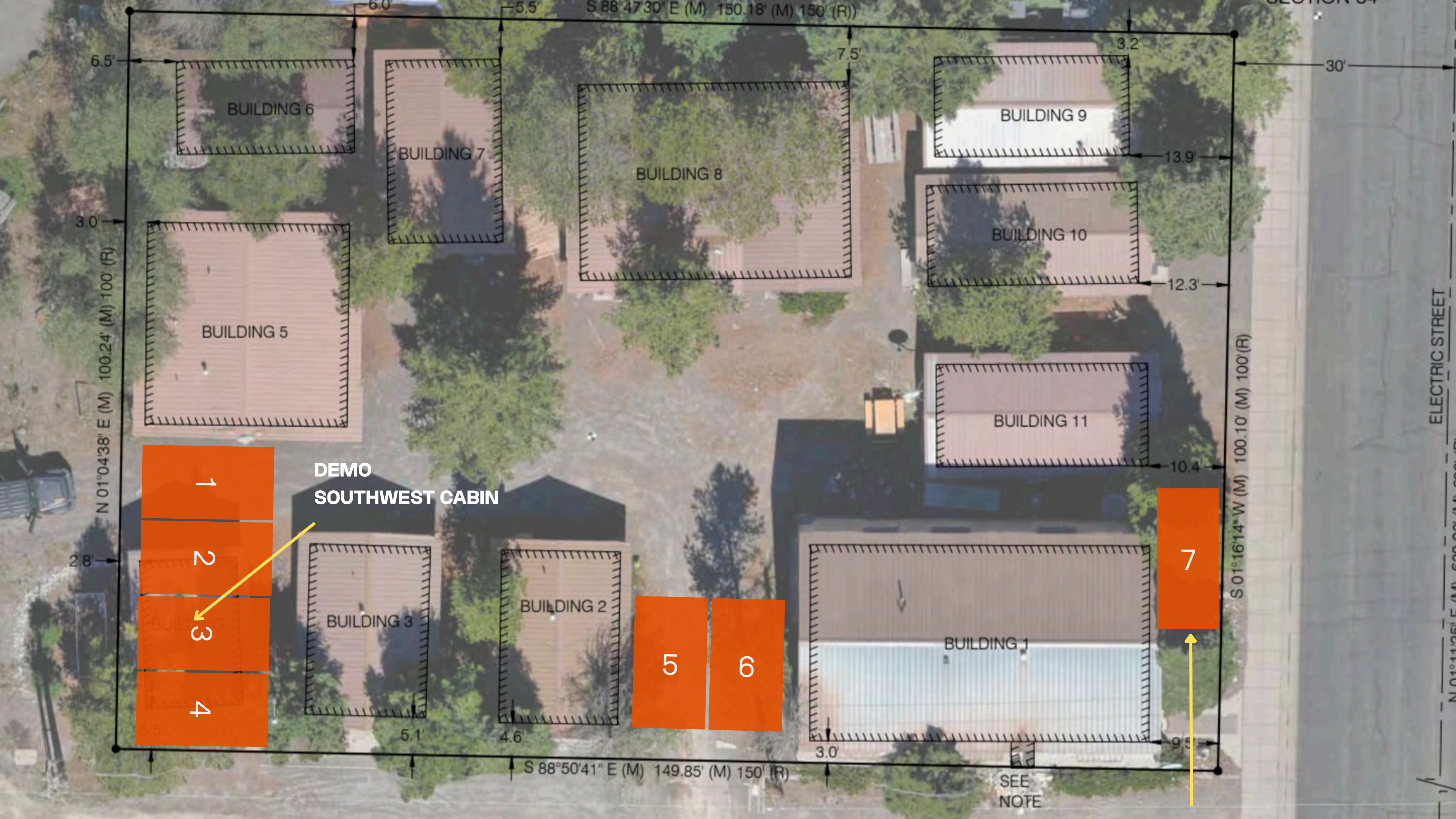
Sincerely,

Ryan Callahan

Sincerely,

A handwritten signature in black ink, appearing to read 'Ryan Callahan', written over a horizontal line that extends to the right.

