08/622 WS PULLIC ...

MARIJUANA DISPENSARIES WITHIN CITY LIMITS

I'm Jeff Keller and I own and live at $1424\,\,3^{rd}$ 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



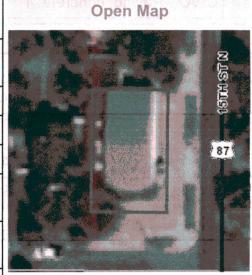
Property Record Card

1950 Cleveland Helena

GO

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

	General Information	Haran and American Services
Property Number	02-3016-07-2-38-07-0000	Oper
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					
Туре	IM	P_U - Improved Property - Urban			
Living Units					
Topography		Utilities			
Access					
Location					
Fronting					



		Market L	and			
	Туре		Value	alue		
	Primary Site		\$40,500	40,500		
		Other Buildings & I	mprovements	1		
	Туре				Value	
	CPA2 - Paving, concrete				1,210	
99 - 1972 1981 (1981)	型 经营销售 化图	Commercial S	tructures			
	Туре		4.7	Party.	RCNLD	
	373 - Multi-purpose, Retail, single occupancy				\$92,030	
		Permit	s ²⁰	mar english	formula w	
Nu	mber	Amount	Date		The state of	
12-	02420	\$12,000	10/4/2012		5 A 19 D 25 SYL	

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State of Montana



Jeff Keller <jeffkeller.50@gmail.com>

Legalizing Pot Shops within Great Falls City Limits

Sat, Aug 13, 2022 at 10:29 AM

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

[Quoted text hidden]