



March 20, 2026

Town of West Yellowstone, Montana
440 Yellowstone Ave.
West Yellowstone, MT 59758

RE: Text Amendment and Updated Zoning Map

Dear West Yellowstone Town Council Members:

This letter is to propose amendments to the zoning map and an update to the Town Code. The proposal fixes the date of the adoption of the final zoning map. This update also adopts a new official zoning map of the Town to include the 80 acres and to fix any issues with the previous map.

No districts have changed from what they were prior to this meeting. While there are no changes, we have clarified that the Grizzly Park is zoned M-1 except for the PUD requirements as approved on 4/20/1995. The map reflects the PUD requirements and the appropriate zoning. The 80-Acres is zoned per the Council's decisions in 2025.

The amendment is below with the proposed text underlined.

17.02.030 Zoning map adopted.

The town zoning ordinance is amended by adopting the West Yellowstone zoning map placed before the town council and signed on April 21st, 2026. (Ord. 276 Exh. 1, 2024)

If you have any questions regarding this proposal, please contact me at either 406-475-2969 or shazelton@sunflowerpeakplanning.com.

Sincerely,

Sunflower Peak Planning

Scott Hazelton, AICP, CFM
Owner, Planning Division Director
(406)-475-2969
shazelton@sunflowerpeakplanning.com

ORDINANCE No. _____

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF WEST YELLOWSTONE AMENDING THE ZONE MAP OF THE TOWN OF WEST YELLOWSTONE TO PROVIDE UPDATES AND MODERNIZE THE MAP

WHEREAS, pursuant to Section 17.06.030 of the West Yellowstone Town Code (WYTC), the Town Council of the Town of West Yellowstone has determined that official zoning map of the Town of West Yellowstone is difficult to interpret because of the nature and number of changes and additions to the map: and

WHEREAS, the location and districts of the previous zoning map are outdated; and

WHEREAS, Town staff, including the planner, the engineer, and the Town Manager have reviewed the new proposed zoning map attached as Exhibit A and the text amendment to Section 17.02.030, WYTC, attached as Exhibit B and recommend its adoption after confirming its accuracy; and

WHEREAS, pursuant to Section 17.06.030, WYTC, on April 21st, 2026, the Town Council of the Town of West Yellowstone held a public hearing on the proposed zoning map at which it heard public comments, staff comments and received the recommendation from Staff; and

WHEREAS, the Town Council believes that updating the zoning map for clarity and to address changes from the 1996 official zoning map and updating Section 17.02.030, WYTC, to read as set out in Exhibit B.

NOW THEREFORE, BE IT ORDAINED by the Town Council of the Town of West Yellowstone that Exhibit A be made the official Zone Map of the Town of West Yellowstone and shall replace any previous maps:

Section 1: REPEALER: All ordinances and parts of ordinances in conflict with provisions of this ordinance, except as provided above, are hereby amended or repealed.

Section 2: EFFECTIVE DATE: This ordinance shall be in full force and effect thirty (30) days after final adoption by the Town Council of the Town of West Yellowstone.

Section 3: SEVERABILITY: If any portion of this ordinance or the application therefore to any person or circumstance is held invalid, such invalidity shall not affect other provisions of this ordinance which may be given effect without the invalid provisions or application and, to this end, the provisions of this ordinance are declared to be severable.

PASSED BY the Town Council and approved by the Mayor of the Town of West Yellowstone, Montana, this 21st day of April, 2026.

Mayor Travis Watt

Council Member Julia Wittmer

Council Member Brian Benike

Council Member Greg Forsythe

Council Member Brock Wilson

ATTEST:

