

SPECIAL MEETINGS MINUTES
NEIGHBORHOOD COUNCIL #2
Wednesday, December 6th, 2023
Great Falls West Elementary School Library
7:00 pm

CALL TO ORDER

The meeting was called to order at 7:00 pm. The Pledge of Allegiance was recited. A quorum was established with Vice Chair Tim Croft, Secretary Frank Speidel, and Member Pam Wagner. Also, present were City of Great Falls Planning and Community Development Director Brock Cherry and Deputy Director Tom Micuda. Robbie Osowski and Spencer Woith from Woith Engineering. Approximately 24 members of the community were also present.

OLD BUSINESS

- Bay View Apartments project located at 805 2nd St SW, and their rezoning request.
 - Spencer Woith of Woith Engineering gave a presentation of the rezoning request for the proposed Bay View Apartments project located at 805 2nd St SW.
 - Great Falls Planning and Community Development Director Brock Cherry and Deputy Director Tom Micuda answered questions from the community on the project and process of the rezoning request of the proposed Bay View Apartments project located at 805 2nd St SW and the next steps.

NEW BUSINESS

- None

PETITIONS AND COMMUNICATIONS (Public comment on any matter that is not on the agenda of the meeting and that is within the jurisdiction of the Neighborhood Council. In the interest that all parties can be heard, please limit your comments. When addressing the Council, state your name and either your address or whether you are a Neighborhood Council 2 resident for the record).

- Neighborhood Concerns
 - A member of the community asked if they factored in ice jams in their floodplain work//Spencer Woith responded yes FEMA looks at those.
 - A member of the community asked where the zoning committee Commission meeting recommendation goes to // Tom Micuda responded we start here with you, we have this discussion, then we go to December 12th and have a discussion in front of the Zoning Commission, they will make a recommendation to the City Commission, you know who they are. The Commission will turn over. As we go into the new Commission starting in 2024, some people will stay, some will be coming onboard new. They will get the project, right now based on his best guess and depends on what the Zoning Commission decision next week, would go in January to present the project looking at January 2nd and then there would be a public hearing on the project in front of the Commission where they would make the decision based on hearing from you on February 6th. This schedule could change, will keep you apprised of it, and it depends on what happens next week. We are at the beginning there are two additional public hearings 1 next week, 1 most likely in February at the City Commission, so I wanted to get that out there. That's the process. So are there any questions about the process before we go into other topics.
 - A member of the community asked who has the clout// Tom Micuda responded the City Commission has the clout. They are the elected officials, the legislator if you will. What happens is a rezone request is amending the zoning map to change the map designation on this case from R1 to M2 and that requires a legislative action in the passage of an ordinance and that's what the City Commission will be considering whether to change the map. So they have the clout.
 - A member of the community asked if the zone change is just for that piece of property or is it for the whole area// Tom Micuda responded it is just for that single piece of property. The question that the Commission will have is whether or not that 4.46 acres should stay R1 or should be changed to M2. It's only that decision. Only that piece of property. For those who are concerned about what is called the domino effect, which is what happens next, it is just for that piece of property and every decision we make in zoning is only for that property. We don't make any other decisions regarding your property or any other properties further out into the neighborhood. Just that one.
 - A member of the community asked the times and dates of the additional meetings// Tom Micuda responded December 12th the Zoning Commission will have a meeting at 3 pm and then the City Commission and their meetings are on Tuesday evening 7 pm and again based on where this is tracking, we would do January 2nd and February 6th. February

6th is a full-blown public hearing. January 2nd is not. //not as additional meeting //the City Commission they at 7pm don't they have a pre//work session//work session// Tom Micuda responded there is a work session at 5:30 that's held the same day. This case is not being presented at a work session //wow//but it will be presented at the full Commission meeting. That's one of the reasons we have two meetings//oh ok//because the first meeting is really set up to present the project, make sure they know what the project is. They have an opportunity to ask questions about the same kind of topics you're interested in. And then you have the public hearing. So, they get a preview of before they decide//yeah makes sense.

