

From: Bill Budeski, 614-10th Ave. SW, Great Falls, MT 59404

To: Planning Advisory Board/Zoning Commission

My name is Bill Budeski, I live at 614-10th Ave SW and have been for 60 plus years. Our neighborhood is zoned "**A Suburban Single Family Dwellings**".

I am AGAINST the rezoning request for 805-2nd St SW, for an apartment/condo complex. If this is passed, we will have no say over what other buildings could be built in this area!

This request will impact a peaceful neighborhood in many negative ways. This will involve excessive vehicle traffic, 100 plus apartments & condos, numerous people and their friends, as well as noise. This will infringe on our neighborhood family's peace and well-being in their lives on 10th Ave. SW. It will also increase traffic, which is not needed. It will impact 6th St SW & Fox Farm/10th Ave So. which is already overwhelmed by traffic. 10th Ave SW is also the upper west end of the start of River's Edge Trail and gets a lot of use, from March thru October with family's walking, biking, jogging etc. It is a

The center line is off 10', poor drainage with excessive water puddling from rain and snow melt. The existing traffic is already a problem with **excessive speeding** because there is no side streets to slow it down. There are 5-6 blocks in length, East from 6th St. SW to 4th St. SW hill. **We Do Not Need Any More Traffic.** 10th is not a Thru St and doesn't Need to Be One.

People who dwell in apartments Do Not Pay Any Property Taxes! Only Home Owners Do! We are already taxed enough on our home & Properties.

PLEASE VOTE NO ON THIS REZONING REQUEST as it is not in the best interest our neighborhood.

Thank you,

Bill Budeski

Lonnie Hill

From: Yonker, Charity N. <cnyonker@cascaDECOUNTYmt.gov>
Sent: Monday, February 12, 2024 11:42 AM
To: Lonnie Hill
Cc: Brock Cherry
Subject: PH - Zoning map amendment to change the zoning of the property addressed as 805 2nd Street NW

Good morning, Lonnie:

Before considering this proposal, I would ask the respective Board to consider and vet whether Phase 2 and Phase 3 of this project are feasible before approving a rezone. The Applicants state that they intend on submitting a Conditional Letter of Map Revision to FEMA in the application. It states in the Staff Report that Phase 2 and Phase 3 are in the Special/Regulated Flood Hazard Area of the Missouri River currently. Based on the FEMA FIRMette, there are portions of the subject properties containing Floodway and Flood Fringe of Zone AE. A Conditional Letter of Map Revision will involve a flood study that can take more than a year to complete depending on the skill of the consultant and their availability just to support the request to FEMA. There remains the possibility that FEMA will deny the final LOMR request. If that would occur, then these properties would be rezoned and opened to a variety of uses beyond multifamily housing and there is a risk this particular proposal may not even come to fruition.

Since the LOMR will be required to effectuate this proposal, the rezone is presented while it has already been determined by FEMA and the community at large through its floodplain ordinance, that the development will be taking place in a flood hazard area where work done on this property may also impacts other landowners during a 100-year flood event and in general terms has public safety issues from the location in the flood hazard area. There is no engineering analysis provide that supports there will be no flood risk with the Application proposal or the MT-2 Form submittal to FEMA for review. The Application states they plan on bringing in fill raise the properties. No quantitative data is provided that the quantity of fill proposed and the depth involved to raise the terrain will not adversely impact nearby property owners or be able to withstand a 100-year flooding event. Clearing vegetation and running sprinkler systems, typical of these types of developments, also acts to destabilize the floodplain and decrease the floodplain's ability to absorb flood waters.

If FEMA's comments on the CLOMR are favorable, then it would be appropriate to consider the rezone application at that time when there are some reassurances that the design proposal meets at least the minimum NFIP requirements. Alternatively, the Applicant could amend the Application proposal to only include Phase 1 that is not within the SFHA to eliminate this flood hazard concern.

Another point to consider, whether the agreement between the City and the Applicant will actually be upheld under the law and by the Applicants. Completing the rezone now even with an agreement between the City and the Applicants that the current property owners/Applicant will not utilize this property for other types of purposes otherwise allowed within the M-2 District, does not prevent this agreement from being deemed unenforceable, or alienable to subsequent property owners. Rhetorically, looking into the future beyond this proposal, once the rezone is completed how can the City attempt to restrict permissible or applying for conditional permitting for land uses allowed by the zoning District in which these Lots are now located without being contrary to the law (zoning ordinance).

