

08/622 WS
Public
Comment

MARIJUANA DISPENSARIES WITHIN CITY LIMITS

I'm Jeff Keller and I own and live at 1424 3rd Ave N, Great Falls 59401

I & B Landholdings LLC owns the Property at 1427 3rd Ave N. a property that is commercial, in the middle of an area which I believe is Zoned R-3.

I & B Landholdings, I believe, are the owners of the Montana Dispensary.

My concern as well as my neighbor's concern is that if the Great Falls voters approve of dispensaries within the city limits, that we could potentially have a dispensary in our neighborhood.

I am not aware of city regulations preventing that at this time.

We have many children in the immediate vicinity of this property, and I feel that if the dispensary were allowed at this location, it would create a very unsafe environment for the children due to increased traffic, inadequate parking and other worries.

In addition, I think it would have a very detrimental effect on all of our property values.

Thanks for allowing me to voice my concerns.

Jeff Keller 406-249-2217


Property Record Card

1950 Cleveland Helena

GO

02-3016-07-2-38-07-0000

General Information

Property Number	02-3016-07-2-38-07-0000	<p>Open Map</p> 
Assessment Code	0000111650	
County	Cascade	
Levy District	02-0098	
Neighborhood	202.008.9	
Situs Address	1427 3RD AVE N, GREAT FALLS, MT 59401	
Legal Description	GREAT FALLS FIRST ADDITION, S07, T20 N, R04 E, BLOCK 236, Lot 08B	
Owner Name	I & B LAND HOLDING LLC	
Property Last Updated	7/20/2022	

Value History

Year	Market Value	Taxable Value
2020	\$104,400	\$1,973
2021	\$115,500	\$2,183
2022	\$115,500	\$2,183

Property Characteristics

Type	IMP_U - Improved Property - Urban		
Living Units			
Topography	Utilities		
Access			
Location			
Fronting			

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Parking Proximity		
Market Land		
Type	Value	
<input checked="" type="checkbox"/> Primary Site	\$40,500	
Other Buildings & Improvements		
Type	Value	
<input checked="" type="checkbox"/> CPA2 - Paving, concrete, 4"	\$1,210	
Commercial Structures		
Type	RCNLD	
<input checked="" type="checkbox"/> 373 - Multi-purpose, Retail, single occupancy	\$92,030	
Permits		
Number	Amount	Date
12-02420	\$12,000	10/4/2012

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Privacy & Security Policy

Montana Department of Revenue

State of Montana



Jeff Keller <jeffkeller.50@gmail.com>

Legalizing Pot Shops within Great Falls City Limits

Raph Graybill <rgraybill@silverstatelaw.net>

Sat, Aug 13, 2022 at 10:29 AM

To: Jeff Keller <jeffkeller.50@gmail.com>, info@graybilllawfirm.com

Hi Jeff –

Thank you for your email. I appreciate your concern and would have the same one in your shoes.

State law allows the City to zone where dispensaries can operate, including zoning them out of residential areas.

It's my understanding that City staff prepared a number of regulations, but the zoning commission voted those regulations down. The Yatskos' lawsuit only asks that the City get rid of its complete ban. If that happens, the City can still enact zoning measures that would restrict where they operate. I know the Yatskos are only looking to operate in a commercial area.

The City could be ready for this, but so far has chosen to vote down all the zoning regulations that would help residents once the state law (saying dispensaries can operate) is enforced.

I hope this is helpful information.

Raph

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