
From: Sharyl Prescott <prescottsharyl@gmail.com>
Sent: Saturday, June 7, 2025 1:15 PM
To: Natalie Birchak <Natalie.Birchak@dickinsongov.com>
Subject: SUP - 002-2025

Dear Ms. Birchak,

I am writing as a deeply concerned homeowner of Northern Hills Condos of Dickinson to express strong opposition to the proposed use of the former nursing home facility as a residential center for individuals experiencing homelessness, mental illness, and addiction.

Let me be clear: while many of us in the community support compassionate solutions for vulnerable populations, the placement of such a facility in a residential neighborhood is highly inappropriate and detrimental to the well-being, safety, and stability of local families and homeowners.

Our primary concerns include:

1. Public Safety – Introducing a high-risk population into a neighborhood not equipped to manage such needs raises serious safety concerns. Families with children and elderly residents deserve peace of mind—not uncertainty about who is being housed nearby. The potential for increased crime, loitering, and emergency incidents cannot be dismissed.
2. Property Value Decline – Homeowners have invested heavily in this area, and the presence of such a facility is likely to depress home values and discourage future investment in this neighborhood.
3. Zoning Incompatibility – If I'm not mistaken, the zoning regulations for nursing homes and

mental health institutes are generally different. The proposed use does not appear to align with the area's zoning and contradicts the original intent of the facility. Facilities of this nature belong in properly zoned areas, not nestled among family homes and schools. This sets a concerning precedent for future zoning decisions that ignore residential protections.

4. Impact on Property Values and Quality of Life: Residents have invested in this community with certain expectations. Introducing a high-intensity facility will definitely decrease property values and reduce overall quality of life through increased traffic, noise, potential loitering, and increased neighborhood crime.
5. HOA and Neighborhood Liability Risks – As a landlord in a neighborhood governed by a Homeowners Association (HOA), I must stress the serious concerns this proposal raises for HOA board members and the broader community. In the event that an HOA member is forced to confront a resident of the facility over neighborhood disturbances, several risks arise:
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 - o Personal safety threats from individuals dealing with mental illness, addiction, or trauma.
 - o Legal liability for the HOA if any interaction results in injury, accusation of discrimination, or escalation.
 - o Lack of enforcement authority, since the facility would be outside HOA jurisdiction.
 - o Damage to community relations if confrontations become frequent or hostile.
 7. Expecting untrained, unpaid volunteers to manage this type of risk is unfair, unsafe, and legally irresponsible.

In summary, this plan does not reflect responsible urban planning or respectful community development. I urge you and the City of Dickinson to reject this proposal and seek more appropriate, better-resourced locations that serve those in need without sacrificing the safety and stability of residential neighborhoods.

Thank you for your time and for considering the serious concerns of your constituents. I respectfully request that this matter be brought before the public in an open forum before any further action is taken.

Sincerely,
Sharyl L. Prescott