

**From:** [Marlo Arthun](#)  
**To:** [Lonnie Hill](#)  
**Subject:** Support of the Bay View Housing Development  
**Date:** Friday, March 29, 2024 10:13:40 AM

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Lonnie,

I am writing in support of the proposed Bay View Housing Development.

I strongly believe that the development is a perfect fit for that piece of property. It is adjacent to the river, the Rivers Edge Trail and it is centrally located.

Passing this zoning request will go along with the cities growth policy. This will create a precedence for future Great Falls development.

Thank you for your time.

Marlo Arthun  
601 Riverwood Court  
Great Fall MT 59405

**From:** [Terry Dutton](#)  
**To:** [Lonnie Hill](#)  
**Subject:** Bayview apartment project 2nd St SW  
**Date:** Friday, March 29, 2024 7:57:58 PM

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Deputy Director Hill,  
I am in support of the project on 2nd St SW. Great Falls needs more housing and this project helps to provide that.  
Thanks,  
Terry Dutton

**From:** [Tye Habel](#)  
**To:** [Lonnie Hill](#)  
**Subject:** Bayview Apartments  
**Date:** Thursday, March 28, 2024 4:05:45 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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Lonnie

Wanted to throw my name in the hat in support of this project. Great Falls needs housing to support my workforce. Would be happy to help.

**Tye Habel**  
C.E.O.



**t:** 406.453.2421  
**e:** [tye@tcglassinc.com](mailto:tye@tcglassinc.com)

Missoula | Great Falls | Bozeman  
[www.tcglassinc.com](http://www.tcglassinc.com)



**From:** [Sean Hoven](#)  
**To:** [Lonnie Hill](#)  
**Subject:** Bayview apartments  
**Date:** Saturday, March 30, 2024 12:12:06 PM

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I support the Bayview apartments project.

Thank you,

Sean Hoven

Hoven Equipment Company  
406-727-7153 Great Falls, Mt  
406-538-3919 Lewistown, Mt

**From:** [Dax Nebel](#)  
**To:** [Lonnie Hill](#)  
**Subject:** Bay View Project  
**Date:** Friday, March 29, 2024 11:42:22 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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On behalf of Nielsen Commercial, I support the above named project.

**Dax R. Nebel | Nielsen Commercial, Inc.**

206.494.3373(main) 206.755.0593(cell)

1940 116th Avenue NE, Suite 101, Bellevue, WA 98004

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



**From:** [Layne Shanahan](#)  
**To:** [Lonnie Hill](#)  
**Subject:** Bayview Apartments  
**Date:** Thursday, March 28, 2024 4:10:45 PM

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Good Afternoon Lonnie,

I'm writing in support of the Bayview Apartment Project at 805 2nd Street SW.

I own a business down the road from this project and believe it will be a great asset to our community and also clean up the area. In addition, we are in desperate need of housing in Great Falls as it continues to grow. This project is providing a great option for housing and I support the people investing in their own community.

I hope to see this project moving forward in the coming months.

Thank you for your time,

Layne Shanahan

President/Owner

Moderne Cabinet

400 Huffman Ave

Great Falls, MT

**From:** [Capcon Drain Pros](#)  
**To:** [Lonnie Hill](#); [Jeff Short](#)  
**Subject:** Bayview Apartments  
**Date:** Thursday, March 28, 2024 11:40:39 AM  
**Attachments:** [image.png](#)

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Hello. We are writing this email to show support for the new proposed Bayview Apartments apartment complex, located at 2nd St SW and Bay Drive.

Great Falls continues to grow, and housing has become a major concern for the area. The community as a whole seems to be eager for growth and advancement, but Great Falls is also not as large as some of other cities, such as Billings, where there is room to expand without infiltrating smaller sections of the community, or having to rezone areas to allow for the addition of affordable housing.

With that being said, people are all for change until it happens in their backyard. In order to grow, you need to build. Developing residentially zoned areas is not easy, as people are historically not in favor of change if it directly affects them. The proposed rezoning will affect those living in the area, but not in a detrimental way that is of opinion of those residents. Oftentimes rental units such as apartment buildings are not favored when proposed in certain neighborhoods, as renters do not pay property taxes to live in the community, even though the property taxes on a commercial 92-unit apartment building would be taxed at rate to offset those renters, nullifying that argument. Renters are often painted in a bad light, as new buildings bring the added fear of lowering property values, as it is often thought that renters do not treat property as they would their own, and not properly take care of their homes. That could be said of one dilapidated dwelling in the middle of an otherwise pristine block as well. The proposed lot also offers plenty of space for parking for tenants, as the proposed plan shows, as this has been seen as an issue as well. The members of the community would still be able to access areas for walking, including river access to those living in the area.