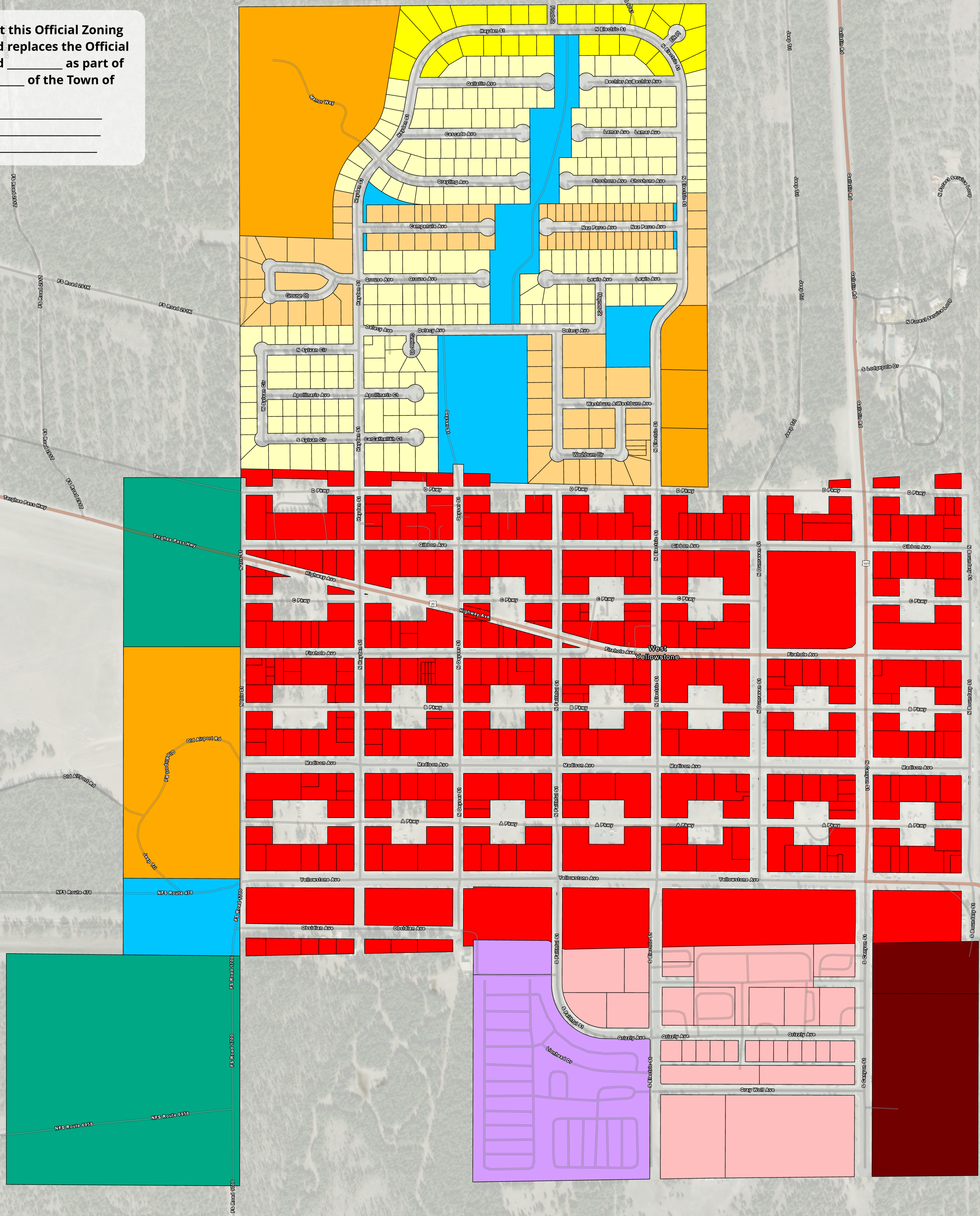
Town Clerk Elizabeth Roos

EXHIBIT A

Town of West Yellowstone Zoning Map

This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted _____ as part of Ordinance Number ____ of the Town of West Yellowstone.

Mayor _____
 Attested _____
 Date _____



Legend

- R-1: Residential Single Family (Low Density)
- R-2: Residential Single Family (Medium Density)
- R-3: Residential Medium Density
- R-4: Residential Medium Density Apartments
- B-3: Central Business District
- B-4: Expanded Business District
- E-2: Entertainment District
- M-1: Commercial-Light Manufacturing District
- PLI: Public Lands and Institutions
- T: Transitional Zoning
- PUD: Grizzly Park - Adopted 4/20/1995

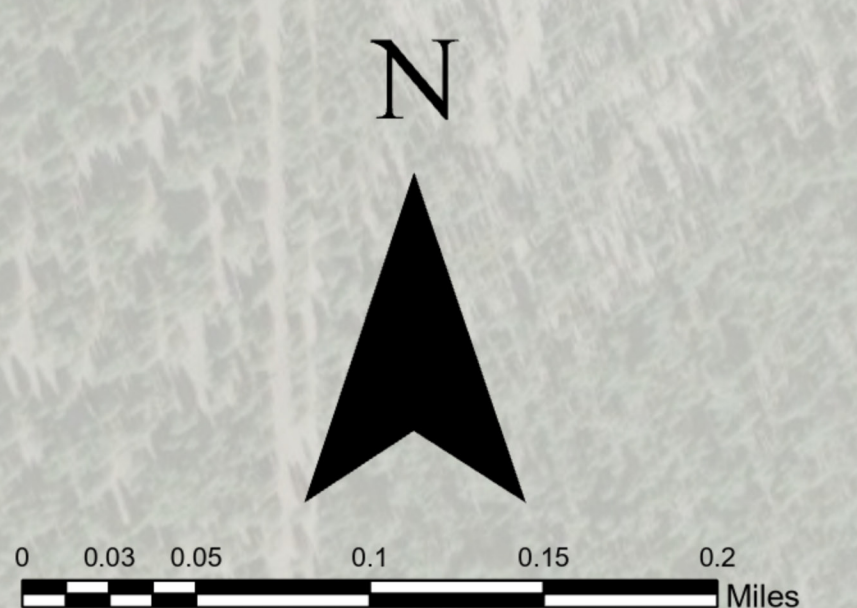


EXHIBIT B

Sections:

17.02.010 Title.

17.02.020 Zoning map adopted.

17.02.010 Title.

The ordinance codified in this title shall be known and cited as the zoning ordinance of the town of West Yellowstone and referred to as the zoning title of this code. (Ord. 276 Exh. 1, 2024)

17.02.020 Zoning map adopted.

The town zoning ordinance is amended by adopting the West Yellowstone zoning map placed before the town council and signed on April 21, 2026. (Ord. _____ Exh. _
_____)