- A member of the community asked what's the closest M2 to that property//that's a really good question. You're all wondering about why this zoning, what does it mean. There is a very specific reason why they requested this zoning. So, they want to do an apartment project. They're a couple of different ways that you could have done this. You could have asked for multi-family zoning that would be specific for an apartment project. That would have been an avenue that they could have pursued. There's not multi-family zoning immediately surrounding that parcel. That would be called, if somebody asked for multi-family zoning and there is no multi-family zoning that surrounds it, it's called a spot zone. //what do you mean by surround because there is one up the street that I think is multi-family //well sometimes there is multi-family uses, multi-family complexes that are old that are not necessarily zoned //ok//they request M2 because that's the zoning across the street to the north. So, it connects with the, with the M2 zoning north of them. And just for context, if you look at a zoning map on the City's website or you come into the office, there's M2 zoning that runs along both sides of the Missouri river. That zoning was put in place in 2007 because the goal of the City based on the plan called the Missouri River Corridor that was developed in 2004 was to start bringing housing to the river front as a corridor housing along the river. The question really is where do you draw the line. It's all along the river and you will see a swath of purple along the river. That's the M2 zone. The question is do you extend it further south or do you stop it where it's at. Right at the current boundary.
- A member of the community asked that in Fox Farm don't they have something similar to that on those condos over there right up against the river's edge M2 or how is that zoned do you know// Tom Micuda replied//do you know what I mean the higher end ones//yeah I know the condos you are talking about. Those are not zoned M2//what are they zoned//I would have to honestly check the map. I believe they are probably zoned multi-family, but I would honestly have to check the map. //That would be a good plan b then maybe.//So questions about process. Do you know when the meetings are, and how those meetings work. Then we can get into if you want any issues that you have a concern about I can provide you the City's perspective
- A member of the community asked what does the Commission weigh// Tom Micuda replied that the Commission has to weigh what are called findings to support a rezone and with every decision that they make on zoning, whether someone wants to annex a piece of property, divide it up, or in this case rezone it, the codes specify the things the Commission has to look at in order to say that property should have a change in zone, and they're spelled out in code. And the Commission has to make sure all those issues are touched upon before they make the decision. They include things like affecting adjoining property owners. They include things like ability to provide services, City services to the property. They include traffic impacts, and they have to evaluate those before they determine whether or not they will support a rezone or not. So, it is based-on state law and local code.//so will it be incumbent on this design team to analyze the traffic patterns in the neighborhood//so, let me address that. There's certain projects that absolutely, positively require the design team to do a formal traffic impact study. And that is for projects that are associated with so much traffic that it has to be formally done and formally submitted to the City, and in this case the Commissioners would look at it. This project, your concerns about how much traffic that's going to impact the area, didn't reach that threshold. We had to do our own in-house work in our office to look at the counts on the streets, how much traffic would be generated, where it would go, that information is actually contained in our material that's on the website, it's actually contained in our report and we had a transportation planner look at that. Right now, what I will say, and this will be unpopular, I realize that, because the traffic is disbursed in three different directions, so bear with me, because some traffic is headed north on Bay to get to areas in the community. Some traffic goes west on Huffman to get to other areas of the community. And some traffic heads south, it's disbursed enough that from our evaluation, because it's disbursed, basically almost a third, a third, a third, the street of concern, which is essentially 2nd SW, can absorb the impact. //oooh//that's based on numbers and again that's why I said that's not going to be a popular analysis. //crosstalk//please, please one at a time. I am just answering questions. Because of that we have to base our evaluations on numbers. We have to as a staff because our job is to provide the information and provide the numbers. You provide your on the ground perspective. That's how this process works. We have to look at numbers because that's our job and that is what we do. You have to provide the local neighborhood perspective. Questions on process before we get to topics. I can see I have hit the bit topic
- A member of the community asked when was the last time you did a traffic survey, which was probably six years ago, because Jerry McKinley did it when he was the head of public works. He recommended to lower the speed limit over

there to 20 mph; he retired unfortunately, and was never followed through. That's the last time any count done on 10th Ave SW.//Tom Micuda replied the speed counts as we have them in the report //like I say six years ago// well in the report the speed counts range, this is what's called the eighty fifth percentile speed, what most of the vehicles go, is somewhere between 29 and 31. now Jerry may have recommended 20, but 29 to 31 is a normal speed on a residential street.//70 is normal on 10th Ave South//So let's keep going with questions again//I think you need to put another survey out //maybe that's what comes out of this process. We have to go based on the data we have and the analysis we were able to do based on that data to indicate essentially what do you have now what would you maybe have if this project was approved where would the vehicles be going and the numbers, again these are numbers, the numbers from our standpoint, look like the streets can absorb the increase. Again that's numbers talking//you mentioned that information is available in the report. Where would we find that//so our initial report to the planning board is on the City website. So if you access the City's website you can see the initial report //under what heading, under the meetings//so it would be if you go to the City's website and access what's called the City calendar and if anybody has trouble finding this please reach out to us. If you access the City's calendar you can click on the meeting and it will take you right to the packet material.//where all the meetings are scheduled//pardon//under the same //yeah the same. What will happen is you would see the neighborhood council for tonight and then you would also see the meeting on the 12th and if you clicked on the agenda or the packet material the report will come up.//ok so//so you could read that information. That's the information that we generated for the board as this process goes on additional information will be generated for the Commission.

- A member of the community asked for clarification that the last traffic survey was six years ago//Tom Micuda replied I have our data as 2013, I have our data based on information given to me. I will look into the question about 6 years versus 10 years. //and then also looking on the City website and packet how many pages is the packet//The packet is probably about 70 pages but this is the only item on the agenda //ok so it will be easy to find//it's going to be easy to find because this is it for the 12th so we will have a full blown discussion about this project//ok
- A member of the community asked how often is the train blocking off traffic any ideas how that comes into play at all//Tom Micuda replied I would not be able to answer that question without asking for additional help. I did see that in one of the letters that we received regarding concern about what happens when there is a block//you could get that right here. They'll tell ya//yeah I might be able to get it from you guys.
- A member of the community asked at what point is the traffic report being done. So you're talking whether it's 10 years or 6 years. The City has grown and so that data is obviously out of date. So at what point do we redo that traffic report//Tom Micuda replied that's a great question. So the question is how often do we redo it. Normally the way cities work because cities have resources and we have to kind of plug them where we can plug them. If we are doing traffic counts we are typically doing them on higher volume streets where they're being used to take traffic in a fairly long direction and we regularly do those counts about 3 to 5 years. That's the best we can do. And then what happens is if you get a neighborhood street like this, or like other streets that maybe they perform a similar function, we're doing them less often, or we may be doing them as a result of things like this. It may be done on an essentially as needed basis. But because resources are really scarce, it's typically every 3 to 5 years on higher classified streets. It's just the reality of our resources. //So with this project a traffic count should be redone. To appropriately submit this request with proper data, a traffic count should be redone//Tom Micuda replied we didn't require the applicant to do it. If that is an issue that you believe is critical to this discussion, you may absolutely request it in this discussion and I will do our best to see what we can do.//So you didn't require it because your resources are scarce//I didn't require it because the threshold of the project didn't require it. And again that is based on what's in our code. And I have to start there every time that I work it//crosstalk//I understand
- A member of the community asked to just follow up with the discussion concerning everything with the traffic count. If we look at the inside of the document we could put lipstick on a pig kind of deal here. That's pretty much what's this is. This is a great example. We don't have the real facts or current data up to speed. We are using outdated information then to pass forward a major project. Raise your hand if this project will benefit anybody in this room besides the engineers and developers and the owners of the property//there you go//So that's why there is so many people here cause the end of the day this benefits nobody. And if we are a community of people, concerned citizens, //tax payers//tax payers, we're all going to be affected by this project, and in the end, I owned lots of apartment buildings. I know exactly what will happen. //go ahead//And I feel sorry if something like this were to get passed in such a established great neighborhood because these people have sunk their lives and souls for decades upon decades to live in their house, to have the safety and security and the investment to then have it jeopardize on a plan that the only people that win on this will be the two owners of the property.//Woith investments//... investments.// Alright, ok, ok we get it//you get it, that is a great thing//Brock Cherry, Community Development Director, responded I'm brand new to Montana//that's not good to say//crosstalk//So from Idaho, we are a little bit redder than Montana, so let's talk. Let's talk about process, what's there. What Tom is referring to as staff, we are not elected officials//ok

