

**NEIGHBORHOOD COUNCIL #4
MINUTES for August 28, 2025**

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

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

Absent: Neil Tredray (Vice-Chair)

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 the July 24, 2025 minutes. Seconded by Whitaker. Minutes Approved.
- Annexation/ Assign R-10 Mobile Home Zoning for IX Blessings Mobile Home Park - 4600 7th Ave. No. 154.
 - Presentation by Sara Reynolds, Planner and Lonnie Hill, Deputy Directory Planning and Community Development. School district was contacted, and Morningside has capacity for 50 additional students, but district does not expect this development to have that many based on experience with other developments. Staff will conduct a traffic study with traffic counts to begin after September 5th to pick up school traffic. They reached out to other local governments to see if any are handling manufactured home developments differently, but no special standards or conditions were found. Homes are taxed as residential structures by state DOR and will be paid by the individual owner. Land is commercial property including the common structures like the office. 7th Ave N is already plowed as a priority 2 route. Agency notifications have gone out to County and others. Planning board moved to Oct 14th to accommodate the traffic study. Tax revenue is estimated at \$100,00 per year, probably to all jurisdictions. Staff traffic study is conducted even if TIS is not required from the developer.
 - Presentation by Ryan Buffington, TD&H Engineering. Plan to have background checks. No subletting allowed. All new homes but would consider allowing relocations if meet current standards. Homes can also be bought move-in ready or ordered. Lot rent will be market rate. Unit costs vary but \$80,000 would be a mid-range unit. Installation will be contracted by IX Blessings.
 - Public comment. Approximately 11 people made comments. No one identifying as a Council 4 resident spoke in favor. Concerns mentioned included:
 - Traffic and parking issues already happening will get worse
 - School crosswalk safety. 44th St & 6th Ave S mentioned.
 - Manufactured homes are not affordable
 - Manufactured homes depreciate
 - As homes decrease in value there is an impact on the community
 - Existing drainage path through site
 - Impact on city water and sewer services
 - Congestion when moving homes into site and timing of that
 - Is this spot zoning?
 - Private equity takeover of mobile home parks and resulting rent increases.
 - Environmental impacts
 - Whitaker moved to recommend annexation and zoning as R-10, with concerns noted about traffic and drainage. Seconded by Ward. Motion did not pass.
 - Chair Guynn moved to support continuing discussion of annexation and R-10 zoning, with special emphasis given to traffic congestion, traffic safety at Morning side school and handling of drainage. Seconded by Darko. The vote was 2-2 and the motion did not pass.
 - Secretary Ward moved to **recommend that the City pay special attention to concerns raised by Council 4 residents, particularly traffic congestion, traffic safety at Morningside School, and drainage handling, in the continued consideration of the request for annexation and assign R-10 zoning for IX Blessings Mobile Home Park.** Seconded by Whitaker. Motion carried.

There was a 10-minute recess at 8:03 pm.

NEW BUSINESS

- Great Falls Animal Shelter presentation by Joey Parchen. Information about projects and upcoming events. In response to a question, best thing for residents to do with feral cats is nothing.
- Conditional Use Permit (CUP) request by Ponderosa Solutions at 6501 18th Avenue North to allow for the handling of hazardous substances in support of operations involving sustainable aviation fuel and jet fuel. Presentation by Kayla Kryzsko, City Planner and Nick Ethridge with Ponderosa. Operation of new facility started last October and will mark loading of 1000th rail car soon. 20,200,000 gallons loaded and one 18-gallon spill. They have a spill prevention plan and a containment system. Expansion in volume and types of products, not in area of facility.
 - Chair Guynn moved to **recommend a conditional use permit be granted for Ponderosa Solutions at 6501 18th Avenue North to allow for the handling of hazardous substances in support of operations involving sustainable aviation fuel and jet fuel.** Seconded by Darko. Motion carried.

OTHER BUSINESS

Petitions, Communications, Updates

- Household hazardous waste event is September 13th, 9:00 am to 1:00 pm south of police department.
- Crosswalks at Schulte's were painted after Chair Guynn contacted public works.
- 57th and 7th Ave S site was cleaned up after code enforcement contact.
- Question about flower bed removal in Heren Park, no update.
- No use found for Neighborworks grant this year. Bench in Pinski Park not recommended in parks plan.
- Lonnie Hill said City received initial inquiry from a developer about 2-unit townhouses for parcel northeast of 3rd Ave S and 57th. A map of residential development projects was posted to the city facebook page. It can be viewed at <https://www.facebook.com/CityOfGreatFalls/posts/pfbid02p3FwBtLNsDR6aArhkvB9QDc6iSBzeUrE46XaqcJ9msT6Ut9eRnqdmjnHbkdbQ4bCI>

ADJOURN

- Next meeting September 25, 2025.
- Meeting adjourned at 8:59 pm.

Submitted by Chris Ward