

From: Tim Wynne <timothyjwynne@gmail.com>
Sent: Monday, April 20, 2026 4:28 PM
To: Sande, Dana <DSande@grandforksgov.com>
Subject: 4425 South Columbia Road

Hello Dana,

In regard to the potential new build at 4425 South Columbia Road, my wife and I have concerns. This potential new development will mostly affect two twin homes (four homes) on South 25th Street, of which we live in one of them. Heartland Acres Development (HAD) held a neighborhood meeting to discuss this potential new development on March 17, 2026, which was poorly attended. To our knowledge, my wife was the only one there from any of these four homes.

A letter was sent out by HAD describing what their plans are along with a Topographic Survey/Site Plan of the potential build on it, but is not very legible. I wonder if my neighbors fully understood what the letter was telling them? The letter is attached.

At the neighborhood meeting the architect tried to convince us that the row of 11 townhomes would be about the same height as our twin homes. Please note that our twin homes are a slab foundation with one level, the ground, and we do not live in or on our roof. Therefore, the row of 11 townhomes HAD wants to build a few feet off of our back fence will tower over our living space.

Would it be too much to ask for Heartland Acres Development to send out another neighborhood letter with a 3D visualization of this potential build so the people can better understand exactly what the finished product would look like? We need to see the height difference between our homes and the back wall of the apartments as well as how close they are going to be to our back fence. Our neighbors (especially the ones living in these four homes) will see how this will negatively impact their home and their day to day life experience in their home. Our backyards are wide, but shallow and this wall will be only a few feet from our back fence and the back of our house.

Either of the two plans HAD is proposing will not allow sunlight into our homes, only shadows. The CEO of HAD knows this and made it a point at the neighborhood meeting to shove that fact in my wife's face. Also, either plan will limit the amount of daylight into our home as well as our neighbors' homes. Would either the architect or the CEO of HAD want to live in one of these twin homes with either of these potential builds a few feet off their back fence?

A list of some of our concerns are as follows:

- This project would be the first residential build for HAD and their first time being a residential landlord. For their first residential build wouldn't it be smarter to start off with a smaller project?
- Is this the only property they have looked at, or are there other options where their plans would be a better fit?
- There is not enough room for extra parking. At the P&Z meeting on April 1st, the architect said they may ask to borrow parking from the existing commercial buildings to the north of this property.
- In the most recent discussion that we have heard from HAD, they have not figured out where to fit the garbage and recycling yet.
- With either one of their potential plans, we would hear the AC units most all the time during the warm weather months. When some are shutting down, others are starting up. There would be no more quiet peace in our immediate neighborhood.
- Most likely they will allow pets. We like pets, however, some of the pet owners do not obey the city leash laws or bother to pick up after their pets.
- Where will the dog owners be able to walk their dogs? It does not look like there is any room for that.
- Where are the smokers and vapors going to go to smoke and vape? Most likely on the grass by our back fence.
- Increased traffic from either of these developments can create unsafe conditions for the pedestrians, especially the children who need to walk by this site if they are enrolled at Discovery Elementary.
- Since there is a 3/4 intersection at Columbia Road and 45th Street, this will cause much increased traffic to the east if someone needs to go south.
- If either one of these plans are built, it would decrease the amount of money a buyer would be willing to pay us for our home. Our home has a nice curb appeal, it is very nice and spacious inside, but then looking out the back windows all you would see is a wall.
- Our neighbors and ourselves would also lose privacy and some security.
- Neither of the potential plans create any good value or goodwill to this existing neighborhood. There is not one positive thing that we can come up with if either of these two plans are built on the property at 4425 South Columbia Road. We encourage HAD to find a different property to build either of these plans on.
- Unless we are mistaken, part of the job of the City Council is to protect existing neighborhoods from new builds that come in and infringe on the safety and well being of that neighborhood.

Thank you for your time,

Tim Wynne and Linda Abar Wynne
4428 South 25th Street