thank god//we're not elected officials, but the elected officials have approved a code that we are under the obligation to administer. Not more than it. And I don't think you want bureaucrats enforcing more than what governing officials who are accountable to the governing bodies, to enforce those types of rules. What Tom has described is what we have been prescribed per the code which has been approved by your elected officials of what we administer, throughout all this process. I understand, sometimes not knowing the perception of we're being railroaded and everything else and you're just angry and hopping mad. They build public engagement into this, that's why we're here. That's why there's going to be multiple meetings. I hope you see that the democratic process is inherently built into this. And I also think that it's important in what we do, we are referees, we're here to ensure that everybody has their due process. From the property owners all the way to the developers because they have due process to. Private property rights are a thing. We have zoning though because we believe that necessarily a nuclear power plant shouldn't be next to a grade school. And we have other zoning because we believe that certain uses are incompatible with others. But we also have a process because this is a democratic process that everyone has the right to make the ask, while taking in the public input that you are providing. Which is great public input and the process is designed for that. So it was brought up you guys didn't require a traffic study. Code says there's a threshold, we don't have discretion at this point to require one. That's why we have these meetings. Where we're taking notes that we're receiving the feedback.

- A member of the community requested to know how about doing check to see how many accidents on Bay Drive when the train isn't blocking. They are constantly replacing all those posts//crosstalk //Tom Micuda replied, again that is an excellent point. At the planning meeting that's going to happen, which that is a recommendation only, they are an advisory committee, the final decision can't happen. I've seen a planning board make one recommendation and then the Commission, who's the ultimate authority, will make another. But at that time, you can bring up these points, of well this, this, this and this and all that will go into the record. //one more thing //crosstalk//he pointed to me//sorry//more directly address this question. We do have the ability just so you know, to pull accident data, if we can find good data, for some of the adjoining streets. So that is something we have the ability to do. I just want to let you know that we can pull accident data that we do have access to.
- A member of the community responded ok, can and do. Mr. Cherry thank you for, you got some courage ok//crosstalk//the thing is I understand the democratic procedure. Is the planning committee under any kind of pressure for housing, for affordable housing//crosstalk//pressure for it//ok so is that any influence in any//so what influences their decision//unintelligible//crosstalk//they have to meet bindings of fact per code they prescribe that they need to meet certain criteria there are 6 or 7, I can't name them off the top of my head. Another document that they take in consideration is called the growth policy. It's a comprehensive plan and we're actually going to be updating ours soon. I hope there is sustained enthusiasm for that, as there is for this. And what that growth policy dictates is the people's plan. It's supposed to take in consideration what the community wants. All the way from the average Joe property owner to developers to businesses what have you. They will take into consideration what is found in that document as well, as they make planning decisions. But it doesn't hold the black and white power that those findings of fact. It just helps support decision making.
- A member of the community stated that, that being said, you mentioned we could propose or suggest we have a new traffic study//Yeah so I will give you the numbers as we have them and I have them actually written down, //well as part of the Rivers Edge Trail there is a lot of people walking there, night, dogs, people pushing kids//also the railroad tracks can get shut down going north. So then people coming out of there going north are going to have to come all the way back and go the other way which causes more traffic//crosstalk//homeless that roam through there every day. And they walk into incoming traffic. And so that's really two ways out//25 feet and it's part of the Rivers Edge Trail//And I had//I have hit ahh//the streets not wide enough to do //Again this going to be the number one issue we talk about next week. And again here's what the numbers say, here are the concerns. So the numbers say right now based on that data which again the question is the age of the data we have a traffic count on that street 328 vehicles per day. We are projecting based on this project for that number to go up to 460 that's based on the data we have on file. So the question is, is that an acceptable increase, is that an acceptable situation. And the answer to your question, this project will have traffic impact. This project will increase your traffic. The question is, is the traffic too much or is it acceptable. And again we do our work based on code and based on numbers and that street from a numbers perspective can handle //the best way to make a complaint is at the meeting with //I am saying that this is exactly why we have this process, because our numbers are saying that the street can handle the increase again because vehicles from this project will be going 3 different directions. You have the ability to say we don't think so. We don't think so based on what's on ground.
- A member of the community stated and asked //crosstalk//traffic is going to be the least of our concerns because, has there been a crime enhancement evaluation study. Because that's going to be your biggest kick in the ass here I'm telling ya. Traffic is gonna look like nothing compared to the issue. On the apartment buildings I kept before, I would