Alternatively, there is the option to do a zoning text amendment process to add a multi-family dwelling use as either a principle or conditional use within the R-1 District that would appropriately restrict the types of uses otherwise allowed in the M-2 District through the zoning ordinance that would better address land use compatibility between the R-1 and M-2 Districts.

To sum up, the general public safety concern when it comes to flood risks should be heavily considered. Once at least a CLOMR has been positively commented on by FEMA, this rezone proposal could then be examined and acted upon (the community will have the available data submitted to FEMA, will have done a review that it meets the City's floodplain requirements, and FEMA will provide assurances that it will meet the NFIP minimum requirements). Please also consider

a zoning text amendment to reexam the R-1 District as a whole to incorporate multi-family dwelling use (likely a conditional use) as an alternative to performing a map amendment and agreement with the landowner(s).

Please consider these written comments when evaluation this Application proposal.

Charity N. Yonker, CFM

Cascade County Planning Director/Floodplain Administrator

Cascade County Planning & GIS Department

121 4th Street North, Suite 2H/I

Great Falls, MT 59401

Phone: (406) 454-6905

Fax: (406) 454-6919

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Lonnie Hill

From: Jamie Nygard
Sent: Tuesday, February 13, 2024 9:45 AM
To: Lonnie Hill
Cc: Rachel Campbell; David Dennis; Andrew Finch
Subject: FW: Stainsby Rezoning Request — Bay View

FYI for this afternoon's meeting.

From: Brett Doney <bdoney@growgreatfalls.org>
Sent: Tuesday, February 13, 2024 8:40 AM
To: Jamie Nygard <jnygard@greatfallsmt.net>
Cc: Jake Clark <jake@growgreatfalls.org>; Jolene Schalper <jschalper@growgreatfalls.org>; Brock Cherry <bcherry@greatfallsmt.net>; Spencer Woith <spencer@woitheng.com>
Subject: Stainsby Rezoning Request — Bay View

Unfortunately, I will not be able to attend this afternoon's hearing.

To supplement the letter that I have already submitted for the record, I would like you to go on record after review of the City Planning staff's agenda report and findings of fact that I fully concur and endorse the staff agenda report and findings of fact and urge approval by the City Zoning Commission.

I do not believe the facts warrant additional study. The staff work has been thorough and supported by City land use policy and best practice planning standards.

Brett Doney, AICP
President & CEO

Great Falls Montana Development Alliance

High Plains Financial
Direct Mobile 1-406-750-2119
Connect with me on [LinkedIn!](#)

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Lonnie Hill

From: Jamie Nygard
Sent: Tuesday, February 13, 2024 9:44 AM
To: Lonnie Hill
Cc: Rachel Taylor; David Dennis; Brock Cherry; Andrew Finch
Subject: FW: Bayview Apartments at 805 2nd St SW

FYI for this afternoon's meeting.

From: Jane Brinkman <gijane107@gmail.com>
Sent: Tuesday, February 13, 2024 9:42 AM
To: Jamie Nygard <jnygard@greatfallsmt.net>
Subject: Bayview Apartments at 805 2nd St SW

Upon reading the planning/zoning board's papers about this project, I have questions about where their information was received. We do not have boulevards. We have had a motorhome parked on our street since the Tuesday before Thanksgiving. The bike study from 2014 has not been updated. The few day traffic study taken from last fall was during one of the slowest times of the year! Two cars per unit in a 92 unit complex does not equal 132! There is not enough parking on this 4.5 acre parcel to support this size of a complex! The neighboring property values will certainly not be increasing. When there is a train derailment and trains are now going through Great Falls and the crossings are blocked, our 10th Ave SW cannot support this increased traffic! This project affects more than just the neighbors within the 150 foot area. Please find a different property for this size of a project and do not permit this zone change!



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February 13, 2024

To: CITY OF GREAT FALLS-CITY COMMISSION/ PLANNING BOARD

Attached is a list of ninety nine (99) property owners opposed to the rezoning proposal of 805 2nd Street SW currently before the city planning board.

These signatures comprise essentially the entire neighborhood from 2nd Street SW, 10th Ave SW, and 9th Ave SW; all opposed to a change of zoning.

