

**KALISPELL CITY PLANNING BOARD & ZONING COMMISSION
MINUTES OF REGULAR MEETING
August 13, 2019**

CALL TO ORDER AND ROLL CALL	The regular meeting of the Kalispell City Planning Board and Zoning Commission was called to order at 6:00 p.m. Board members present were Doug Kauffman (acting president), Kurt Vomfell, Joshua Borgardt, Rory Young, George Giavasis & Ronalee Skees. Chad Graham was absent. Jarod Nygren, Tom Jentz and PJ Sorensen represented the Kalispell Planning Department.
APPROVAL OF MINUTES	Vomfell moved and Skees seconded a motion to approve the minutes of the July 9, 2019 meeting of the Kalispell City Planning Board and Zoning Commission.
VOTE BY ACCLAMATION	The motion passed unanimously on a vote of acclamation.
PUBLIC COMMENT	None.
KZC-19-02 – TOWN PUMP	File # KZC-19-02 - Town Pump has submitted a zoning map amendment application for their property located at 2910 U.S. 93 South. The request would expand the existing Town Pump #5 PUD over 1.3-acres of land. Currently, the 1.3-acres is zoned city B-2 and includes an existing convenience store, casino and fuel islands. The requested zone change would rezone the property from B-2 to B-2/PUD, so that the entire property is encompassed by the Town Pump #5 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
STAFF REPORT	<p>Jarod Nygren representing the Kalispell Planning Department reviewed Staff Report #KZC-19-02.</p> <p>Staff presented the application including the existing land use of the property, surrounding land uses, growth policy, existing zoning of the property and zoning of surrounding properties. Staff also went over the proposed site plan and the improvements that could be expected by the proposed development, which would include the implementation of the city entrance corridor standards. Entrance corridor improvements would include construction of a new building with superior architecture design, increased landscaping along U.S. 93 South, new larger pedestrian sidewalk, access control into the property, elimination of billboards on the property, and increased signage regulations in regards to casinos. Lastly, staff clarified that although a casino is not currently permitted within the B-2 Zone, the existing facility can continue to operate on the property in perpetuity in its current state as a nonconforming use. Staff recommended that the Kalispell City Planning Board and Zoning Commission adopt staff report #KZC-19-02 as findings of fact and recommend to the Kalispell City Council that the Town Pump #5 PUD amendment be approved subject to the conditions listed in the staff report.</p>
BOARD DISCUSSION	Vomfell asked about verbiage of condition 9. Young asked staff for clarification on the difference between a zone change vs. a conditional use permit. Nygren clarified.
PUBLIC HEARING	Joe Murphy – 1324 13 th Ave SW, Great Falls – representative for applicant, offered to answer any questions the board may have and let the board know that Town Pump had reviewed all of the proposed conditions and they were okay with all of them as written.
MOTION	Skees moved and Vomfell seconded a motion that the Kalispell City Planning

	Board and Zoning Commission adopt staff report #KZC-19-02 as findings of fact and recommend to the Kalispell City Council that the Town Pump #5 PUD amendment be approved subject to the conditions listed in the staff report.
ROLL CALL	The motion passed unanimously on a roll call vote.
OLD BUSINESS	None
NEW BUSINESS	Nygren updated the board on the September 10 agenda.
ADJOURNMENT	The meeting adjourned at approximately 6:32pm.
NEXT MEETING	The next meeting of the Kalispell Planning Board will be on Tuesday, September 10, 2019 at 6:00 p.m. and is located in the Kalispell City Council Chambers, 201 1 st Ave East.

Chad Graham
President

Kari Hernandez
Recording Secretary

APPROVED as submitted/amended:

DRAFT