*Support* of growth and development is essential if residents of Great Falls *truly want* growth. If we are to continue to grow, affordable housing is a must in order to have resources for those relocating here for work, such as travelling nurses who are always requiring housing, or to attend school at one of our higher education facilities. There is a shortage of comfortable, affordable housing here, and it is a necessity to be able to advertise Great Falls as a great place to live, but we cannot do that if we mean it's a great place to live, just "not in our neighborhood".

image.png



PO Box 7418  
Great Falls MT 59405

**From:** [Lisa C. Kunz](#)  
**To:** [Krista Artis](#)  
**Subject:** FW: Bayview Apartment Project  
**Date:** Tuesday, April 2, 2024 1:22:41 PM

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fyi

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**From:** Lonnie Hill <[lhill@greatfallsmt.net](mailto:lhill@greatfallsmt.net)>  
**Sent:** Tuesday, April 2, 2024 11:58 AM  
**To:** Lisa C. Kunz <[lkunz@greatfallsmt.net](mailto:lkunz@greatfallsmt.net)>  
**Subject:** FW: Bayview Apartment Project

FYI

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**From:** Kevin Smith <[Info@karmacoffeebrewing.com](mailto:Info@karmacoffeebrewing.com)>  
**Sent:** Tuesday, April 2, 2024 11:55 AM  
**To:** Lonnie Hill <[lhill@greatfallsmt.net](mailto:lhill@greatfallsmt.net)>  
**Subject:** Bayview Apartment Project

To whom it may concern:

We own Karma Coffee Brewing Co., which is located at 721 6<sup>th</sup> St. SW, which is very close to the proposed development. We support the approval of this project. It will be beneficial to our business and the other businesses near us. Despite some of the claims that there are no businesses nearby, there are MANY who have the potential to gain new customers from this.

We also live on 10<sup>th</sup> Ave. SW, and have heard the many negative comments from our neighbors regarding this project. There is a lot of misinformation involved and neighbors have gone so far as to encourage us to join them in doing things like running over the traffic counters many times to skew the numbers.

We feel that this project would actually be beneficial to improving our neighborhood by eliminating the blight that has been ignored for so many years, where the trailer park was located.

Growth can be scary, but what is scarier is not growing and letting our community die.

Please approve this project.

Thank you,

Kevin & Kody Smith  
Owners  
Karma Coffee Brewing Co.  
721 6th St SW, Great Falls 59404



**From:** [Lonnie Hill](#)  
**To:** [Lisa C. Kunz](#); [Krista Artis](#)  
**Subject:** FW: Bay View Project  
**Date:** Tuesday, April 2, 2024 2:43:41 PM

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FYI - This one was emailed to be before noon.

-----Original Message-----

From: Wayne Thares <[wthares@gmail.com](mailto:wthares@gmail.com)> On Behalf Of Wayne Thares  
Sent: Tuesday, April 2, 2024 9:58 AM  
To: Lonnie Hill <[lhill@greatfallsmt.net](mailto:lhill@greatfallsmt.net)>  
Subject: Bay View Project

Mr. Hill,

I am writing in strong support of the proposed Bay View housing project. With the City of Great Falls in desperate need of housing, this project will not only provide substantial housing benefits, but will replace what is a less than desirable blight.

I strongly urge the City Commission to approve the project.

Thank you,

Wayne Thares  
808 5th Ave N  
Great Falls, MT  
[Wthares@gmail.com](mailto:Wthares@gmail.com)  
406.868.8255

**From:** [Jesse Waldenberg](#)  
**To:** [Lonnie Hill](#)  
**Subject:** Bayview Apartments  
**Date:** Friday, March 29, 2024 8:58:45 AM  
**Attachments:** [image001.png](#)

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Bayview Apartments  
805 2<sup>nd</sup> Street SW

Lonnie,

I am reaching out to you today in absolute support of the Bayview Apartments project. I have seen the renderings and site plans to this project and feel it is a wonderful project along the Missouri River corridor. There is a major need for housing in our wonderful City and that demand will only increase as the Military spending for the various projects continues to hit our region.

I myself do live on the river and I think this project will be a very nice addition to our community and fully support this project.

Thank you for your consideration.

**Jesse Waldenberg**

**President**

**Great Falls Market**

3701 River Drive North

Great Falls, MT 59405

Phone: 406.771.9518

Cell: 406.868.2208

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



**From:** [Timothy Wylder](#)  
**To:** [Lonnie Hill](#)  
**Subject:** Bayview Apartments - 805 2nd Street SW  
**Date:** Sunday, March 31, 2024 9:52:54 AM  
**Attachments:** [image001.png](#)

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Mr. Hill,

I write in support of the proposed Bayview Apartments. I have lived in the Great Falls area for 40 years and grew up here. There is a great need for housing in Great Falls now, and the river-front has historically been under-developed. I am familiar with the neighborhood and believe the Bayview Apartments would be a great addition. Dale Nelson will do a good job carrying this project through.

Thank you,

Tim Wylder

**TIMOTHY J. WYLDER**  
ATTORNEY AT LAW (RETIRED)  
98 ELK DRIVE  
GREAT FALLS, MONTANA 59404



Cell: 406-781-7427  
[twylder@twylder.com](mailto:twylder@twylder.com)

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