



Great Falls Public Schools

Director of Business Operations • 1100 4th Street South • P.O. Box 2429, Great Falls,
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December 8, 2023

City of Great Falls
Great Falls Planning Advisory Board
Attn: Brock Cherry
PO Box 5021
Great Falls, MT 59403

To Whom It May Concern,

Please consider this as a revised letter from Great Falls Public Schools regarding the Park View Assisted Living Permit Application. This property is located near Meadow Lark Elementary School. The school district has concerns about increased traffic in the vicinity of the school as it is located on a busy street, and it is our understanding that the City of Great Falls will be conducting a traffic study on this area because the increased traffic has an impact on the safety of students before and after school. In our first correspondence on this issue, we indicated that *"There may be a slight increase in traffic by Meadow Lark Elementary school, but not be significant enough for the school district to be concerned about."* We would like to review the results of the traffic study before deciding on the impact that traffic from this facility would have on the school. Our concern also lies with the ability of emergency vehicles to access the school building.

The District also has concerns about any registered sex offenders who may have the option or may be living in the facility. Due to the proximity to the school building, this situation would be considered as a potential threat to our students.

Sincerely,

A handwritten signature in cursive script that reads "Brian Patrick".

Brian Patrick
Director of Business Operations
Great Falls Public Schools



Brandon Hawk FNP-BC MSN
Family Practice
Phone 406-799-6786
Fax 406-206-0769

To whom it may concern

This is concerning parkview assisted living. I am a family nurse practitioner that does house calls here in great falls for the last 7 years. I serve the underserved and in this community we call home, believe me there is far more people trying to move into assisted livings like parkview then what is available. It would be highly beneficial for parkview to expand and provide more services and rooms for the underserved who have no where else to go.

There are people that live out of state that end up coming here just because there is nothing closer to them for assisted living. This facility and others in our community provides a home for those that have none and require assistance with meals, medication management, and basic needs such as hygiene. There is a significantly higher need for these facilities then there are facilities to meet this demand. I strongly support the expansion of parkview assisted living and all other assisted livings in fact. They provide a home for someone's mother, father, daughter, son that has no home.

If you have any questions please contact me with the information above.

1/5/24

Sincerely

Brandon Hawk FNP-BC

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

From: Kevin Johnson <kske77@icloud.com>

Sent: Tuesday, January 9, 2024 11:48 AM

To: Jamie Nygard <jnygard@greatfallsmt.net>

Subject: Agenda item CUP - 2201 11th St SW, Great Falls MT

My name is Kevin Johnson, 1100 24th Ave SW.

Re: Staff summary of the CUP request

Staff has indicated that this property is not subject to off street parking rules as outlined in OGGGF 17.362.020 as this is a Community Residential Property. I've searched the City website and could not find a definition. The business calls themselves an assisted living and a nursing home in the public media.

It seems a more accurate definition would be that of the convalescent/rest home which under this guideline would require additional off street parking of at least 7 spaces if occupancy were to increase to 17 individuals.

17.20.3.070 speaks to prohibited land uses that indicate no land shall be conditionally permitted if Federal, State, or local laws are not followed. Have you researched this business to see if they are following DPPHS rules/regulations for Type A facilities? One area that comes to mind is the amount of bathrooms required. DPPHS requires 1 bath to 4 occupants. County tax records indicate that there are 3 baths in this property. Do the proposed building plans include two additional baths to meet the increased need?

Under this same area Montana Code Annotated 2023 50-5-225 speaks to requirements for background checks for all employees. An assisted living facility can not employ a person who has been found guilty of a number of offenses including misappropriation of property. In the past it has been noticed that Great Falls Pre-Release has dropped individuals off at this property. I don't know if they are employed there but that might be something to address.

Thank you for considering these items.

From: Tim Koczur <jtkoczur@gmail.com>
Sent: Tuesday, January 9, 2024 11:34 AM
To: Jamie Nygard <jnygard@greatfallsmt.net>
Cc: Annaliza Koczur <ackoczur74@gmail.com>
Subject: Conditional Use Permit for a Type II Facility; Item #6; Page #7

To Whom It May Concern,

I respectfully request that Mrs. Annaliza Koczur be granted her Conditional Use Permit for Park View Assisted Living for use as specified in her request.

Mrs. Koczur is a respected member of the community. She is an employer in our great community. She employs local services for repairs and upgrades. She also cares for our elderly Montanans. She keeps her home in a very respectable condition, repairing furnaces, AC units, adding the beautiful patio in the backyard so the residents can safely enjoy the view of the community. She recently added a retaining wall not only addressing environmental concerns but adding an aesthetically pleasing retaining wall, professionally installed, that is safe for the community children who tend to play on it. Annaliza keeps beautiful flowers growing in the front yard and employs a lawn service to cut, fertilize and spray for mosquitos both the front and back yards. She provides for care of the two great pines in her front lawn and is continuously addressing the numerous repairs that any home might need. These activities provide for a beautiful home that adds value to the community. She doesn't have any signs outside to advertise her business and take away from the beauty of the home. And were one to drive through the area they would never know that this is an assisted living facility.

The Montana Department of Public Health and Human Services *Montana State Plan on Aging* signed August 27, 2021 indicates that the aged population in Montana is growing larger. The aging group is expected to grow larger over the coming years and our aging Montanans need help. They need someone like Mrs. Koczur who has an affinity for our elderly, who is willing to address their needs, who takes a primary role in their care and doesn't just treat her assisted living as a source of income. She's there day in and day out, rarely taking time for herself. At times, she pulls 24 hr shifts because an employee got sick and couldn't come in. She has struggled to build this facility into a beautiful home for our elderly Montanans - for many this will be their last home and they will die here.