Sincerely,

Kirby Berlin

825 2nd Street SW

Great Falls, Mt 59404

406-217-3514

12-8-2023

We the undersigned are protesting
the proposed rezoning of property
at 805 2nd St S.W. (within 150')

Print

Signature

Address

Martha M. Berlin

Martha M. Berlin

827 2nd St S.W.

Joseph BERLIN

Joseph Berlin

827 2nd St SW

Alexander Smithson

Alexander Smithson

820 2nd St. SW

Kent Stokes

(see Attached)
(Also wrote letter)

821 2nd St. SW

Donald Schmidt

Donald Schmidt

900 2nd St. SW - Renter

Sheryl Schmidt

Sheryl Schmidt

900 2nd St SW

R. Dewey Schmidt

900 2nd St. SW

Wanda Carlson

Wanda Carlson

814 2nd St SW

Kirby Berlin

Kirby Berlin

825 2nd St SW

Lawrence Gadbow

Lawrence Gadbow

803 2nd St SW

~~Mary Steffenson~~

Kathy Steffenson

Kathy Steffenson

826 2nd St SW

Steve Steffenson

Steve Steffenson

826 2nd St SW

12-8-2023


We the undersigned are protesting
the proposed rezoning of property
at 805 2nd St S.W.

(Residents not within the 150ft area)

<u>Print</u>	<u>Signature</u>	<u>Address</u>
Sanna Czi Fro	<i>Sanna Czi Fro</i>	605 70th Ave SW.
Maurice Cameron Jr	<i>Maurice Cameron Jr</i>	607 - 10th Ave SW
Bill Budeski	<i>Bill Budeski</i>	614-10th Ave SW
LeAnn Budeski	<i>LeAnn Budeski</i>	614-10th Ave SW
William Fisk		
William Fisk	<i>Wm Fisk</i>	618 10th Ave SW
Rochelle Fisk	<i>Rochelle Fisk</i>	618 10th Ave SW
Christine Adamson	<i>Christine Adamson</i>	628 10th Ave SW
Mark Adamson	<i>Mark Adamson</i>	628 10th Ave SW
Gary Adamson	<i>Gary Adamson</i>	628 10th Ave SW
Bertha Dykeman	<i>Bertha M Dykeman</i>	800 10th Ave SW
Ed Cole Turner	<i>Ed Cole Turner</i>	834 10th Ave SW
Neil Hentel	<i>Neil Hentel</i>	815 10th Ave SW
Dorothy Hentel	<i>Dorothy Hentel</i>	815 10th Ave SW
Daniel Anderson	<i>Daniel Anderson</i>	704 10th Ave SW
Dorothy Bierlein	<i>Dorothy Bierlein</i>	813 10 Ave SW
Helen Bierlein	<i>Helen Bierlein</i>	813 10 Ave SW

We the undersigned are protesting
 the proposed rezoning of property
 at 805 2nd St S.W.

(Residents not within the 150ft area)

<u>Print</u>	<u>Signature</u>	<u>Address</u>
Randy Steffenson		612 10 th Ave SW
Norman Miller	Norman Miller	505 10 th Ave SW
SANDRA MILLER	Sandra Miller	505 10 th Ave SW
Carvin Anderson	Carvin Anderson	501 10 th Ave SW
Shirley Anderson	SHIRLEY ANDERSON	501 10 th Ave. S.W.
Brittany Mendenhall	Brittany Mendenhall	621 10 th Ave SW
Aimee Steffenson	Aimee Steffenson	421 10 th Ave S.W.
Casey Steffenson	Casey Steffenson	421 10 th Ave S.W.
Chey Steffenson	Chey Steffenson	421 10 th Ave S.W.
Dorinda J. Iverson	Dorinda J. Iverson	412 10 th Ave S.W.
Judy W. Mortensen	Judith W. Mortensen	396 10 th Ave S.W.
Betty Funyak	Betty Funyak	208 th 10 th Ave S.W.
Jerry L. Bundtrock	Jerry L. Bundtrock	207 10 th Ave S.W.
GERALD C. EBERL	Gerald C. Eberl	511-10 AVE SW
KURT HENNEFORD	Kurt Henneford	604 10 th Ave SW
Erika Henneford	Erika Henneford	604 10 th Ave S.W.
Max Magnus	Max Magnus	201 Hoffman Ave

12-8-2023

We the undersigned are protesting
the proposed reasoning of property
at 805 2nd St S.W.
(Residents not within the 150ft area)

