

Planning Department
City of Great Falls
Great Falls MT

May 12th, 2015 1:45pm

RE: Kendell Cox development Thaniel Addition

Dear Planning Advisory Board and Galen Amy Planner II,

We own the property South West of the proposed development. Development is fantastic if done in a way that will benefit all surrounding area. The concerns that we have pertain to three main areas.

1. **Reduction of Property and Home values** – The rural homes in that area easily have a much greater value than the proposed 60 out of the 88 lots that will be part of the Neighbor Works Mutual Self Help Housing Program. It has come to my attention that the MSH Homes are valued at current market value. This is hard to believe considering that the surrounding *homes* range between \$290 and \$490K. We are strongly opposed to having our property devalued due to the proposed MSH housing.
2. **Increased traffic and costs on 6th Street NW** – The County currently struggles to keep this road in good condition. With increased traffic and construction vehicles, the dust, gravel, and overall wear and tear on this road will need repair. What will an increase in maintenance mean to the surrounding home owners not benefiting financially from the addition?
3. **Enforced Covenants** – It is mentioned that there will be covenants for the area. What are they and who will enforce them? I would be curious if there are covenants for any other MSH housing areas...if so why are they not being enforced?

Doug and Katy Kuntz
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Great Falls MT