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To: Kalispell Planning Board
From: Jarod Nygren, Senior Planner
Date: July 9, 2019 Work Session – Town Pump Zoning Map Amendment

BACKGROUND: The work session for Town Pump will begin immediately after the public hearing. At this meeting planning staff will give an overview of the project and answer general questions about the project. Per Section 27.19.020(5)(a) a work session for a PUD application must be completed prior to any public meeting. Although a PUD application has not been submitted, the request would expand an existing PUD Zoning overlay, therefore, a work session is required. The work session is intended for information purposes only to inform both the public and the planning board about the various aspects of the project. It is not intended to be a public hearing and the planning board will not take any formal action on the application. This is a courtesy meeting in preparation of the formal public hearing scheduled for **Tuesday, August 13, 2019**, and is an opportunity to become familiar with the project.

The planning board will hold a work session on the item listed below:

- File # KZC-19-02 – Town Pump has submitted a zoning map amendment application for 4.6-acres of land. Currently, the 4.6-acres is zoned B-2 and B-2/PUD (Town Pump#5 PUD). The requested zone change would rezone the portion of the property currently zoned B-2 to B-2/PUD, so that the entire property is encompassed by the PUD zoning overlay. The zone change is being requested so that Town Pump can construct a new convenience store and casino on the subject property, which would allow for the demolition of the existing facility. In concert with the construction of the new convenience store, the applicant would also be improving the property frontage along U.S. Highway 93 South, thereby supporting the city's entrance corridor standards. The property is located at 2910 U.S. 93 South and can be legally described as Tract 1A of Ashley Business Park, LOT 5, Revisited in the SE4 NE4 of Section 29, Township 28 North, Range 21 West, P.M.M., Flathead County, Montana.

Questions for the Planning Board to consider

1. Is the application requests appropriate for the project?
2. Is there other information that the Board would need in order to be able to make a recommendation to the City Council on this application requests?

Next Steps

Following the discussion in the work session format, the Planning Board will hold a public hearing on the application requests at the Tuesday, August 13th regularly scheduled Planning Board meeting. The Planning Board will then forward the matter to the City Council.

Attachments: Application materials

