

Presented by:



Growth Policy 2025

CITY OF MILES CITY



Adopted January 14, 2025
Amended February 24, 2026



Client Commitment



Empowered Employees



Quality Solutions

MILES CITY GROWTH POLICY 2025

Adopted January 14, 2025 (Resolution No. 4596)

Amended February 24, 2026 (Resolution No. 4670)

-amendments: see Pages 65 & 66, and Appendix B

-annexation of Last Chance Subdivision not depicted on all maps

Prepared for the:
City of Miles City

Original Version
Prepared by:



SECTION 7: LAND USE

OUTLOOK

Although Custer County population projections suggest that the County population will level out and slightly decrease over the next 20 years, Miles City's population has a historical trend of fluctuations. The projections also do not account for population changes as a result of county residents moving to/from Miles City. The demand for land to accommodate new residential, commercial, and industrial growth will likely be commensurate with economic growth and be market-driven. Due to Miles City's development constraints, the most suitable areas for new development are to the east and south of the City.

A key tool for Miles City to be resilient to these expected projections will be to guide future land uses through the Miles City zoning codes. The zoning text must be revised to provide clear guidelines so that the zoning map and regulations can be a more effective tool to implement this growth policy. The zoning map must be revised to reflect current conditions and expected future trends. The zoning map will be revised as proponents of future development proposals, and land uses to approach the city with zone change requests, and the city will work on revising the zoning map to guide the planning area with land use designations in appropriate geographic, physical, and social settings.

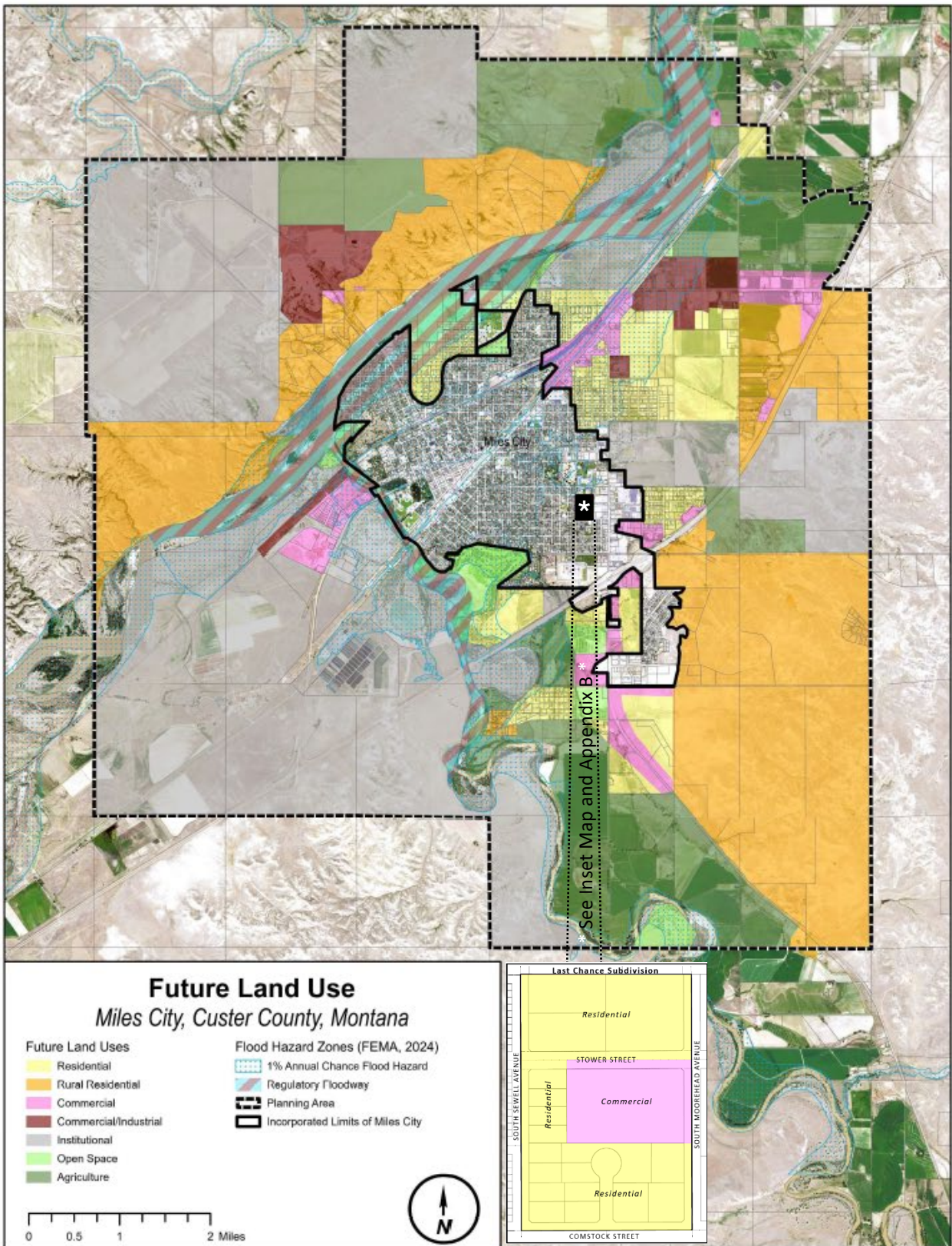
FUTURE LAND USE MAP

The future land use map, shown in Figure 3, is a general blueprint of what the community wants to become and serves as a visual guide for future planning and development. As zone changes and development proposals are considered, each proposal's fit with the future land use map will be considered. The future land use map does not regulate land use proposals but serves as a guide; thus, the land use designations on the map are not as specific as zoning designations. Land use designations on the future land use map are generalized to allow flexibility when Miles City updates its zoning code and map. The following are definitions of each of the designations found on the future land use map:

