



## Great Falls Business Improvement District

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[www.GreatFallsBID.com](http://www.GreatFallsBID.com)

September 10, 2020

City Commission  
City of Great Falls  
PO Box 5021  
Great Falls MT 59403

RE: Calvary Chapel of Cascade County

Dear City Commission,

The Board of Directors of the Great Falls Business Improvement District (BID) discussed the application for the Conditional Use Permit (CUP) submitted to the City of Great Falls by Calvary Chapel of Cascade County for a zoning variance for their proposed new location at 427 Central Avenue.

The Board felt the need to remind the Commissioners of the purpose of the central business district. Central business districts primarily act as hubs for retail shopping, personal and professional services, such as law firms, entertainment establishments and restaurants. The zoning that exists downtown was put in place for a reason.

The Board discussed the positive energy and great potential that is currently in a forward moving motion in Downtown Great Falls. They expressed concerns about the possibility for a church potentially jeopardizing for-profit businesses, a concern that has been expressed by several Downtown business owners. They also are concerned about what this CUP may mean for future development as they wish to see the current momentum continue to progress.

The Board understands that the City is also working on adopting an ordinance that will help to relieve some of their concerns in regard to future development in the downtown corridor. While the BID wishes to support our property owners in their efforts to fill vacant spaces, we ask that the Commission be confident in the ordinance change and its ability to protect future development before making the final decision on the CUP application.

Sincerely,

*Joan Redeem*

Joan Redeem  
Community Director

cc: Greg Doyon, City Manager