have to literally once a week, working with the Chief of Police at Tulsa, that's no fun, to deal with that so //I think it is unfair to categorize anyone who rents with going to commit crimes//crosstalk//I'm not doing that//crosstalk//I'm just saying this. The more people you have together, the greater opportunities there are, that are going to exist for crime to develop. Is there a crime enhancement study that has taken place for this particular project//crosstalk//I don't think there's any//if you want bring me some data like found in a academic journal, that would be a great tool for us, but it can't be just your //crosstalk//data already//crosstalk//there is crime now//lets go one at a time. Let's go one at a time

- A member of the community stated she lives on 10th Ave SW, on a corner//crosstalk//folks we somebody speaking we would like to listen to their question//so they come off the sidewalk, I'm talking about the pedestrians and the joggers and the bicycles and they go back by my house. That 10th Ave SW is often used as a drag strip once it's evening time. It is very narrow and everybody who lives on it and who's ever traveled around that curb knows that you have to kind of swing wide just to miss the neighbor. Now people who live on it I notice are very respectful and do 25 or less. I do, because it is tight and I have seen dogs get hit and squatters but um it's a wonderful piece of property. I understand wanting to, to make it into something nice, but why not just continue with single family housing unit that would benefit both all of us and the people who live there. Why these awful apartments. I get that there is a large need for quick renting but Jesus Christ these apartments tend to turn a little ghettoee after a short while so//crosstalk//and they drop the prices and or they will go into low income housing and it gets mad it gets crappy fast//so again it's a democratic process. We at the City do not mandate that certain uses go into certain places. We believe that we have to set up guard rails which is why we have this meeting which is why people have to come in and do things but the free market is what motivates development. //Well I don't think we should always worship at the altar of money. Honestly. Can we have just some quality of life at all. I don't know if you have noticed Great Falls much but it has gone down dramatically in the last 10 years. And adding more um I don't know easy big money, like you said benefits very few, costs too many. I am over it. I just would like to live in a nice neighborhood. I just paid off my house. I really don't want to move. Alright, so can we just maybe just think once about a you know, can't all afford to live in a Big Bend, but bought this little piece of paradise and maybe we can just continue to have a little bit of paradise. Does it have to turn into something because our zones and our codes will allow it. I mean honestly. //and you have people who have been in that neighborhood for 30 or 40 years. You're taking away from them//I've been there almost 60 years. //there you go, so you're changing the atmosphere to them.//crosstalk//as far as the drifters, the vagrants, the people that walk through that walk path going to the apartments//you're asking for more problems//you're not making it any easier on anyone. You are making it harder on everyone here. They don't see the output of this.//And I'm with the police at least once a week ok on different meetings ok. She's at some of them, and they got the data now that crime is almost out of control //this is exactly what the big cities do. So in Denver Co they tore down all those historical buildings and they built condominiums. And everybody moved in besides the Denver area. It's almost what's going on in Great Falls right now. You're bringing in these rural apartment complexes, bring people in, and all the sudden you mass produce people in certain areas. And the people here just want a little respect out of that you know
- A member of the community stated and let's recognize that. I feel like you're here to sanction all of this. You're here to absorb all this shit. So I want you to be, like I thank you for that. I worked with homeless veterans for the last 6 years. I have worked with the homeless community for the last 6 years to find rentals, to find work, and boy there is, yes there is a lack of affordable housing, but people do not want to work. The people that are working are already working. So who, so we're gonna, you know I, Volunteers of America help veterans get into places. They pay their rent, and then they step aside and they, they trash the place. They get turned upside down. They turn it into a whore house. A drug place and unfortunately I just, an apartment complex, having been a landlord, and in the spotlights that I've been. I don't have. I'm not hopeful. I'm not, because people in this town that can work are already working. We have, and, and, I mean I have, I just. It's discouraging. I hear what you're saying and the process that we all, like December 12th we all need to be there.//crosstalk//So, so thank you. On the other hand there's//If I could, I have set through hundreds of hours with people who are very passionate, with people who have lived in places and they have an expectation of this is what it's going to be, and I can understand those frustrations. What I would encourage you to do, and what all of us are here to do, is to ensure that our decision makers have the very best information possible. To make the very best decision possible.//good luck//Now what that means is the more specific topics that you can bring, the more data, actual draft data. So I heard that you're worried about some crime, this brings crime. Bring us some//figures//You need those things. And then another thing that I would consider, I understand, and this is not me, again we are the referees, but my aim is to make sure you have the best information possible. There's some who absolutely don't want this at all.//some//
- A member of the community asked if there is any desire to keep the zone R1. //R1, so right now the zoning. So the City isn't initiating the reason. The private entity who wants to do this sort of project and this is the zoning that they elected //we all want it to stay R1//Yes but the property owner of that property has initiated it and you're right you

