

February 5, 2026

To: Mayor Butch Grenz and members of the City Council

Re: Business at 317 Yellowstone Ave – Twisted Vapes

Get on Next Council 24 Feb agenda

As residents in the 300 block of Yellowstone Ave and surrounding neighborhood, we would like to express our concerns about the business located at 317 Yellowstone Ave, Twisted Vapes.

As a residential neighborhood with families and children, we believe this area is not suitable for this type of business. Consequently, we have many questions and concerns regarding its existence and would appreciate the opportunity to discuss at your next city council meeting.

Questions


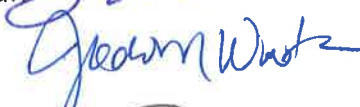

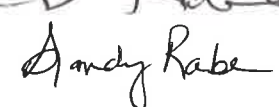
1. Was it known to the city council at the time the rezoning request was submitted that the intended use for the property was going to be a retail vape shop? **As shown in the Final Report of Zoning Commission dated November 9, 2023, Part D states “Lot 14 is used for storage of commercial construction equipment in the shop building and outside the building, which is proposed to continue on Lot 14A. The commercial use is prompting the proposed zone change from the RA District to the GC District for proposed Lot 14A”.**
2. Are property values in the area going to decrease due to the presence of this type of business? If so, who is going to be responsible for the loss? **A local real estate agent was consulted and was in agreement that marketability will definitely be impacted, especially since the burglary.**
3. What are the chances of it being burglarized again?
4. Was there any objection to the rezoning?

Concerns

1. It was burglarized! Firearms were discharged!
2. The increase in traffic has made the area less safe.
3. The increase in noise has made the neighborhood less quiet, i.e. loud music, vehicle noise, doors slamming, etc.
4. Head lights shining in windows of homes causing distraction.

This is a residential area where families should feel safe and comfortable. We respectfully request that the lot be rezoned back to residential and the business relocated to another suitable location.

Thank you.

Casey Wootan		320 Yellowstone Ave, Miles City MT	406-951-0516
Jodi Wootan			406-951-1691
Ric Rabe		307 Yellowstone Ave, Miles City MT	406-853-4041
Sandy Rabe			406-853-6933

Sandy Nielsen *Sandy Nielsen* 322 Yellowstone Ave, Miles City MT 406-439-3130

Matt Hanvold *Matt Hanvold* 404 S 3rd St, Miles City MT 406-852-3282

Stephanie Hanvold *Stephanie Hanvold* 406-351-2762

Val Hyatt *Val Hyatt* 416 S 3rd St, Miles City MT 406-853-3553

Cory Hagemester *Cory Hagemester* 317 S 4th St, Miles City MT 406-853-6268

Reece Power *Reece Power* 316 S 3rd St, Miles City MT ~~480~~-540-2835

**Final Report of Zoning Commission
317 Yellowstone Avenue Zone Change Application
RA District to GC District
November 9, 2023**

I. GENERAL INFORMATION

A. Meetings

- 1. Zoning Commission Hearing:** Thursday, October 26, 2023
- 2. City Council 1st Reading:** Tuesday, November 28, 2023 at 6:00 p.m. in the City Hall Conference Room
- 3. City Council 2nd Reading & Public Hearing:** Tuesday, December 12, 2023 at 6:00 p.m. in the City Hall Conference Room

B. Project Proponents

- 1. Applicants:** Troy Ask and John & Frances Johnson (Lot 14)
Eric & Sandra Rabe (Lot 15)
- 2. Landowners:** Troy Ask and John E. & Frances A. Johnson
317 Yellowstone Avenue
Miles City, MT 59301

Eric B. & Sandra K. Rabe
307 Yellowstone Avenue
Miles City, MT 59301
- 3. Technical Assistance:** Cory Wilhelm, PLS, CFedS
Wilhelm Land Surveying, LLC
713 Pleasant Street
P.O. Box 1518
Miles City, MT 59301

C. Property Descriptions

The tracts involved in the zone change petition are currently legally described as Lots 14 & 15 of Block 107 of the original Plat of the Town of Miles City (also known as the 'Miles City Original Townsite'), located in Section 33 of Township 8 North, Range 47 East, PMM, City of Miles City, Custer County, Montana. The applicants are currently in the process of a relocation of common boundaries and aggregation of lots between Lot 14, 15, and 16, whereas Troy Ask (contract purchaser of Lot 14) and John E. & Frances A. Johnson (current owners and contract sellers of Lot 14) will acquire a 30' strip of Lot 15 from Eric B. & Sandra K. Rabe, and the three ±7,000 square foot lots will become two lots: Lot 14A

(Ask/Johnson) at 11,140 square feet in size and Lot 16A (Rabe) at 9,823 square feet in size; both of the proposed amended plat entitled "Amended Plat Of Lots 14, 15, & 16, Block 107, Miles City Original Townsite".

The proposed zone change from the Residential A (RA) District to the General Commercial (GC) District would apply only to the resulting Lot 14A, for a zone change area of 11,140 square feet in size.

D. Project Description

Lot 14, located at 317 Yellowstone Avenue, is currently developed with a 30' by 40' (1,200 square feet) shop building that was built in 2012. Lot 15 contains a small, old home in the 30' strip ("Acquired Tract A" on the proposed amended plat) that does not appear on the Property Record Card for Lots 15 & 16 on the Montana Cadastral program, which would become a part of proposed Lot 14A. Lot 14 is used for storage of commercial construction equipment in the shop building and outside the building, which is proposed to continue on Lot 14A. **The commercial use is prompting the proposed zone change from the RA District to the GC District for proposed Lot 14A.**

E. Area Zoning and Land Uses

The property proposed for the zone change is surrounded on three sides (northeast, southeast, and southwest) by other tracts also zoned RA District, with the requested GC District located to the northwest across the alley. Please see the Zoning Map, Figure 1 on Page 3.

The prevailing land uses in the immediate vicinity in the RA District are single-family residential and accessory uses. The One Health health care clinic is located to the northwest, across the alley from the site in the adjacent GC District. Further to the north and northwest is the Heavy Commercial/Light Industrial (HCLI) District, where commercial and industrial uses are located.

F. Maps/Plats

The following pages and attachments include maps and plats pertinent to the proposal. Figure 1 is an excerpt of the City Zoning Map in the area, with the proposed zone change noted.

