

**NEIGHBORHOOD COUNCIL #4  
MINUTES for November 20, 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. Not Present: 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 October 23, 2025 minutes. Second by Whitaker. Minutes Approved.

**NEW BUSINESS:**

- Development of Beebee Tracts, 57<sup>th</sup> Street S and 3<sup>rd</sup> Ave S. Annexation with multifamily R-5 zoning.
  - Presentation by Tracy Martello, Assistant City Planner, and Aaron Kensinger, Stahly Engineering & Associates. 152 (or less) single level duplex and triplex units for lease. Onsite roads would be private. Improvements would be made to 3<sup>rd</sup> Ave S and 60<sup>th</sup> Street S including curb. Sidewalks to be determined. Gravity sewer will be extended along 3<sup>rd</sup> and north on 60<sup>th</sup> as far as possible. There will be a management office on site. Construction start in 2026 potentially.
  - Developer not required to do a traffic study. If adjacent Falls development is delayed Council had concerns about traffic at 3<sup>rd</sup> Ave S and 57<sup>th</sup> in the interim.
  - Council expressed concerns about safe routes to school and pedestrian crossing of 57<sup>th</sup> Street.
  - Secretary Ward moved that Neighborhood Council 4 recommend approval of annexation and R-5 zoning for Beebee Tracts Residential Development. Second by Whitaker. Motion carried.

**PETITIONS, COMMUNICATIONS, UPDATES**

- No neighborhood concerns

**ADJOURN**

- Next meeting January 22, 2026
- Meeting adjourned at 7:01 pm.

Submitted by Chris Ward