

**ORDINANCE NO. 1405**

**AN ORDINANCE ADOPTING AMENDMENTS TO THE OFFICIAL MILES CITY ZONING DISTRICT MAP TO DESIGNATE LONG-TERM ZONING DISTRICTS FOR THE RECENTLY ANNEXED LAST CHANCE SUBDIVISION, AND PROVIDING FOR A HEARING THEREON.**

*WHEREAS*, the City of Miles City has annexed all lots on the Plat of Last Chance Subdivision, including all streets, avenues and rights-of-ways shown on said Plat; and

*WHEREAS*, the official Miles City zoning district map referenced in Sec. 24-11 of the zoning code does not yet provide zoning district classifications for the land previously located outside the City limits; and

*WHEREAS*, it is necessary to amend the official Miles City zoning district map to provide zoning district classifications for all lots within the Last Chance Subdivision; and

*WHEREAS*, John Peila, the developer of the subdivision and owner of Lot 1 of Block 2 of the subdivision, has filed an application to zone Lot 1 of Block 2 as General Commercial (GC) District; and

*WHEREAS*, for the rest of the lots in the Last Chance Subdivision, the City staff is proposing zoning district designations, including the Residential C (RC) District for Lot 1 of Block 1, the Residential B (RB) District for Lots 2 & 3 of Block 1, and the Residential A (RA) District for Lots 2 – 17 of Block 2; and

*WHEREAS*, said lots are situated within the City limits of the City of Miles City, Montana, and subject to the zoning jurisdiction of the City of Miles City; and

*WHEREAS*, Section 24-96 of the Code of Ordinances of Miles City, Montana requires that such application be referred to the City Zoning Commission for public hearing and recommendation to the City Council prior to any action by the City Council upon such application; and

*WHEREAS*, the Miles City Zoning Commission, on April 22, 2026, upon public hearing and deliberation, recommended to the City Council that such amendments to the zoning district map be approved; and

*WHEREAS*, Ordinance No. 1398 was adopted as an interim zoning ordinance to apply to the Last Chance Subdivision, which was extended by Ordinance No. 1402 for a period of one year,

and is set to expire March 24, 2027; however, the zoning district map amendments adopted by this ordinance will supersede and replace Ordinance No. 1398 and Ordinance No. 1402 upon the amendments adopted by this ordinance becoming effective.

***THEREFORE BE IT ORDAINED***, by the City Council of the City of Miles City, Montana, as follows:

**Section 1.** The official Miles City zoning district map referenced in Sec. 24-11 of the zoning code shall be amended to apply to the real property described in this ordinance that is located within the City of Miles City, Montana. The official zoning district map shall be amended as follows:

- Lot 1 of Block 2 of the Last Chance Subdivision shall be zoned General Commercial (GC) District;
- Lot 1 of Block 1 of the Last Chance Subdivision shall be zoned Residential C (RC) District;
- Lots 2 & 3 of Block 1 of the Last Chance Subdivision shall be zoned Residential B (RB) District; and
- Lots 2 – 17 of Block 2 of the Last Chance Subdivision shall be zoned Residential A (RA) District.

**Section 2.** The Final Report of the Zoning Commission of the City of Miles City, prepared as part of the review of this application, and attached hereto as Exhibit “A,” is hereby adopted as Findings of Fact to support the Council’s decision.

**Section 3.** Prior to final passage, a public hearing shall be held upon this proposed zone change before the City Council at 6:00 P.M. on the 26<sup>th</sup> day of May, 2026, in the Council Chambers at City Hall, 17 S. Eighth Street, Miles City, Montana.

**Section 4.** The City Clerk shall give notice of the date, time and place of such City Council hearing by publication twice in the Miles City Star, with the first notice published at least 15 business days prior to the date of such hearing, as well as notice by certified mail at least 15 calendar days prior to such hearing to the applicant, landowners, all adjoining property owners, and owners of land within 150 feet of the subject property.

**Section 5.** This ordinance shall be in full force and effect thirty (30) days after its final passage and approval.

**Section 6.** The zoning district map amendments adopted by this ordinance shall supersede and replace Ordinance No. 1398 and Ordinance No. 1402 upon the amendments adopted by this ordinance becoming effective.

Said Ordinance read and put on its first passage this 26<sup>th</sup> day of May, 2026.

\_\_\_\_\_  
C.A. Grenz, Mayor

ATTEST:

\_\_\_\_\_  
Mary Rowe, City Clerk

**FINALLY PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2026.

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C.A. Grenz, Mayor

ATTEST:

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Mary Rowe, City Clerk