Ryan Callahan
Proprietor, 124 North Electric Street



**DEMO
SOUTHWEST CABIN**

- 1
- 2
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- 5
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- 7

SEE
NOTE

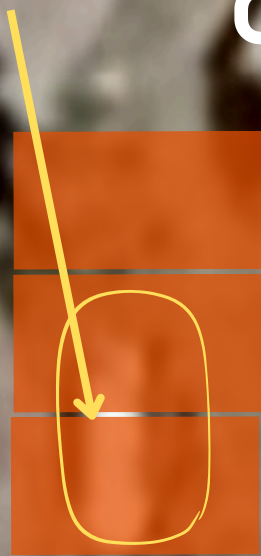
PROPOSAL:

Owner to remove trees and propane tank and grade the area for public parking

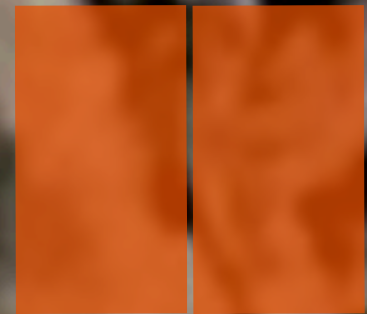
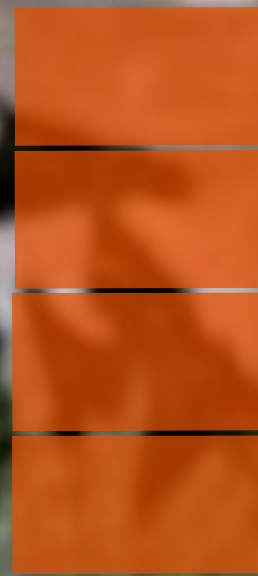
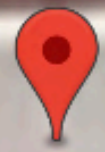


126

**PROPANE TANK LOCATION ON
CITY-OWNED LOT**



124 N Electric St



Town Council
West Yellowstone
440 Yellowstone Avenue
PO Box 1570
West Yellowstone, MT 59758

September 4, 2025

RE: 124 N. Electric Street – Zoning Variance Application

Dear Town Council,

I am writing to provide additional context to our attached variance application for 124 North Electric Street (formerly The Sleepy Hollow Motel), a historic hotel in the Central Business District which has gone into disrepair over the past several years.

We acquired the property in the fall of 2024 with a plan to renovate the existing structures and re-open the motel under its existing use. While initially we believed the property to be legally non-conforming, an additional review by the Town's 3rd party planner, Scott Hazelton, revealed that the non-conforming status may no longer be in effect because the property has been inoperable for more than 12 months.

With the loss of this status, there appears to be no clear path forward to bring the property back online without the need for a variance. The property cannot operate in its current condition and bringing it up to current zoning code is not viable due to the inability to provide the required parking on-site. We are eager to work with the Town to solve this so we can repair the site's numerous health and safety hazards, restore the buildings, and begin welcoming guests to this property that has a special history to visitors of West Yellowstone.

We are asking the Town Council to consider three separate variance requests so the property can be renovated and re-opened:

1. Reinstate the legal nonconforming status.
2. Waive the parking requirements for this use since the site has historically operated without onsite parking.

3. Waive the 80% parking requirement and identify a viable number of spots that can fit onsite, with the remainder to be "purchased in lieu of."

With approval of these variances, we will begin immediately refurbishing the property, correcting its long-standing sewer and water issues, and restoring the site in a way that preserves its historic charm, protects public health and safety, and provides jobs and accommodations for people from around the world who are drawn to West Yellowstone. We are committed to being good neighbors, stewards of this property, and engaged members of the community.

Thank you for your consideration of this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'R Callahan', followed by a long horizontal line extending to the right.

Ryan Callahan
Proprietor, 124 North Electric Street

REQUEST FOR VARIANCE

Town of West Yellowstone
Gallatin County, Montana

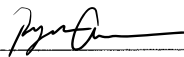
DATE: 8/20/25

APPLICANT: Ryan Callahan. CWH Montana LLC

ADDRESS: 124 N Electric St

PHONE: 406-220-6408

INTEREST IN PROPERTY: Owner

OWNER OF RECORD'S SIGNATURE: 

1. LEGAL DESCRIPTION:

Subdivision: _____

Block: x 18 Lot: 7

Zoning District Number: B3


2. Section, Part, and Paragraph of the Zoning Ordinance that you are applying for a variance from: 17.39.040(C), 17.37.100(E), 17.37.110

3. Request for Variance is related to: Yard _____
Height _____
Use _____
Parking x _____
Other _____

(Mark All that Apply)