- want it to stay R1//who owns it//I believe it's under contract //Did it change ownership//The Stainsby's and it's under contract. //I mean we could probably pull some crime stats off the trailer park//Stainsby in Seattle. Kevin Stainsby
- A member of the community stated you're not taking into account in your traffic patterns the parking that doesn't exist for the south end of Garden Home Park. Those cars are going to start park on private parking. And where they're parked down the street, you can barely get one vehicle through there some days.//right now// You got kids popping out, dogs and doors, and that's a major constriction right there. Where you kind of build this thing.//Basically, basically if this goes through, and I pray I am wrong, you're putting people in harm's way. And what's gonna happen down the road, and I pray that it never does, is a fatality, if a kid is involved, god help us//that where all the kids are going//crosstalk
 - A member of the community stated I'm in charge of the neighborhood watch in the neighborhood on the west side and if you go to crime view plug in your area code and your address//crosstalk//you can see exactly how much crime is in the area//Ok//data//crosstalk
 - A member of the community stated I have definitely noticed in the summer that our water pressure is way different than it is in the winter. What do they do to make it so the water pressure doesn't make it any less than what it is right now. There was a time one Sunday at 6 o'clock in the afternoon I flushed my toilet and it took 5 minutes to fill up. And I was like holy cow.//So that's a fantastic question. And it's a question that comes up with a lot of development projects. So what we can do is to ensure if it hasn't already been taken into consideration, our public works group to see if that is any low pressure area, and whether or not we need to do //water main going into Fox Farm is ours //crosstalk//that's when we had our water pressure //crosstalk//during the summer it's definitely //sprinklers systems//yeah and the sprinklers //crosstalk//accommodate even. How do we get that up//So again, these are good comments. If you want to provide a written comment, you can do that. You can provide written comment and also provide public testimony. You can do that too. Again, we're able to assess a lot of this information; I can assure you that within code, we are doing what code allows us to do. And the reason we have this process, so we can deal with these other things that code specifically addresses because if we addressed everything that would be a long book I wouldn't want to read.//might be outdated//it might be outdated too.
 - A member of the community asked have they done a study as far as what will happen with the property values with these all associated homes once that unit is basically put in. They may make money. What happens to the value, the tax assessed value as well which goes to the City. So they could get a chunk of money from this particular apartment building, meanwhile you're just slashing the value on everything else left in your tax base that's going to the City itself. So hey we are going to pick up 50 thousand dollars in taxes from this apartment, meanwhile you're wiping out the tax assessment of the value of all these other homes halving the value by you know 50 percent. Now the houses worth 200 thousand are now worth 100 thousand. Now the City is only getting a tax assessment on 100 thousand instead of 200 thousand, so they are gonna lose way more by passing something like this //Mine just jumped 20 percent//Now imagine it goes down 60 percent//I think that's the plan//So that's something to think about in general. If you pass something, what does that do to the overall values of the neighborhood. Do the values go up or do the values go down. And if they go down where tax costs going to be to the City. //unintelligible// By passing//unintelligible//in exchange for this//unintelligible
 - A member of the community asked if the City planning has any kind of called ADU you know like what's happening around the country, accessory dwelling units ADU's I'm sorry//yeah//cause what I am afraid of ok so I don't know what comes after R1 ok but we're at M2. Now this is an M2 project that is being done someplace else and what they did is once they were in there, once they were in there they went with these ADU's. So in other words the ADU's to pick how much parking is allowed by certain units. Well they just changed it with executive order without any kind of input and now they got all these other little tents or whatever you call it by the property. Do this, do we have any kind of provision for that//So first of all in case people don't know what an accessory dwelling unit is, it was something that was mandated by the State of Montana and it allows individual property owners to create dwelling units on their lot for whether its family or for investments. They're small independent dwellings that are on lots. and I just want to make sure people knew what they are, but if this zoning is approved to M2, accessory dwelling units are not part of the State mandate for that zoning//could they implement them without input. Public input//Well we have to eventually take the States mandate and implement it locally and that will be a code change, that has to have public input.//ok//So the accessory dwelling unit the way that it is, and its State mandated code, we don't have any control. It's what they said implemented January 1st. Essentially any single family home will be able to add a secondary dwelling as long as it's under 1000 sq ft.//crosstalk//It won't apply to this particular project//It won't apply to this one being that it is a multi-family project//cross talk//It won't be allowed in the City code//That's better.
 - A member of the community stated as far as public comment I would just encourage people to come to the next meeting. It's the 12th at 3pm. It's important that we have public comment on record. So have something written. If you're planning on coming or I am not able make sure you print something or write something out because it's very

important//Yes because we do provide synopsis in reports about the input we received and we include them in our meeting packet. So if you provide something in writing we'll include it. And I want to branch off into one thing about the street. The concern about the street. The more on the ground information you can provide us about what you see happening, whether its park cars that are affecting travel down the streets. Whether it is concerns you see about the safety of the street, any antidotes, information, the more you can provide to us the more we have on the ground view for you. Because what we're hearing from you obviously is the street can't handle the increase. //Crime issues//Tell us more about what's going on in the streets. And show us more, tell us more, and that gets then put into the packet information that everybody looks at. Your viewpoint is important but the more that you can show us what's going on in the streets is better.//Should we just put it on a piece of paper and turn it in//crosstalk//you can email us, we will make sure it goes in the packet//When do they need to get notified so we can make sure it's in the packet//Well if you email us or write us information before essentially noon on Tuesday, we will make sure it's assembled and given to the Zoning Commission at their table or we could distribute it depending on how early you give it to us.//What about the letters and emails already sent to the Commission are those going to be included in//They are already in//Ok good//yes

