

Dear Commissioners,

We, the owners of the Heart River lots that are being voted on (Rez-007-2025) looking for a super majority because of the protest petition are respectfully requesting a yes vote to finally change this zoning from R1 to R2 to create the best use for this land for the city and for the families that will benefit from living in the new multi-family units versus leaving it vacant land or building R1 units on only a portion.

We have owned this property for over 30 years and have attempted zoning changes in the past with the same resistance from neighbors with many claims that are unfounded or don't have merit. From drainage issues to lower property values, these claims are better left to the experts to determine if they are really issues and that being the city professionals that do this everyday. All claims have either been mitigated such as access issues, to drainage, which have been addressed by city officials. This change complies with area zoning requirements, access for firefighting, and regulations as per the Planning and Zoning committee's majority vote and recommendation along with the city commission's majority vote at the second reading meeting. For it to not get passed at this last vote due to an administrative procedure when every vote has passed it, appears very counterproductive.

We would like to explain a little bit of the larger picture with these lots if they are left as R1. It is not as simple as just selling them and/or building single family homes because only 2 lots along 7th street are buildable. The other 3 lots to the South do not have access with a paved road. Second avenue is a local road and would have to be paved by a developer. No developer could economically pave that road and build 3 medium value homes, profitably. Therefore, these lots would be stranded. They couldn't even be used by area neighbors for garages or outbuildings (other than only one property) because they have to border this property with a primary residence. This zoning change with a reputable contractor planning to use all 5 lots and do the paving all the while addressing many of the local area concerns such as drainage and access, really is the best use of this land.

Another consequence if these stay R1 and become uneconomical property to develop or sell is that we may be forced to let them revert back to the city since it would be frivolous to continue to pay taxes and maintain these lots when they are unusable to anyone due to this issue. Please consider a yes vote to finish the process that has been voted on with majority yes votes consistently up to this point and again provides the best possible outcome.

Signed,

Dean Volesky, Dora Volesky, Dale Jassek, Sharmon Jassek and Clint Heim. Also supported by Willis Winn and Billie Winn.