

NEIGHBORHOOD COUNCIL #4
MINUTES for December 15, 2022 Special Meeting

Heritage Baptist Church – 900 52nd Street North, Great Falls, MT 59401

Members Present: Sandra Guynn, Chris Ward, Richard Ashley

Not Present: Rudy Tankink, Judy Tankink,

CALL TO ORDER:

Sandra Guynn called the meeting to order at 6:30 PM with the Pledge of Allegiance

NEW BUSINESS:

- Cottage Grove Addition Phase 3 Annexation – COGF Planner Brad Eatherly and Woith Engineering. Council needs to recommend to City Commission to approve or deny the application. Process includes replatting existing northern lots and vacating a right of way, annexing the portion that is in the county, zoning change on the existing city lots from PUD to R-6, zoning as R-6, and creating a major subdivision consisting of 7 lots. Development proposes 252 units in six 3-story buildings plus a club house. Spencer Woith stated that they are market rate apartments. 52nd St N would be paved and curb and gutter would be installed on both sides. City is considering paving the remainder of 52nd to 10th Ave N in conjunction. The west side of 52nd would include a wider than standard boulevard strip to make room for existing power poles. The sidewalk would be on an easement, not in city right of way. Sidewalk on 7th Ave N would be boulevard sidewalk. Ideally would start on first 2 buildings in SE corner in spring of 2023. There would be a detention pond with hard storm drain piping to the city system. A traffic study was not triggered by the size of the development. Parking exceeds code minimums. 52nd is a minor arterial but that does not affect the street width, only the surfacing depth.
 - Guynn moved that the council recommend that the project to move forward in the city process. Ashley 2nd. Motion carried.

PETITIONS AND COMMUNICATIONS

- None

OLD BUSINESS

- None

ADJOURN

- Guynn moved to adjourn. 2nd by Ashley. Motion carried. Adjourned at 7:30 pm.

Submitted by Chris Ward