

660 21st Street West
Dickinson, ND 58601
May 5, 2025

City of Dickinson Planning and Zoning Commission
38 1st Street West
Dickinson, ND 58601

ATTENTION: Natalie Birchak, City Planner
RE: SUP-002-2025

Dear Planning and Zoning Commissioners,

The 14 homeowners who comprise the North Hill Townhouse Unit Owners Association have received notification from the City of Dickinson regarding an application for a Special Use Permit to convert the building that previously housed Evergreen Assisted Living Facility to a group living facility. We have received information from the applicant, United Way of Dickinson, that the plan is to house residents with a variety of disabilities, including mental issues, drug and alcohol addiction, and homelessness. Additionally, United Way plans to provide space for the House of Manna to operate within the building. This proposal has raised concerns from the homeowners, since our property on the east side is adjacent to the Evergreen property and all of our properties are well within 300 feet of the proposed project.

Concerns that have been voiced by homeowners include security, safety, increased noise and traffic, increased crime, decreased property values, and unsightly conditions.

The concerns about security and safety have arisen over the possibility that residents of the facility will be in close proximity to our homes and courtyard when they are outdoors and would have access to our properties, should they so choose, day or night, along with any visitors to the facility. Several of the homes have young children who either live there or visit regularly.

The current building has the capability of housing up to 79 residents. Even if the number of residents doesn't reach the maximum, there is certain to be an increase in traffic, especially with the addition of the House of Manna. There will be an influx of people dropping off items and people coming to pick them up, along with additional residents, visitors, and staff. With an increase in traffic, both motorized and foot, there will necessarily be an increase in the noise level.

An increase in people, both indoors and outdoors, will generate an increase in litter. There will surely be more people outdoors, eating, drinking, smoking, etc., and those activities come with garbage that likely will be left strewn around.

Any or all of these possibilities, or a combination thereof, will result in a decrease in the value of our properties, so we respectfully request that you decline to approve this application.

Sincerely,



Bruce Koppinger, President
North Hill Townhouse Unit Owners Association