- A community member asked so who is Jamie Nygard//She is our Admin//So if they were emailed to her//yes//crosstalk//I have her email address//so Lonni//any planner as long as you put the subject//he did a good job//we agree//we'll make sure//great//really cooperative
- A member of the community had a two part question. Totally unrelated to one another. Number one is the Missouri River Corridor Plan available to us //it is//on the City website//it is so//crosstalk//If you go to our departments page you will be able to see it under basically it's called comprehensive planning documents you will find it or if you want to give me a contact I'll just simply send it to you. //ok//And that way you'll have that information and I mentioned that for very important reason. When we evaluate these projects trying to referee if you will the local on the ground input with what the developers doing we have to look at our planning documents and what they recommend because those are documents adopted in the public process and the Missouri River Corridor Plan recommends that we increase housing opportunities along the river corridor to leverage the corridor. That's the push and pull of this process. Is you have the planning document that says one thing and you have the people on the ground who are concerned about how it's going to impact them. So I can provide you with that document.//ok 2nd part, under the Woith letter, the land use restrictions. I noticed it doesn't regulate or restrict commercial sales. Are we going to end up with pot shots. Are we going to have any control over it.//Per the development agreement you're able to limit specific land uses and you're able to limit specific design standards//how bonding is that //it's binding//It's recorded with the real estate //It's going to be recorded so even if it's recorded it's in our records whether they do it or not. So for example//you enforce it//yeah//so for example an M2 I don't think any of you guys want a taxi depot to be there. That is an outright permitted use. I told Spencer you probably want to add that to the list of things we don't want. So within our code we have our views chart and there's either a P or a C. P means permitted. C means that it's a conditional use. They have to go through a process but they can at least make the ask. So if we're for the district they're asking you have all the different land uses and there's either a P or either a C. What the applicant is going to do I believe in order to make their application more persuasive and direct what they are trying to achieve is looking at those uses, you know, talking about a bait and switch, making sure that those uses are not available with their rezone. And making it more focused. What I would recommend to all of you, and again I don't know how we can get you a link, you can email us and we will email you the exact link, we can email you that list. So you have it. And if there are any uses that you are like nunh ah that scares me and that's a deal breaker make note of it. Like I said, the best thing that you can do in my experience when speaking to the governing body, is to be precise, be specific. They already know that they are going to hear about traffic. They already know that they are going to hear about crime. //and safety//and safety. Because they are brought up every single one. That's not to say your neighborhood is not unique and has unique challenges. But they're already expecting to hear those things. What you need to do is be specific with data and specific items. Another thing I highly recommend it's all based on however you want to go about this. Someone are going to leave that meeting happy. Someone are going to leave that meeting sad. What I have found which can sometimes help is if there had to be a middle ground what would that look like. //well he doesn't have a plan b// Well and the thing is, is he able to make his initial ask. //well at least have a plan b maybe somebody, be more happy people//So if there's certain things that you can look at, because the thing is, is unfortunately we're going to continue to grow whether this project, that is a true//crosstalk//how many years//crosstalk//this place hasn't really grown//a little bit//how many//I been a mailman on the street 20 years//Thank you for your service//I appreciate that//your welcome. You pay me well.
- A member of the community asked if you would want that in your backyard. Do you want that in your neighborhood. You guys are saying development change and all this//I have one of those in my backyard.//but that was your choice of whom you had in your backyard but if you grown up and lived in a quiet neighborhood, would you want your neighborhood changed like that.//I think it's//no you wouldn't//maybe in Idaho//it was a nice quiet

neighborhood//current home tracks for a reason//he had his chance trailers on there. 11 trailers but that wasn't good enough. He was getting money, money coming in. But I am just saying it's not right and where are all those cars going to park. Cause most people usually have two vehicles. I want to know where all them cars. If you built them buildings where are they gonna park//to many cars//that's what I am saying where are they gonna park them cars.//crosstalk//right now you can put all them cars and they wouldn't have them buildings and they still couldn't put all them cars in there. So where are they gonna park.//So I can tell you that the plan that they are proposing, I believe they meet the minimum parking requirements that are established in our code. //So where are they gonna park//In their parking spot on site//crosstalk//So where are they gonna build the buildings.//crosstalk//because they are gonna have a drainage pond. I mean I'm not. There's no way that they can build that much on that property.//And what I would also suggest is obviously stats. Where here to support and facilitate questions as well. But you can also//that's not right//speak one on one with the developers as well. //crosstalk//there's property all over //and how do we find out about the meetings because honestly if it wasn't for just one of our neighbors looking out //crosstalk//I hope that's not true//who dropped this packet off at my parent's house just out of the kindness of their heart, most of us would probably not be here.//crosstalk//because they are only obligated to notify people that live 125 feet within the development correct//It's 150//150//So that's and that's, and that's current code//crosstalk//I did get one//that is perfect//so he lives on the property and he didn't get one. //I did//is that because//either you did or you didn't//I did//crosstalk//One question at a time// we live across the street and we didn't get one. See right there across the street. //If I could get your address I can check to see //crosstalk//we got nothing//What's your address sir//7826//Thank you//all of us found out from calling each other. He was the only one that was informed that we're aware of//So //everyone here //else received a letter.//I can tell you that the code was followed, which is established in our ordinance that we have and it's not only notification by mail. They need to post the site. We post it online. There's //crosstalk//facebook// and also paper and we're here as well. So I can tell you that I believe we're trying to be very transparent//Mr. Chair, Mr. Chair can I read something here.