4. Please state specifically the change(s) proposed and the reason(s) such changes are necessary See Addendums

5. Application Fee: \$75.00 Paid _____ Date _____


Signature of Applicant
8-20-25

DATE

For Office Use Only:
DECISION BY TOWN COUNCIL

Approved Disapproved

Mayor/Operations Manager

DATE

**BEFORE THE BOARD OF ADJUSTMENT
TOWN OF WEST YELLOWSTONE, MONTANA**

In the Matter of:

**RYAN CALLAHAN for CWH Montana, LLC, Applicant
d/b/a Westbound Hotel**

**124 North Electric Street
West Yellowstone, MT 59758**

Parcel ID: PLAT, S34, T13 S, R05 E, BLOCK 18, Lot 7

APPLICATION FOR ZONING VARIANCE

Ryan Callahan d/b/a Westbound Hotel ("Applicant"), hereby respectfully submits this Application for Zoning Variance:

1. Name and Address of Applicant

The Applicant is Ryan Callahan for CWH Montana, LLC, d/b/a Westbound Hotel, 124 North Electric Street, West Yellowstone, MT 59758. Contact: ryanhcallahan@gmail.com, 406-220-6408.

2. Name and Address of Owner

CWH Montana LLC is the legal owner of the Property located at 124 North Electric Street, West Yellowstone, Montana at PLAT, S34, T13 S, R05 E, BLOCK 18, Lot 7

3. Description of Property

The subject property consists of approximately .34 acres located at 124 North Electric Street, bounded by Electric Street to the East and Alley B to the south. The property contains the former Sleepy Hollow Motel structures, consisting of thirteen (13) lodging units, a main house structure, and associated buildings. These structures predate the current zoning ordinance and have operated as lodging facilities for approximately 75 years.

4. Zoning Classification

The property is located within the B-3 Central Business District as designated in the West Yellowstone Municipal Code Chapter 17.22. Hotel/motel uses are permitted within this district pursuant to Section 17.22.020.

5. Existing Conditions and Proposed Use

Existing Conditions:

The property currently contains thirteen (13) existing motel units from the former Sleepy Hollow Motel operation and one (1) main house structure previously configured as a five-bedroom residence and ancillary office space. The property provides zero (0) dedicated off-street parking spaces, as it was developed prior to current parking requirements.

Proposed Use:

The Applicant proposes to restore and operate the existing lodging facility with minimal modifications:

- Continue operation of the thirteen (13) existing motel units and (1) residential unit.
- Create one (1) on-site parking spaces through site reconfiguration
- Fund and develop up to seven (7) public parking spaces on adjacent city property via removal of the property’s propane tank.

6. Zoning Relief Requested

The Applicant hereby requests the following zoning relief be granted:

A. Variance from Section 17.39.040(C) - Legal Non-Conforming Status

To permit the reinstatement of legal non-conforming status notwithstanding a lapse in business licensing exceeding twelve (12) consecutive months from 2023 to present, where strict application would require complete demolition of viable structures.

B. Variance from Section 17.37.100(E) - Total Parking Requirements

To permit a reduction in the total number of required off-street parking spaces from 16 spaces as calculated under the ordinance to 1 space based upon actual demand and comprehensive mitigation measures.

C. Variance from Section 17.37.110 - On-Site Parking Percentage

To permit alternative parking arrangements where the ordinance requires eighty percent (80%) of required parking to be provided on-site, based upon physical impossibility of compliance without demolition.

7. Statement of Hardship and Justification

A. Variance from Section 17.39.040(C) – Legal Non-Conforming Status

To permit the reinstatement of legal non-conforming status notwithstanding a lapse in business licensing exceeding twelve (12) consecutive months.

1. That the Physical Makeup of the Subject Parcel Presents a Hardship Outside of the Applicant’s Control.

The existing parcel was developed with motel structures more than 75 years ago. These structures and the layout of the lot make it physically impossible to comply with modern ordinances without demolition. The lapse in business license was due to ownership transition and property condition, not applicant control.

2. That the Hardship Was Not The Result of a Lack of Due Diligence During the Purchase Period.

At purchase in November 2024, the Applicant understood the property's history as a motel and its suitability for restoration. The hardship arises from ordinance timing and legacy development patterns, not a failure to investigate.

3. That the Hardship is Not Resulting from the Actions of the Applicant.

The lapse occurred under prior ownership. The Applicant's actions since purchase have been focused on rehabilitating the property.

4. That the Variance Does Not Constitute a Rezone of the Parcel.

This request simply restores legal non-conforming use status. It does not alter zoning; the B-3 classification remains unchanged.

