



City of Libby

952 E. SPRUCE | POST OFFICE BOX 1428

LIBBY, MT. 59923 | Phone 406-293-2731 | Fax 406-293-4090 | Website: www.cityoflibby.org

City of Libby Public Hearing American Covenant Senior Housing Foundation Conditional Use Permit request for Asa Wood Assisted Living Facility

The City of Libby, City Council will hold a public hearing on November 23rd
@ 6:30 pm at 952 E. Spruce St, City Hall.

The site is zone Residential A; however, its historical use has been that of a school until 2011 and has functioned as an ad hoc community center since then. Based on the developers submitted plans, a Conditional Use Permit for the project is required.

The conditional use approval procedure is intended to provide a transparent, public review process for land uses that, because of their widely varying design and operational characteristics, require case-by-case review in order to determine whether they will be compatible with surrounding uses and development patterns.

Council will hear from representatives of American Covenant Senior Housing Foundation, recommendations from the City of Libby Zoning Commission as well as the public.

To access the public hearing electronically via **ZOOM**

Dial: 253-215-8782

Meeting ID: 4042719951

Password: 151041

American Covenant Senior Housing Foundation, Inc.

10

Memorandum

To: Jim Hammons, Council person
From: Gerald Fritts
CC: Mike Sikes, Kristin Smith

Councilman Hammons,

We are writing to request that our zoning modification be placed on the council's agenda.

We have included:

1. Recommendations from Zoning Commission
2. Interior layout of the facility
3. Site revision (revised from recommendations)
4. A few pictures of anticipated eating areas
5. A list of all property owners within 150 feet of the proposed project

Please contact me at GMF@ACSHF.COM or 406-270-0128 if you need additional information.

We look forward to meeting the Council.



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MEMO

DATE: October 1, 2020
TO: City Council
FROM: Kristin Smith, Chair, Zoning Commission
RE: Conditional Use Permit – Asa Wood Assisted Living Facility

The Zoning Commission met on September 28, 2020 to discuss a pending request for a Conditional Use Permit at the Asa Wood site for an Assisted Living Facility. The development team (American Covenant Senior Housing Foundation) was present to answer questions and discuss their proposal.

The site is zoned Residential A, however its historical use has been that of a school until 2011; and has functioned as an ad hoc community center since then. Based on the developer's submitted plans dated 9/28/20, the **Commission voted unanimously to recommend** a Conditional Use Permit for the project subject to the following conditions:

- a. The Conditional Use Permit applies only to Phase I & II. Phase III must be submitted in the future when the concept becomes more solidified.
- b. The walking path that exists around the perimeter of the site shall be maintained along the west and south and accessible to the public.
- c. Sidewalk connections within the project shall be made wherever possible to each other and to the walking path
- d. A sidewalk along 6th St. shall be constructed.
- e. The Community Gardens shall be allowed to stay on site under rules established by the property owner.
- f. The existing curb-cut along Idaho shall be removed and relocated to align with the alley along 6th Street.
- g. All lighting shall be downward directional and dark-sky compatible
- h. A monument sign not to exceed 64 square feet shall be permitted.
- i. Any wayfinding and internal signage must be muted in color and appropriately scaled to the project.

American Covenant will modify its proposal for a final submittal to the City to begin the public notification and hearing process with City Council.

ASA Wood School Site

Review Criteria – per Chapter 17.10, Sections 17.10.080

A. Existing Use:

1. The existing site includes the Asa Wood School Building, which is a single-story structure, that fronts Idaho Avenue. The building is only used by the Libby School Kitchen for preparation of the district wide lunch program. In addition, the building is used by various organization for general storage or limited programing. Rooms inside the building accommodate the Libby Community Food Pantry. In general, the majority of the building is under used, but is well maintained by the School Administration staff.
2. The site is currently a combination of random paved and unpaved streets and parking areas. Large trucks find it difficult to access the Libby School Kitchen and Community Food Pantry with loading and unloading only at the available pedestrian entry doorways.
3. The Libby Community Garden is also located on the site. The garden program area is maintained by well-staffed and organized volunteers. The area is also fenced for protection, but parking and excess garden materials are randomly located on-site.
4. Activity fields and playground equipment is located on the south end of the site. The area is maintained by school staff but are not utilized.

B. Proposed Use:

1. The existing Asa Wood School will remain with several proposed improvements. The school will be remodeled for Immanuel Lutheran Communities Assisted Living. This will include approximately 42 residential units, activity spaces, staff offices and meal preparation. A small addition is proposed to accommodate the walk-in cooler and freezers.
2. A separate building is proposed to facilitate the existing Libby School Kitchen and the Libby Community Food Pantry functions. The single-story building will be included in the initial phase of the project.
3. A separate memory care and clinic are also proposed on the site in a later phase. This building will be a single-story structure.
4. Independent living apartments are proposed in a later phase. The residential style units will include both one and two story buildings.
5. The Libby Community Gardens will remain on-site. New fencing and parking will be located around the garden.
6. Large truck access will be positioned at new designated on-site loading areas. Access for the truck traffic will allow ease-of-use to each area.