- A member of the community requested to read something. Can I read something to you all. Can I read something to you all. I hate to give you all my ammunition. I was going to read this at the Commission meeting but I'll read it now. Alright. Now this is from a brand new Commissioner coming onboard in January. This is her. Ok. I back this up with the date. Ok. So here is what she wrote. Just recently. Growth in Great Falls, and that's what we're dealing with right. Ok. That's what you're under the gun for. Said we dodged the bullet this spring when a developer pulled out of the planned high Destiny Housing project at Dicks RV Park location. Imagine vehicles coming and going from 513 apartments going through that small underpass by the Beacon Icehouse gathering up on the out ramp to get to 10th Ave S and adding to the congestion at Fox Farm road which we will be doing to. Ok. This is a good witness right here (unintelligible). Ok. Our last road plan in the City was done in 2013. Ok. The City ordinance was enacted in 2018 requiring the road plan to be completed every five years. Some time went by, then COVID hit, and then it's now 2023 and no growth plan yet. Ok. Just just developers. Umhm. Ok. //crosstalk (laughter)//Running, running, running the show. Money to do the growth plan is finally in the budget for next year. I would like to make sure that a wide range of community members having a say in what is this development develop for a plan. That's her words. I will be using this at the Commission and that new Commissioner. Hold her accountable. //you can do that//by law or you know//So one more question over here but I know that
- A member of the community stated I don't have a computer; I want copies of all this stuff. Will you send it to me//We absolutely can send you whatever you need if I can get your contact //crosstalk//post office box in Black Eagle because people steal the mail out of my mailbox on the street//I'll get you box right now and your name//I got a question//Are there any more questions for Brook//Brock//I'm sorry
- A member of the community stated one of the things I like about living on 10th Ave SW is that we don't have requirements for sidewalks, curb cuts, driveways. With the increase in traffic is there a possibility that we'll be forced into all of that when the City decides that we need improvements on the street because of this development.//So where we see improvements that are made, so let's say you live in an older part of the neighborhood it doesn't have curb, gutter or sidewalk or one of those components. The City is only able to enforce that it be improved if there is a substantial change of use to the property. So unless you plan on bulldozing your house and create something new, the likely hood of the City being able to mandate that is very small.//that's it thank you
- A member of the community stated Great Falls is never a pretty City but what their starting to do now, especially along that river you say they want that river to be that way. It's either going to end up looking like Chicago with a bunch of high-rise things on both sides of the river, no trees, trees are done. And the buildings they put up in Great Falls in the last 5 years are the ugliest //crosstalk laughter//buildings built in America. That monstrosity by 2J's, that deal that they hooked up to //Milwaukee//the Milwaukee it looks like a, my trailer, and I live in a 1970 roller motor home, which looks better than that piece of crap stuck up to there. It's you know that place is gonna generate god knows how much heat, concrete, all the asphalt, everything else. It's not what we need here. It's not even what people want anymore.

We're supposed to be trying to preserve this because the a, you know climate, and everything else going to hell and a hand basket. //crosstalk//and now they create this //They don't want you and I to be down at the river//crosstalk//They don't want you and I to be down at the river//the state mandates that we//crosstalk//watermark//and that's what it's for. It's not for you and I who have settled in that neighborhood. 40, 50 years ago. Quiet neighborhood. A neighborhood that gets along with everybody. So now they want to build along the river. So what are they gonna build. All these fancy houses//and ugly//which you and I could never afford. You and I could never have access to the river because they'll cut it off.

