

From: Karen Schoonover <karenschoonover@msn.com>
Sent: Monday, August 21, 2023 10:30 PM
To: Jamie Nygard <jnygard@greatfallsmt.net>
Subject: Fw: Public Hearing for Zoning Amendment for 2505 8 Ave. No.

Dear Members of the Planning Advisory Board/Zoning Commission,

My name is Karen Schoonover, and I am writing in **OPPOSITION** to the proposed zoning change from a Single-Family to a Neighborhood Commercial lot, i.e. 12-plex, at the address of 2505 8 Avenue North. I have lived at my current address (2426 8 Avenue North, which is kiddy-corner to the proposed property) for over 43 years. During those years, I have seen the progressive increase in traffic, and the increase in parking along the streets of 8th Avenue North and 25th Street, and the inability to see around corners when trying to turn off of or onto 25th and 26th Streets and 8th Avenue North, thus causing driving hazards on the street already. The confined area cannot accommodate the impact that a 12-plex and its volume of residents would have on the already congested parking and traffic situation. Again, I am **OPPOSED** to this rezoning proposal.

Thank you for taking my concerns into consideration.

Karen Schoonover
2426 8 Ave. No.

From: City of Great Falls Montana <greatfalls-mt@municodeweb.com>
Sent: Tuesday, August 22, 2023 6:02 AM
To: Andrew Finch <afinch@greatfallsmt.net>
Subject: [Andrew Finch] Proposed Rezoning of 2505 8th Ave N

Brandon Skogen (brandonskogen1981@hotmail.com) sent a message using the contact form at <https://greatfallsmt.net/>.

To whom it may concern. I am contacting you in regards to the property located at 2505 8th Ave N in Great Falls Montana that is being looked at for a possible rezoning from R-3 to C-1. I apologize that I am unable to attend in person, but this is my public comment on this issue.

I am a property owner in the area and reside at 2512 8th Ave N. I have lived in this neighborhood with my family for several years. It is a quiet, low crime neighborhood. We know most of our neighbors. When word came out about the possible actions being discussed it was met with "No from most of the neighborhood" There are several reasons for this to include, traffic, congestion, utilities, existing multi family dwellings, and Emergency Services.

First Traffic. The area is situated between two one-way roads (25th and 26th St N) and 8th Ave N which is a main throughway road, as well as an emergency snow route. On street parking is usually very congested on a daily basis. There is a large amount of semi traffic due to the grain elevator as well as the pasta plant. Traffic is worse during the spring/summer baseball season with the stadium here. It is further more compounded by the funeral home when they hold services, as it eliminates any available parking in the area for residents.

Second, Congestion. Besides the elevator and pasta plant traffic issues, there is also an automotive shop north of this lot. On a regular basis a semi blocks access to the alley behind this lot as they make deliveries. This would impede entry/exit for the proposed property as well as inhibiting emergency services from being able to access the area as needed. A 12 Plex would bring in more traffic, more vehicles and more issues to an already saturated area. Just because they say they will have a parking lot for the residents of the property doesn't mean that is where they are going to park, or their spouse is going to park, or their children. They will park on the street, blocking out residents from being able to access their homes.

Third. Utilities. Water pressure in the area is already low to begin with. By adding in additional multi family dwellings will cause the pressure to drop even further. Not to mention the additional strain on the storm drain system that becomes easily overwhelmed.

Fourth. The existing multi-family dwellings in the area are run down, and not taken care of by the property owners that run them. There are issues with weeds, garbage, abandon vehicles just to name a few. Not to mention that there is a significant drug issues with the apartments located on 25th St N between 8th Ave N and 7th Ave N. The crimes that do occur in this area can be traced back to the residents of the existing multi-family dwellings that currently exist.

Fifth. Emergency services will see access deteriorate and with additional vehicles and traffic will cause delays in responses and the ability to access a emergency scene safely and securely.

In closing, This Committee has a obligation to listen to the citizens of this area. It does not matter that the City agrees as it fits there development plan, It does not matter your own personal opinion of the matter. Your vote is cast in the taxpayers stead. You vote the way that the majority of the taxpayers would vote. That is your job and what you are there for. Now, if the majority of the public comment shows in favor of the project then the vote should be to approve, however if the majority of the public comment is against it, then the vote should be to deny the proposed change.

This is not what this area needs. Rezoning this property would cause issues for the current and future residents of this area. This is a horrible spot to place this type of building. Please take into consideration what is best for the community, and not what will drive the coffers of the City and the property owner. Listen to the citizens and vote based upon their thoughts.

From: Den Shea <markoshea1959@gmail.com>
Sent: Tuesday, August 22, 2023 11:11 AM
To: Jamie Nygard <jnygard@greatfallsmt.net>
Subject: 3:00 meeting on a Zoning change request.

To whom it may concern. My name is Denis Markovich I live at 3604 8th Ave N, Great Falls, MT 59401. I am concerned about the purposed 12 Plex request for a zoning change at 25th Street and 8th Avenue N.

The traffic is already congested at the intersection. There are certain hours were it is bad. Also we're are the addition cars going to park. Hopefully not in the streets. Where it will make getting a clear sight of on coming traffic at the three way stop harder. Also folks living in this area know how bad water pressure is. These apartments will only make it worse.

I wish I could have attended this meeting in person.

Thank for letting me express my condolences.

Denis Markovich
3604 8th Ave N,
Great Falls, MT 59401