Print

Signature

Address

Sheryl Schmidt



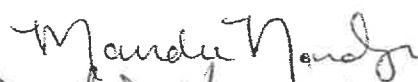
910 2nd St S.W

R. Dewey Schmidt

910 2nd St S.W

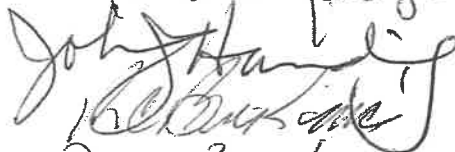


Mandee Nardinger



200 10th Ave SW

John Harding



200 1/2 10th Ave SW

Ronald Brinkman



310 10th Ave SW

Jane Brinkman



310 10th Ave SW

Protest Reasoning (cont)

David Diller	David Diller	312 Hillman Ave
Bill Abrahamson	Bill Abrahamson	344 Hillman Ave
Kirk J Robinson	Kirk J Robinson	300 9th Ave SW
Terry Courtright	Terry Courtright	365 4th Ave SW
Chris Coffman	Chris Coffman	913 4th St SW
John Thomas	John Thomas	424 9th Ave SW
Edward Dill	Edward Dill	404 9th Ave SW
Cody Davidson	Cody Davidson	425 9th Ave SW
Piame Walters	Piame Walters	425 9th Ave SW
Mary E Hamilton	Mary E Hamilton	406-836-7381 427 9th Ave SW
Mike Nelson	Mike Nelson	523 9th Ave SW 06 - 590-6552
Anley Nelson	Anley Nelson	523-9th Ave SW
HENRY TADES	Henry Tades	529 9th Ave SW
Don Jarvey	Don Jarvey	604 9th Ave SW
Connie Robertson	Connie Robertson	615 9th Ave SW
Leborah A Keely	Leborah A Keely	609 9th Ave SW
Bonnie D Keely	Bonnie D Keely	609 9th Ave SW
Joyce Holthe	Joyce Holthe	612 9th Ave SW
Jennifer Valadez	Jennifer Valadez	613 9th Ave SW
Harvey Maze	Harvey Maze	610 9th Ave SW
CHARENE EMDRO	Charene Emdro	700 9th Ave SW
RODNEY STRUSS	Rodney Struss	623 9th Ave SW
George Hilpert	George Hilpert	718 9th Ave SW
Eleanor S. Hilpert	Eleanor S. Hilpert	716 9th Ave SW
Cindy Ferda	Cindy Ferda	513 9th Ave SW
Terry Ferda	Terry Ferda	513 9th Ave SW

Esther Ferda Esther Juda 230 9th Ave SW
JESSICA ELSTON 430 9th Ave SW
FENNIE FOGERTY 500 9th Ave SW 67 MT 59/64
Lyle Fogerty 500 9th Ave SW 67, Falls

To: Those affected by the proposed REZONING of 805 2nd St SW and opposed to rezoning where the developers are proposing approximately 144 apartments and multiple condo/townhouses.

I/we as property owners of 900 2nd St SW opposed the rezoning effort for 805 2nd St SW, Great Falls, Mt, from R-1 to M-2 and any such extension of the project.

Sincerely, Sheryl Schmidt
Owners phone # (464) 761-8289

Sheryl Schmidt

To: Those affected by the proposed REZONING of 805 2nd St SW and opposed to rezoning where the developers are proposing approximately 144 apartments and multiple condo/townhouses.

I/we as property owners of 900 2nd St SW opposed the rezoning effort for 805 2nd St SW, Great Falls, Mt, from R-1 to M-2 and any such extension of the project.

Sincerely, Ronald Dewey Schmidt
Owners phone # _____

Ronald Dewey Schmidt

Please remit by phone picture to Kirby Berlin 406 217 3514

Or

Drop off at 827 2nd St SW, Tribune box

Or

Call Kirby Berlin at 406 217 3514 for a pickup

Thank you, and please encourage neighbors and friends to attend the meetings to voice your opposition

To: Those affected by the proposed REZONING of 805 2nd St SW and opposed to rezoning where the developers are proposing approximately 144 apartments and multiple condo/townhouses.

I/we as property owners of 820 2nd St SW opposed the rezoning effort for 805 2nd St SW, Great Falls, Mt, from R-1 to M-2 and any such extension of the project.

Sincerely, Alexander L. Smithson
Owners phone # 406-217-1255

Alexander L. Smithson

To: Those affected by the proposed REZONING of 805 2nd St SW and opposed to rezoning where the developers are proposing approximately 144 apartments and multiple condo/townhouses.