- A member of the community has just one simple question. How does this project benefit anybody in here, period.//the neighborhood// How does this project, that is a direct question. And a very simple question that anybody can answer.//crosstalk//I work with the City//crosstalk// Besides the people doing the developing and the owners of the property who will receive the tax//crosstalk//for immediate business. If we're really a democratic process, how does this benefit the people of this community. //crosstalk// it doesn't//That's it. It's really simple. If this is really a democratic process and we want what's best for the people how in the growth and the plan an all, how could this one project benefit any of the people in that whole neighborhood and the community.//I bet I can answer that//sure//my name is Brett Doney I'm with the Great Falls Development Alliance. We commissioned a housing market assessment 2 years ago and the analysis was done before the 10 year census data was released. The annual census data which was based on a very small sample showed that before the 2020 census it showed that we weren't seeing any population growth. As you know we seen very little population growth since our peak in population in 1978. But when the census came out the 10 year census is much better data than just the annual it showed that Cascade County grew about 3500//yep//people. Before taking into account that 3500 people we had a need based on that market analysis of over 400 new homes a year in the commute shed of Great Falls which goes beyond the City//crosstalk//since then we believe we've seen more growth. We don't have accurate population data but the apartments that are being built there's 6 to 8 month waiting list for apartments. Very difficult to find a single family home. So look around at all these books here that the kids here in elementary school read, we don't have enough housing right now for people who live here now, want to live here now. If we don't continue to build some more housing these kids aren't going to be able to live here either. We've been pushing for infill housing and I know it's not popular, but it's much better from a taxpayer standpoint to do infill housing rather than continue to build outward. Now we just had the public safety levy and it failed by a huge margin and so the City leaders are going to be looking more and more at infill in the areas that we are already maintaining the roads, already providing police and fire and parks and things like that because we have expanded outward and obviously the majority of the voters, 2/3rds of the voters don't want to increase the taxes for services. So we've been looking at infill. The Ark Apartment Homes behind Albertsons, that was an infill site. We've got a proposed project across from the old Eddies Supper Club. You see a lot of lots where there's 12 unit, 48 unit, 24 unit. If we want to stay affordable as a community we need more housing. It's just simple supply and demand. Otherwise we're gonna become like other communities that have grown in Montana and elsewhere and no one can be able to afford this. So we look at//crosstalk//we look at the same facts that Planning looks at. I've been a certified planner for almost 30 years. We look at the data. And we have to have the same rules for everybody otherwise we have no rules at all. And so when we looked at this project, we looked at the same data that the Planning Department looked at. And it's the best data that they have available. So based on that we're very strong supporters of the project because we need the housing and it meets the//crosstalk//10 goal//owners//10 year goal//Parkdale the River's Edge Trail there which is huge thing that we advertised for Great Falls come visit the River's Edge Trail when you come visit Great Falls Montana//cars//where all the cars, people walk down that street, you know along the water then they go on 2nd Avenue and 10th Avenue and then it goes to other connecting of the River's Edge Trail. We want to put a huge apartment with all traffic right in the middle of where we're trying to get people to come visit.//You mean like Parkdale//What's gonna be the goal//visit and yes check out our River's Edge Trail now you got to dodge 100 cars while you're walking down it. There's no sidewalks down those roads. //do we have a price point for these//walk//apartments because I can assure you in the last 3 years there is not affordable housing and I know that because that's what I have done. So and is it going to turn into low income housing because the //it's geared that way//the people in this City do not make what other cities make, period. Like look at this school district right now. That's a perfect example. The school district employees cannot afford if they weren't married, cannot afford an apartment. On the rent making 15 dollars and 83 cents. So //I know the data better than anyone because I look at it every single day and //if they got data where apartment dwellers pay personal property taxes.//yep//Property owners are paying for it not //crosstalk//
- A member of the community stated but building another low income apartment building. How is that going to make it better. One there is no City buses. So now you have a bunch of homeless people that are going to be walking or I'm sorry, low income individuals that are going to be walking to and from. Like //This isn't a subsidized housing project//what is it going to be then if people, I mean people, what's the price point//You know on the one hand you're

saying that apartments are too expensive, on the other hand you say you don't want people to live in your neighborhood because they don't make enough money//no//I think what she's saying is every apartment complex you guys are developing has a section 8 there. You're allowing low income people to move in. And that's what she's asking. Why don't you move, why don't you move it to Fox Farm. //crosstalk//oh yeah//Big Bend area//We're trying to get more apartments there //no further, further north. Go out to Big Bend and build an apartment complex and see what they say.

- A member of the community asked as far as these apartments you stated there's a waiting list on them. Actually I work at a rental agency and have for a long long time and there are apartments on the list that have been on the website for a long long time. I don't know specifically about the actual apartments but there are apartments sitting for a long long time because I know the owners. I deal with them specifically and so I think maybe because of the people, you're talking about the young people, used to be when we were young (unintelligible) came back on a house, they can't afford the apartment. So I don't know what the answer is, but I don't think this is it.
- A member of the community commented my father in law lives right across the street from where that entrance is gonna come out//which one//and he's tried building, a or would like to build more onto his property. And he's maxed out on the footage. It's that acre and half across the street. He cannot build anything else on that property. Now we're gonna build one up across the street. //If he ever wants to come visit our office//we have been down there//and I have//crosstalk//
- A member of the community stated that since all my neighbors are here. This is not related. Something happened today and you guys should be aware of it. The County Commissioners had their work session today and Jim Larson and Joe Briggs passed a resolution to their going to have public hearing next Tuesday at the 9:30 Commissioner meeting and they're going to take the elections administrative duties off the clerk and recorder. They legally can do that, they have no ethical reason for doing it, what it means is you will never vote for your clerk, or you're a election administrator again. Now whether you liked Rita or you like Sandra at least you had a voice. That's going to disappear next Tuesday if we don't call or show up, or email, or something. I've tried to contact KRTV, I've contacted Rick Tryon eCity beats, I mean you have to understand this, none of these people aren't working for us. You know I mean they worship money. They don't care about the community. They care about running people in. You got people coming to this town simply because they can be a Montanan the minute they get off the bus. They don't work. They are on our Medicaid. They're, they're, everything is getting worse for us. You've got, you've got Commissioners who just don't think they answer to you at all//there you go//period. And all of this means to me just means the same thing.//So //This, this guy is kindly telling us that because somebody passed a law 100 of you don't count for that //and you know where the is law coming from. It's coming from the Commissioners. This right here has already been sold//yeah//Your words is //hollow//hollow// going to deaf ears basically. //crosstalk//alert the media//people//so make some noise and rockets and bring some attention to this.//Well they did it at Dicks RV//So stopped that//So I don't know if there's anything else that we can answer for you but I want to tell you that I appreciated everyone that came here. I know that this is a messy process. And people have a lot of big feelings about it. I get that. //thanks for being patient//I want let you guys to know that appreciate you voicing your concerns, being a part of the process. And I want to let you know that as a new Great Falls resident that there's no place I would rather be. So glad I get to be here. //crosstalk//see you live on Tuesday

OTHER BUSINESS

- Not addressed

NEIGHBORHOOD COUNCIL (Miscellaneous reports, announcements, and agenda suggestions from Neighborhood Council #2 members)

- Neighborhood Watch
 - Not addressed
- Council Facebook Page
 - Not addressed
- Agenda Suggestions
 - Not addressed

ADJOURNMENT

- At 8:25 pm the meeting dispersed.