Residential
<ul style="list-style-type: none">Residential development typical of a more urban setting with the benefit of municipal services. Residential uses include single family, multi-family and mobile homes.
Rural Residential
<ul style="list-style-type: none">Low-density single-family residential development. Residential densities within the rural residential area should be considered for clustered development to attain lot sizes of less than approximately two acres, with open space and agricultural uses preserved; or larger lot sizes should prevail in order to provide rural residential neighborhoods with amenities typical of country living.
Commercial
<ul style="list-style-type: none">Commercial uses which are already established and are expected to continue. Based on the current zoning code, the most appropriate zoning districts for a commercial area are the three commercial districts, which include the "General Commercial (GC) District," the "Highway Commercial (HWC) District," and in some locations the "Heavy Commercial / Light Industrial (HCLI) District".
Commercial / Industrial
<ul style="list-style-type: none">Similar to the commercial designation, a commercial / industrial designation indicates commercial and industrial uses have been established in the area and are expected to continue. Based on the current zoning code, the most appropriate zoning districts for a commercial / industrial area are the "Heavy Commercial / Light Industrial (HCLI) District" or the "Heavy Industrial (HI) District".
Institutional
<ul style="list-style-type: none">Land under public ownership (local, state, and federal). This designation also includes land uses that serve public needs, including the hospital, airport, educational institutions, and correctional facilities.
Open Space
<ul style="list-style-type: none">Land currently with little to no development and not expected to support future development, with uses including parks, cemeteries, and golf courses. Open space land may be in public ownership. The open space designation also includes undeveloped land in the floodway.
Agriculture
<ul style="list-style-type: none">Agriculture uses and very low-density residential development intended to support agricultural uses. Residential development could include new farmsteads and housing for agricultural workers on larger working agricultural operations.

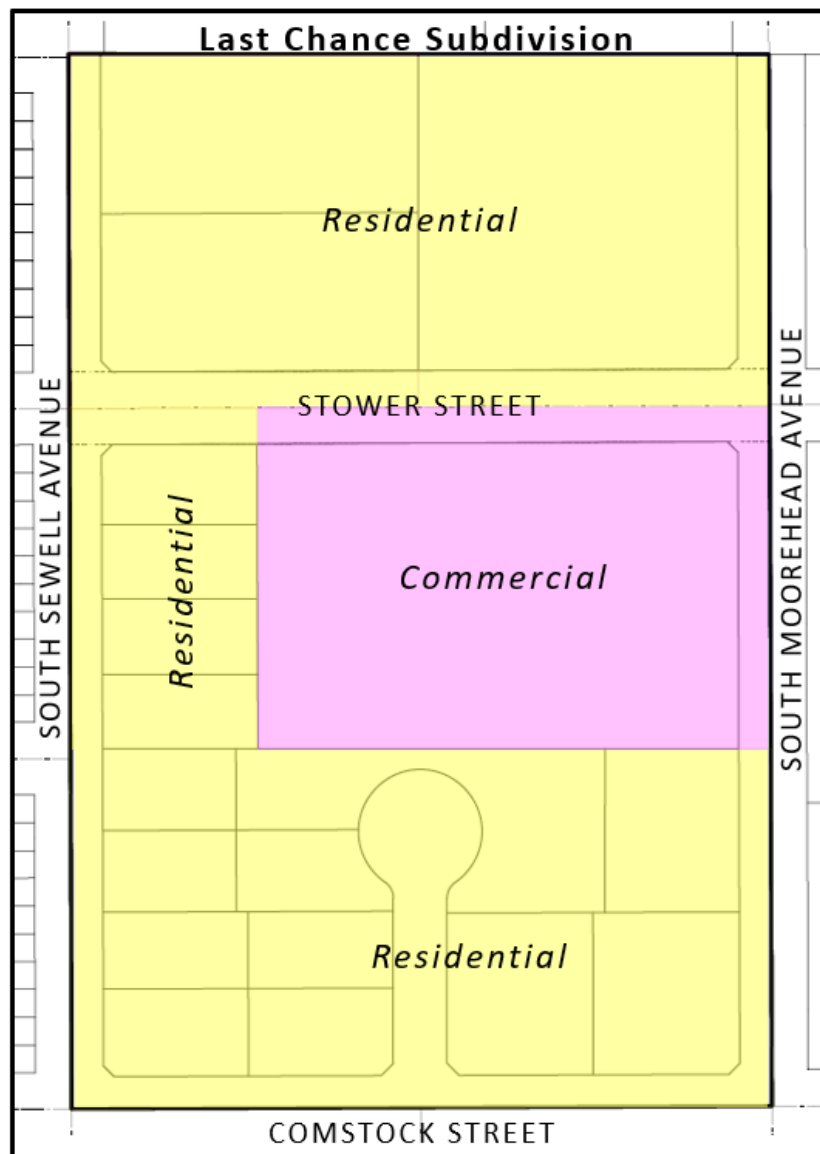
SECTION 7: LAND USE

▼ Map 14. Future Land Use



2026 Updates to reflect annexation of Last Chance Subdivision and future land uses:

In 2025, the City of Miles City annexed the wholly surrounded Last Chance Subdivision by Resolution No. 4642. Following the annexation, the developer of the subdivision petitioned for amendments to the 2025 Growth Policy to change the “Residential” designation on the future land use map on Page 66, and the City Council adopted updates to the future land use map and associated land use designations’ definitions on Page 65, by Resolution No. 4670. The adopted amendments amended the cover pages, pages 65 & 66, and added this Appendix B to further explain the amendments. The following map is a larger version of the inset map on the future land use map on Page 66, as amended.



Note: The other various maps within the 2025 Growth Policy have not been updated to reflect the annexation.