7. New on-site parking will be located throughout the site for visitors, residents and staff. The required number of spaces will be defined by Planning and Zoning. Handicap accessibility will be addressed at all locations.

C. General Welfare of the Neighborhood and Community

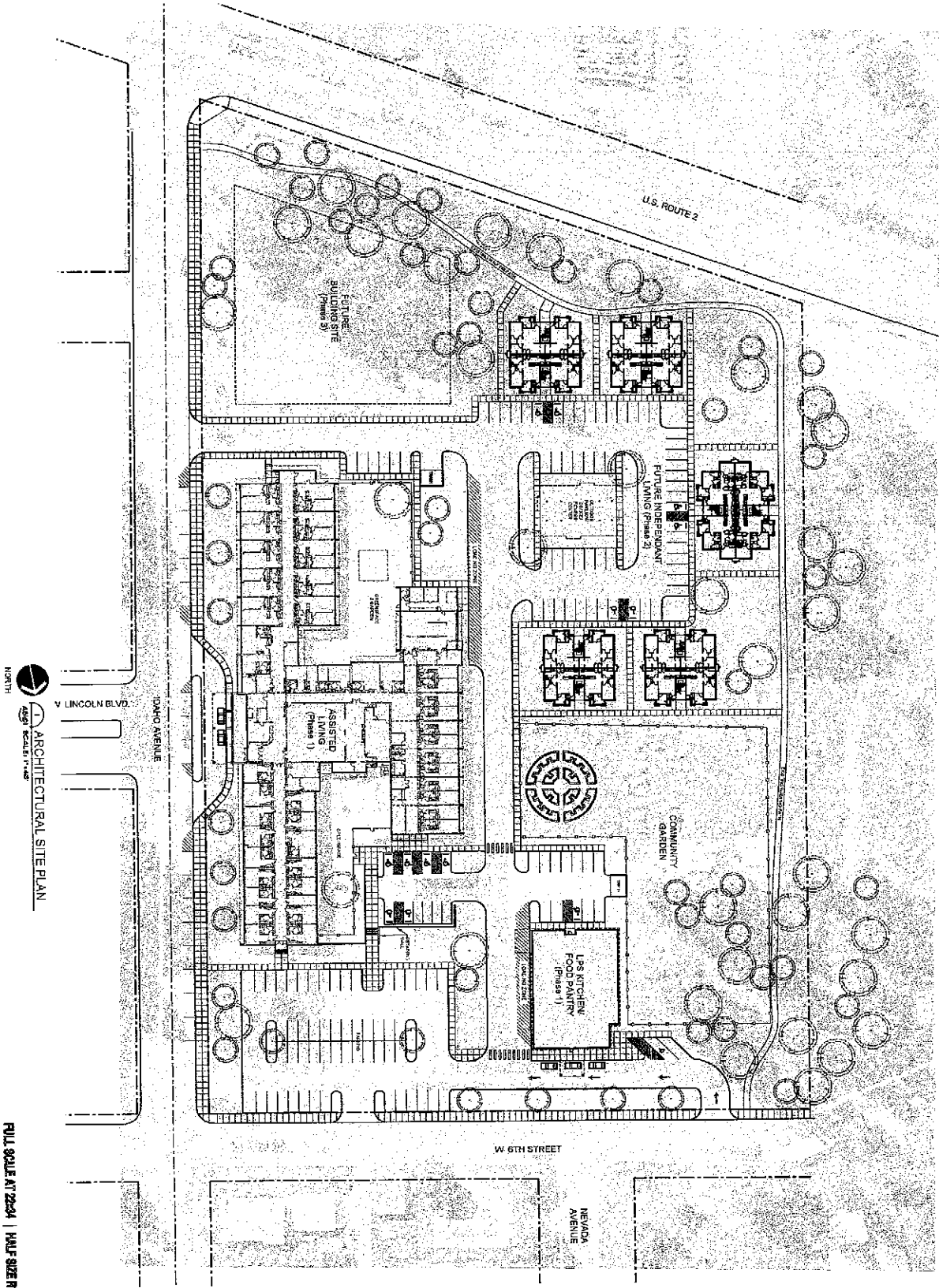
1. The existing Food Pantry and Libby School Kitchen will remain on-site. These services are well recognized and supported by the Community. The School kitchen is only serviced by the kitchen staff and does not generally allow outside visitors.
2. Based on a market study, the new Assisting Living Community is a welcome addition to the Community. The function is generally residential and compatible with the adjoining neighborhood.

D. Compatible Character of the Surrounding area in terms of site planning, building scale and program design.

1. The site plan is a primary consideration in the planning process, with new access drives and new through streets for clear and easy circulation. The buildings will be located for convenience of services with access to new concrete pedestrian pathways. New paved parking areas will also be located throughout the site and include access for service vehicles.
2. The scale of the existing and new building is a combination of one and two-story structures. This is compatible with the adjoining neighborhood.
3. The initial phases of the Assisted living development, Food Pantry, Libby School Kitchen and Community garden will stabilize and complete the north end of the site. The existing play fields on the south end of the site will remain and be used by the community until the later phases are completed.