I also read some of the shameful comments that neighboring Fox Farm residents made. I am embarrassed for them. They left out key details that are important in the decision-making process and I'd like to address them now.

- While the residents are correct that, for now, there is a resident who was convicted of a sexual crime, they failed to investigate fully and find out that the resident cannot walk. While he cannot change the deeds he did in the past, he is unable to exit the building without assistance in the form of a wheelchair or by staff helping him to walk short distances. Neighbors called out

fear for their children from an old, immobile person. The law has stipulated that he is able to live in any community. He is monitored, not only by a Department of Justice (or similar office) employee, but he is unable to move without help. The staff always know where he is. So while it might be of concern to the Fox Farm population, they can rest assured that this person cannot harm their children. They should have done a little more research to understand that Mrs. Koczur would never endanger the community; that's her community too.

- Some have suggested that Mrs. Koczur doesn't vet her residents. Nothing could be further from the truth. Shame on those that suggested she takes a lackadaisical approach to addressing who she takes in as a resident. Her assessment paperwork is rather formidable and neighbors should have stopped in to introduce themselves and ask questions before making such egregious remarks. She takes in very safe people. They have to meet certain criteria so that she can ensure her home is the right one for the resident and that the resident is a good fit with the other residents. Mrs. Koczur has been doing this for 27+ years, she's very careful how she structures her home community.
- I saw concerns about traffic and the danger it poses to children. I have a video (hopefully I am able to submit it correctly) that shows that very few vehicles are around Mrs. Koczur's assisted living facility that are related to her business. Most vehicles around there are owned by neighbors and their guests. There are large RVs and boat trailers, there's at least one or two vehicles in disrepair and it appears that most homes have several vehicles. Viewing Mrs. Koczur's home on Christmas showed no vehicles there which, unfortunately, speaks volumes for our elderly Montanans and how they experience their evening years. Looking further into the situation shows that the most traffic is generated not by her facility nor by emergency vehicles but by school traffic. Parents dropping off their children clog the street in the morning and afternoon hours. This isn't Mrs. Koczur's issue so much as it's a neighborhood issue and one that should be addressed with the nearby school. Traffic related to Mrs. Koczur's home accounts for a minute amount. Based on figures collected by one resident, there were 154 emergency responses over six years. That's an average of 2.1 responses per month! Not the weekly responses as suggested by some. Are neighbors suggesting that residents aren't entitled to emergency services? Probably not but we as a community accept emergency vehicles whenever and wherever they are - who knows when we're going to need them to respond to us. Further, there's a fire department just down the street. Each response they make includes wailing sirens. To suggest that Mrs. Koczur's facility is disruptive because of excessive emergency vehicle traffic is patently false. The safety issue is that there are numerous children being dropped off on a side street that was not designed for that type of traffic. It is that traffic that we should be concerned about - unless of course, someone can point to a fire truck or ambulance running over one of our children - I think not. Finally, regarding the traffic subject, I appreciate the neighbor who submitted two pictures of Mrs. Koczur's facility. One is a picture of a single vehicle parked in the driveway and the other is the crowd of school traffic that is on a road not designed for what they're using it for.
- I appreciated Mr Brian Patrick's response as representative of the school. However, his second response amending his original seems to be motivated by pressure from the neighbors. I hope that's not the case but it sure leaves that taste in one's mouth. Mr. Patrick had it correct. Mrs. Koczur's addition of three more residents will have no significant effect on Meadowlark School traffic - certainly not enough for the school to be concerned about.
- Isn't it wonderful that, as neighbors near the facility, they have been able to assist elderly residents. After all, Mrs. Koczur's residents are residents of the community. They are allowed to use the streets and sidewalks, they are allowed to stop and admire the simple things in life like a beautifully landscaped Fox Farm lawn. Are neighbors suggesting that helping an elderly

neighbor from time to time is too arduous a task? We should all be concerned with how our elderly are treated as too soon, we'll be them.

- While I'm not a fan of smoking, it isn't against the law to people to enjoy a cigarette outside their Fox Farm home. Are there covenants against smoking outside? That would be an actionable item.
- Some neighbors have used the word "escape" to describe residents using the sidewalks and roads. To be clear, Park View Assisted Living is not a detention facility. Residents of the home have the same rights as any Fox Farm resident to walk in the community.
- The facility can easily be converted back to a single dwelling home. The main, two-car garage is still intact. Furthermore, Annaliza's refurbishments don't involve making the facility look like a storefront. She had taken great pains to ensure it is a lovely addition to the community. Nor is Park View Assisted Living a mental health facility as suggested by one neighbor. Those shameful comments are not conducive to a hearing of this type. Mrs. Koczur's facility does not treat mental health patients as a mental health facility would. Her residents are there to live out the rest of their days. This comment was very unfactual.

I wholeheartedly recommend Mrs. Koczur's request. She is a valuable member of the Fox Farm Community, a valuable, productive member of our Great Falls Community and a caring nurse and business owner who is helping Montanans find a last home as they age. I wish more had the kind-heartedness of Mrs. Koczur. Thank you for your time and consideration in this matter.

Most Respectfully Submitted,

Timothy Koczur