I/we as property owners of 910 2nd St S.W. opposed the rezoning effort for 805 2nd St SW, Great Falls, Mt, from R-1 to M-2 and any such extension of the project.

Sincerely, Ronald Dewey Schmidt
Owners phone # _____

Ronald Dewey Schmidt

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Or

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Thank you, and please encourage neighbors and friends to attend the meetings to voice your opposition

To: Those affected by the proposed REZONING of 805 2nd St SW and opposed to rezoning where the developers are proposing approximately 144 apartments and multiple condo/townhouses.

I/we as property owners of 814 2nd St SW opposed the rezoning effort for 805 2nd St SW, Great Falls, Mt, from R-1 to M-2 and any such extension of the project.

Sincerely, Alexander L. Smithson
Owners phone # 406-217-1255

Alexander L. Smithson

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Or

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To: Those affected by the proposed REZONING of 805 2nd St SW and opposed to rezoning where the developers are proposing approximately 144 apartments and multiple condo/townhouses.

I/we as property owners of 607-10th Ave SW opposed the rezoning effort for 805 2nd St SW, Great Falls, Mt, from R-1 to M-2 and any such extension of the project.

Sincerely, 
Owners phone # 406-868-1170

MAURICE B. CAMERON JR

To: Those affected by the proposed REZONING of 805 2nd St SW and opposed to rezoning where the developers are proposing approximately 144 apartments and multiple condo/townhouses.

I/we as property owners of 905 2nd St SW opposed the rezoning effort for 805 2nd St SW, Great Falls, Mt, from R-1 to M-2 and any such extension of the project.

Sincerely, 
Owners phone # 406-799-4712

TRAVIS

Please remit by phone picture to Kirby Berlin 406 217 3514
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Or
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Thank you, and please encourage neighbors and friends to attend the meetings to voice your opposition

To: Those affected by the proposed REZONING of 805 2nd St SW and opposed to rezoning where the developers are proposing approximately 144 apartments and multiple condo/townhouses.

I/we as property owners of 805 2nd St. SW opposed the rezoning effort for 805 2nd St SW, Great Falls, Mt, from R-1 to M-2 and any such extension of the project;

Sincerely, Kent N. Stokes
Owners phone # _____

see Attached

**I Kent N Stokes
Owner of, 821 2nd St.
SW, Great Falls, MT
Do strongly protest, the
rezoning of 805 2nd St.
SW, Great Falls, MT
Kent N Stokes
PO Box 47
Davenport Ca
95017**

To: Those affected by the proposed REZONING of 805 2nd St SW and opposed to rezoning where the developers are proposing approximately 144 apartments and multiple condo/townhouses.

I/we as property owners of 604 10th Ave SW opposed the rezoning effort for 805 2nd St SW, Great Falls, Mt, from R-1 to M-2 and any such extension of the project.

Sincerely, Kurt Hennefeld
Owners phone # 406-217-3815

Trika Hennefeld 406-750-1645

To: Those affected by the proposed REZONING of 805 2nd St SW and opposed to rezoning where the developers are proposing approximately 144 apartments and multiple condo/townhouses. 915 2nd St. S.W.

I/we as property owners of Dorothy McCarty opposed the rezoning effort for 805 2nd St SW, Great Falls, Mt, from R-1 to M-2 and any such extension of the project.

Sincerely, Dorothy McCarty
Owners phone # 406 452-0512

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Or

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Thank you, and please encourage neighbors and friends to attend the meetings to voice your opposition

To: Those affected by the proposed REZONING of 805 2nd St SW and opposed to rezoning where the developers are proposing approximately 144 apartments and multiple condo/townhouses.

I/we as property owners of 955 2nd St SW opposed the rezoning effort for 805 2nd St SW, Great Falls, Mt, from R-1 to M-2 and any such extension of the project.

Sincerely, Maria Beth Murphy
Owners phone # 406-781-5042

To: Those affected by the proposed REZONING of 805 2nd St SW and opposed to rezoning where the developers are proposing approximately 144 apartments and multiple condo/townhouses.

I/we as property owners of 805 2nd St SW opposed the rezoning effort for 805 2nd St SW, Great Falls, Mt, from R-1 to M-2 and any such extension of the project.

Sincerely, Lawrence Cambridge
Owners phone # 406-781-5189

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