

Date Stamp:

CUP-000017-2023

10/4/2023

CITY OF GREAT FALLS  
PLANNING & COMMUNITY DEVELOPMENT DEPT.  
P.O. BOX 5021, GREAT FALLS, MT, 59403 5021  
406.455.8430 • WWW.GREATFALLSMT.NET

LAND USE APPLICATION

Park View Assisted Living

Name of Project (if applicable):

2201 11th St. SW 6F, MT. SHELBY

Project Address:

Annaliza Koczur

Applicant/Owner Name:

2806 16th Ave South 6F, MT. SHELBY

Mailing Address:

- Annexation by Petition: \$500
- Preliminary Plat, Major: \$1,500 + \$50/lot
- Final Plat, Major: \$1,500 + \$25/lot
- Minor Subdivision: \$1,250
- Zoning Map Amendment: \$2,000
- Conditional Use Permit: \$1,500
- Planned Unit Development: \$2,000
- Amended Plat, Non-administrative: \$1,000

Phone:

(406) 868-0744

Email:

parkviewaf@gmail.com

Representative Name:

Annaliza Koczur

Phone:

Email:

LEGAL DESCRIPTION:

Lot/Block/Subdivision:

Section/Township/Range:

ZONING (ZONING MAP AMENDMENT ONLY):

LAND USE (CONDITIONAL USE ONLY):

Community Facility Type I

Community Facility Type II

Current:

Proposed:

Current:

Proposed:

I (We), the undersigned, understand that the filing fee accompanying this application is not refundable. I (We) further understand that the fee pays for the cost of processing, and the fee does not constitute a payment for approval of the application. I (We) further understand that public hearing notice requirements and associated costs for land development projects are my (our) responsibility. I (We) further understand that other fees may be applicable per City Ordinances. I (We) also attest that the above information is true and correct to the best of my (our) knowledge.

Annaliza Koczur

Applicant/Owner's Signature:

10/4/23

Date:

Representative's Signature:

Date:

Mrs. Annaliza Koczur  
Park View Assisted Living  
2201 11<sup>th</sup> Street SW  
Great Falls, MT 59404  
September 26, 2023

To Whom It May Concern:

I respectfully request a conditional use permit for Park View Assisted Living, an assisted living facility that I own and operate within the City of Great Falls, to refurbish an unused garage into two bedrooms – one private and one semi-private.

According to Montana Department of Public Health and Human Services *Montana State Plan on Aging* signed August 27, 2021:

- Montana's population is rapidly becoming older, often referred to as the "aging tsunami". In fact, in 2017, the percentage of adults age 60 and older in Montana ranked 5<sup>th</sup> in the United States. According to the Montana Department of Commerce's Research & Information Services Bureau, the population over age 60 has increased by 26.3% between 2001 and 2017, from approximately 159,412 to 255,841 in 2017. The population over age 60 represents 25.4% of the total population in Montana. Our fastest growing age group is 85 and older, with a total of 22,384. According to the AARP Across the States 2018 publication, by 2030 there will be an increase of 57% and by 2050 an increase of 208% in this age group. In contrast, the working-age population is projected to decrease, potentially reducing the number of workers in relation to the aging population needing support. (<https://dphhs.mt.gov/assets/sltc/AgingReports/MontanaStatePlanonAging.pdf>)

I work very closely with the Montana Department of Public Health & Human Services as well as Medicaid Waiver and the Center for Mental Health to provide a safe, happy and healthy home for our elderly Montanans.

Park View Assisted Living is licensed as a Category A facility meaning that my residents are mostly ambulatory. At times I have residents who use a wheelchair to get around; they can transfer themselves as necessary to perform life functions. I do not take in violent residents and my resident's mental and physical health conditions are at an appropriate level to reside in an assisted living home without requiring the advanced services of a nursing home.

My residents are quiet, spending most of their time resting and relaxing within the home. I employ eight staff members. My staff and I take care of cooking, cleaning and providing necessary services to keep our residents clean, safe and healthy. I have worked diligently with local contractors to keep the facility running very well. I have provided beautiful remodels to the exterior, adding a new deck, new fencing and replacing an old retaining wall boarding the Meadowlark Elementary School

grounds. The additions/renovations have been in line with and even above what might be expected of a home in the Fox Farm community and, driving through the community, one would never know that the home is an assisted living. Vehicle traffic is minimal and usually accommodated by the driveway where up to four vehicles can park at one time. Most days, there is only one or two vehicles parked in the driveway. Park View's residents may have visitors too and thus, one or two visitor's vehicles may be parked on the street.

The safety of residents and staff are paramount in my facility. All appliances are modern and in good working order. I have a modern fire alarm installed at the facility which is tested and maintained on a regular basis. All residents can safely evacuate the facility and staff are trained to help evacuate residents in an orderly fashion. I assign rooms based on the resident's ability to safely evacuate the facility. My facility is located 0.4 miles from Great Falls Fire Station 4 and medical services are also just moments away. In accordance with City of Great Falls codes, a fire sprinkler system is part of the renovation.

Considering the discussion above, I would like to remodel the attached garage to add room for three residents. This would take the form of both a private room and a semi-private room. I am working with a local contractor, SAMS Construction and Painting, to accomplish the project if the City of Great Falls will grant permission to continue with the project.

I have been taking care of the elderly for over 28 years and wish to provide a beautiful home setting for those elderly in need of a place to live. I love taking care of the elderly; it is part of my culture and is certainly my passion. I love my elderly Montana residents; they deserve the safe, happy, caring environment that Park View Assisted Living offers.

Thank you for your time and consideration in this matter. I deeply appreciate the City of Great Falls and love serving its community. I look forward to your approval of the conditional use permit allowing for the remodel and addition of three more residents. If you have any questions at all, please don't hesitate to contact me at (406) 868-0344.

Very Respectfully Yours,

*Annaliza Koczur, RN*

Mrs. Annaliza Koczur, RN  
Owner/Administrator; Park View Assisted Living  
(406) 868-0344 (mobile)  
(406) 315-2811 (fax)  
ackoczur74@gmail.com

# Aerial Map

