

NEIGHBORHOOD COUNCIL #4
MINUTES for March 27, 2025

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

Members Present: Sandra Guynn (Chair), Neil Tredray (Vice-Chair), Doug Darko (Official Delegate), Chris Ward (Secretary), James Whitaker.

CALL TO ORDER:

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

OLD BUSINESS

- Chair Guynn moved to approve January 23, 2025 minutes. Second by Whitaker. Minutes Approved.

NEW BUSINESS:

- Emma Nelson from Neighborworks made a presentation covering topics including Community Grant Applications, CommUNITY Cleanup, Homebuyer Fair, and the upcoming annual meeting.
- Annexation Request for Meadowview Subdivision (East of 46th St./Central Ave). Information presented by Lonnie Hill of Planning and Community Development and Spencer Woith for the applicant. The project intends to provide entry level built to order manufactured housing on permanent foundations. Residents will own their lots and have an HOA. It is in the current fire response area and will not require an additional sewage lift station.
 - Chair Guynn moved that NC4 recommends annexation of the Meadowview Subdivision, assign a Planned Unit Development (PUD) zoning, and major subdivision to create 163 single-family lots. Second by Vice-Chair Tredray. All in favor.
- The Falls Development (East of 57th St. between 3rd Ave. S and 10th Ave. S). Informational presentation by Spencer Woith for the developer.

NEIGHBORHOOD COUNCIL

- A letter was sent to residents adjacent to the Discovery Meadows Apartments by the developer that they could update covenants at the meeting. Since this was not on the agenda Mr. Woith and several attendees left to discuss that issue separately.
- Chair Guynn read a nomination letter for the Good Neighbor award for Sylvester Barrows, nominated by Erika Mikkelsen. Rob Moccasin will prepare a certificate.
- Chair Guynn reported she had contacted Sentinel missile project representatives asking about a 6 month update public meeting. It is tentatively scheduled for May 13-15.
- Follow up on request for lighting in the Pinski Park pavilion. Mike Villarreal, community park volunteer was reported okay with not pursuing it. GFPD had found there was no pattern of complaints that could be solved by lighting.
- Enterprise Rent-A-Car issue about parking on the streets being addressed by the business after being contacted by city staff.

OTHER BUSINESS

- Brock Cherry, Planning Director, conducted a Growth Policy presentation and group interactive exercise.

ADJOURN

- Next meeting April 24, 2025.
- Meeting was informally adjourned after the planning exercise.

Submitted by Chris Ward