B. Variance from Section 17.37.100(E) – Total Parking Requirements

To permit a reduction in the total number of required off-street parking spaces from 16 to 1.

1. That the Physical Makeup of the Subject Parcel Presents a Hardship Outside of the Applicant's Control.

The parcel's small size, existing structures, and historic development make compliance with modern parking ratios physically impossible without demolition.

2. That the Hardship Was Not The Result of a Lack of Due Diligence During the Purchase Period.

The Applicant's review at purchase confirmed the impossibility of meeting current ratios. The hardship is inherent in the property's size and layout, not from inadequate research.

3. That the Hardship is Not Resulting from the Actions of the Applicant.

The Applicant has not reduced or eliminated parking space; rather, the parcel has always lacked required parking under today's code.

4. That the Variance Does Not Constitute a Rezone of the Parcel.

The request is limited to parking standards. The underlying zoning remains intact.

C. Variance from Section 17.37.110 – On-Site Parking Percentage

To permit alternative parking arrangements where 80% on-site provision is required.

1. That the Physical Makeup of the Subject Parcel Presents a Hardship Outside of the Applicant's Control.

The parcel cannot accommodate 80% of calculated parking onsite due to building coverage and lot size. This limitation is structural and not applicant-created.

2. That the Hardship Was Not The Result of a Lack of Due Diligence During the Purchase Period.

The Applicant was aware of the parking deficiency but also identified feasible off-site mitigation. The hardship exists regardless of diligence.

3. That the Hardship is Not Resulting from the Actions of the Applicant.

The Applicant has taken steps to increase parking availability, including creating 1 onsite space and funding 7 public spaces. The hardship stems from the lot itself.

4. That the Variance Does Not Constitute a Rezone of the Parcel.

The request does not alter permitted uses or zoning classification, but only adjusts parking compliance requirements.

8. Consistency with Ordinance Intent

The proposed use and requested variances are consistent with the purposes of the B-3 Central Business District, which seeks to promote economic vitality, preserve downtown character, and encourage appropriate mixed-use development. Forcing demolition to achieve technical compliance would contradict these objectives and harm the community's interests.

9. Alternatives Considered

The Applicant has evaluated all reasonable alternatives:

- **Full Compliance:** Would require nearly complete demolition - economically and environmentally wasteful
- **Partial Demolition:** Insufficient space gained, destroys property viability
- **Change of Use:** Limited alternatives in B-3; most uses require similar parking
- **Abandonment:** Creates blight, reduces tax base, harms tourism infrastructure

None of these alternatives serve the public interest as well as the requested variances.

10. Proposed Conditions

The Applicant proposes the following conditions to ensure compliance:

1. Implementation of all parking mitigation measures prior to occupancy of the first Hotel/motel room
2. Annual reporting on parking management and utilization
3. No expansion without additional review
4. Compliance with all applicable building and safety codes

11. Legal Authority

This variance request is authorized under:

- Montana Code Annotated §76-2-307 (variance authority)
- Montana Code Annotated §76-2-502 (required variance procedures)
- West Yellowstone Municipal Code Chapter 17.50 (local variance standards)

Montana courts recognize variances are appropriate where unique physical conditions create practical difficulties and strict application would be unreasonable.

12. Conclusion

The requested variances address an impossible situation created by unique physical constraints. Without these variances, functional buildings must be demolished, harming economic development, environmental sustainability, and community character. The comprehensive mitigation plan ensures the variances will improve rather than deteriorate existing conditions. The Applicant respectfully requests approval of all three variances as a unified solution that serves the public interest.

Respectfully Submitted,

RYAN CALLAHAN

**CWH Montana, LLC
d/b/a Westbound Hotel**

Date: 9/23/25, 2025

By: 
Ryan Callahan, Applicant

Attachments:

- Site plan showing existing conditions
- Proposed parking improvement plans
- Photographs of existing structures



LEGEND

- — — — — PROPERTY LINE
- — — — — CENTERLINE OF ROAD
- EXISTING TREE

EXISTING TREE LOCATIONS ARE APPROXIMATE AND EXTENT OF PRESERVATION IS PRELIMINARY. THE OWNER INTENDS TO PRESERVE THE MAJORITY OF EXISTING VEGETATION BUT MAY OPT TO REMOVE MORE TREES THAN INDICATED ON THIS PLAN.

Parking Plan

