

ORDINANCE 3277

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS TO ASSIGN A ZONING CLASSIFICATION OF R-3 SINGLE-FAMILY HIGH DENSITY TO THE PROPERTY LEGALLY DESCRIBED AS LOT 4A, BLOCK 7, UNIVERSITY ADDITION, SECTION 15, T20N, R3E, P.M.M. CASCADE COUNTY, MONTANA, AND THE ADJOINING RIGHT-OF-WAY OF 18TH ALLEY SOUTHWEST.

* * * * *

WHEREAS, the property owners, Joseph Boso and Jessica Boso, have petitioned the City of Great Falls to annex the subject property, which consists of approximately 0.34 acres, as legally described above; and,

WHEREAS, Joseph Boso and Jessica Boso has petitioned the City of Great Falls to assign a zoning classification of R-3 Single-family High Density to Lot 4A, Block 7, University Addition, upon annexation to the City; and,

WHEREAS, the Great Falls Planning Advisory Board/Zoning Commission conducted a public hearing on August 12, 2025, to consider said assignment of zoning of R-3 Single-family High Density, and, at the conclusion of said hearing, passed a motion recommending the City Commission assign said zoning to the subject property legally described as Lot 4A, Block 7, University Addition, Section 15, T20N, R3E, P.M.M., Cascade County, Montana, and the adjoining right-of-way of 18th Alley Southwest; and,

WHEREAS, notice of assigning said zoning classification to the subject property was published in the *Great Falls Tribune* advising that a public hearing on this zoning designation would be held on the 7th day of October, 2025, before final passage of said Ordinance herein; and,

WHEREAS, following said public hearing, it was found and decided that the

assignment of zoning of R-3 Single-family High Density for said property meets the Basis of Decision requirements in the Official Code of the City of Great Falls (OCCGF), Section 17.16.40.030, and that the said zoning designation be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA:

Section 1. It is determined that the herein requested R-3 Single-family High Density zoning request meets the criteria and guidelines cited in Mont. Code Ann. § 76-2-304, and Section 17.16.40.030 of the OCCGF.

Section 2. That the zoning classification of “R-3 Single-family High Density” be assigned to Lot 4A, Block 7, University Addition, Section 15, T20N, R3E, P.M.M., Cascade County, Montana, and the adjoining right-of-way of 18th Alley Southwest, as shown in “Exhibit A”, subject to the setbacks, and other development standards and by this reference made a part hereof, as well as all other applicable regulatory codes and ordinances.

Section 3. This ordinance shall be in full force and effect thirty (30) days after its passage and adoption by the City Commission.

ACCEPTED by the City Commission of the City of Great Falls, Montana on first reading September 2, 2025.

ADOPTED by the City Commission of the City of Great Falls, Montana on second reading October 7, 2025.

Cory Reeves, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

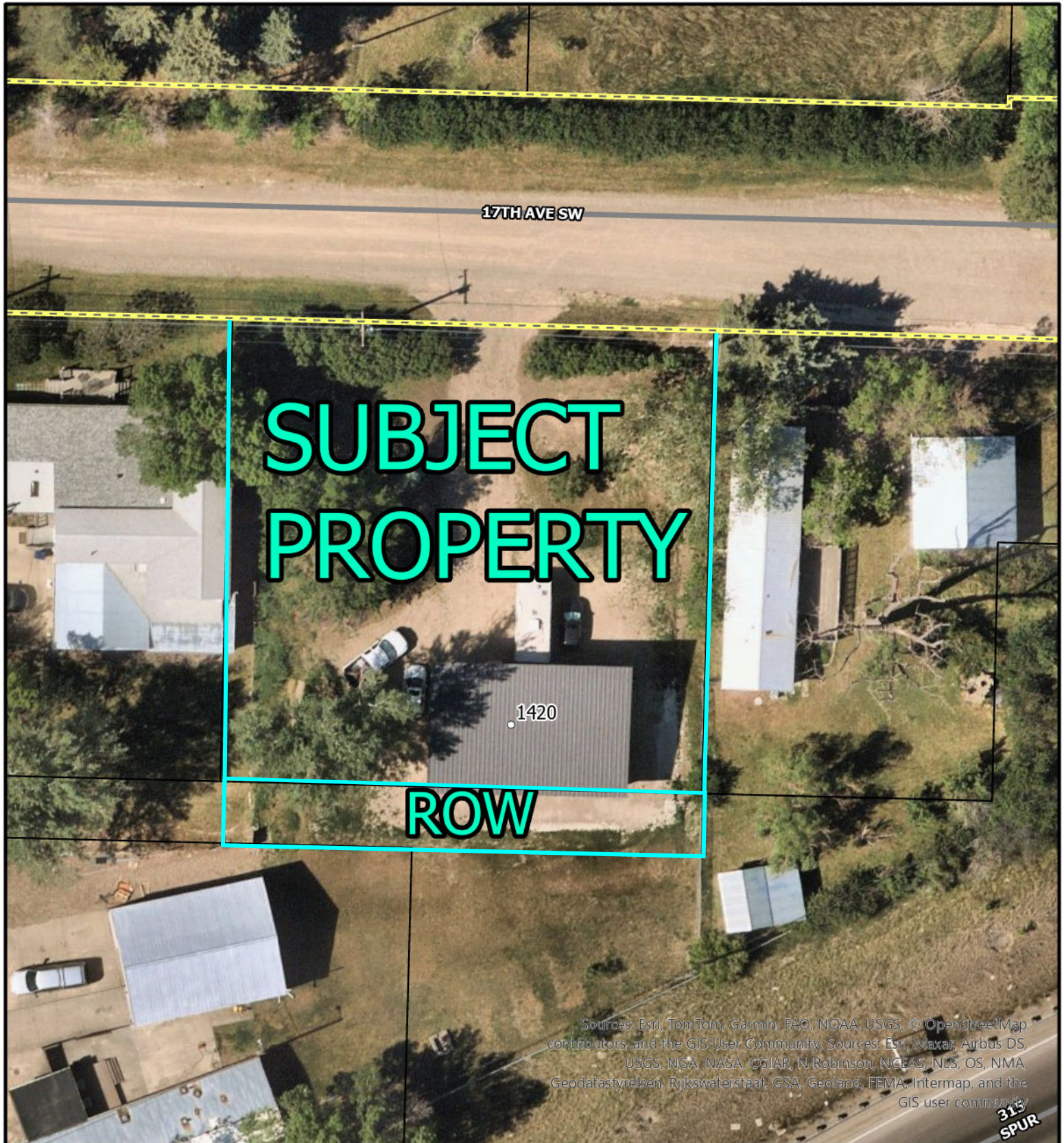
David Dennis, City Attorney

State of Montana)
County of Cascade : ss
City of Great Falls)

I, Lisa Kunz, City Clerk of the City of Great Falls, Montana, do certify that I did post as required by law and as prescribed and directed by the City Commission, Ordinance 3277 on the Great Falls Civic Center posting board and the Great Falls City website.

(CITY SEAL)

Lisa Kunz, City Clerk



Ordinance 3277 - Exhibit A



1420 17th Ave SW

○ City Addresses

--- City Limit

□ Parcels



0 20 40 80 Feet