E. Safety, Noise, Traffic and Lighting

1. The existing functions at this site provide minimal noise and traffic in the area.
2. The Assisted Living Community will generally not add to the noise or safety concerns of at this site.
3. New access and on-site parking will eliminate any concerns for traffic to the site.
4. New on-site street lighting with new occupied buildings will provide a level of safety to an otherwise vacant site.

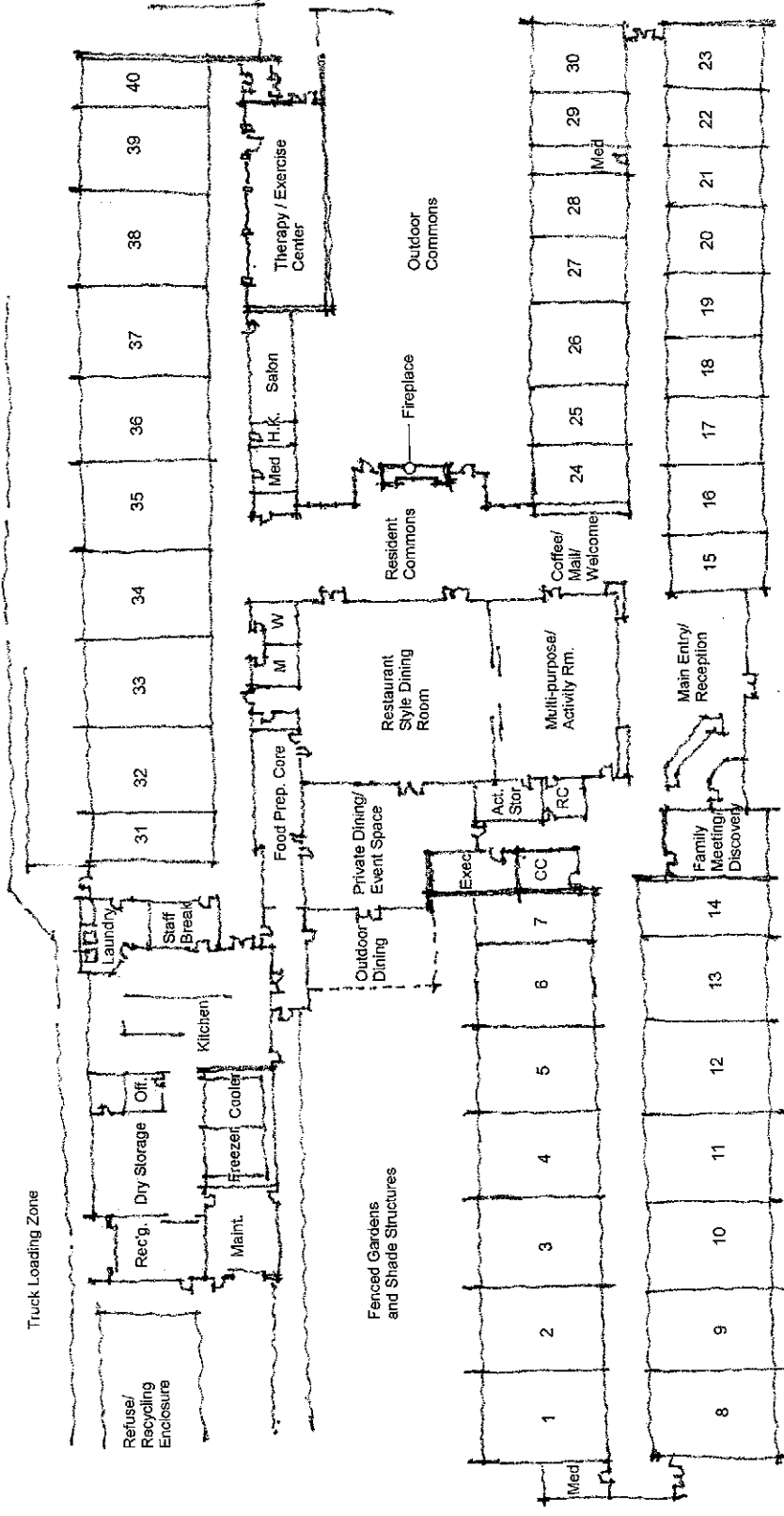


 NORTH
 ARCHITECTURAL SITE PLAN
 405 South Brandt Ave. Suite 700
 Topeka, KS 66603
 913.990.0541

FULL SCALE AT 22x34 | HALF SIZE REDUCTION AT 11x17

| | | | | | |
|--------------|---|------------------------------------|---|--|--|
| AS101 | SHEET TITLE: | Architectural Site Plan | American Covenant Senior Housing Foundation Asa Wood School Site Libby, MT |  | Sikes Abemathie Architects 405 South Brandt Ave. Suite 700 Topeka, KS 66603 913.990.0541 |
| | DRAWN BY: [] CHECKED BY: [] DATE: [] | PROJECT NO.: [] SHEET NO.: [] | | | |

Represents New Construction



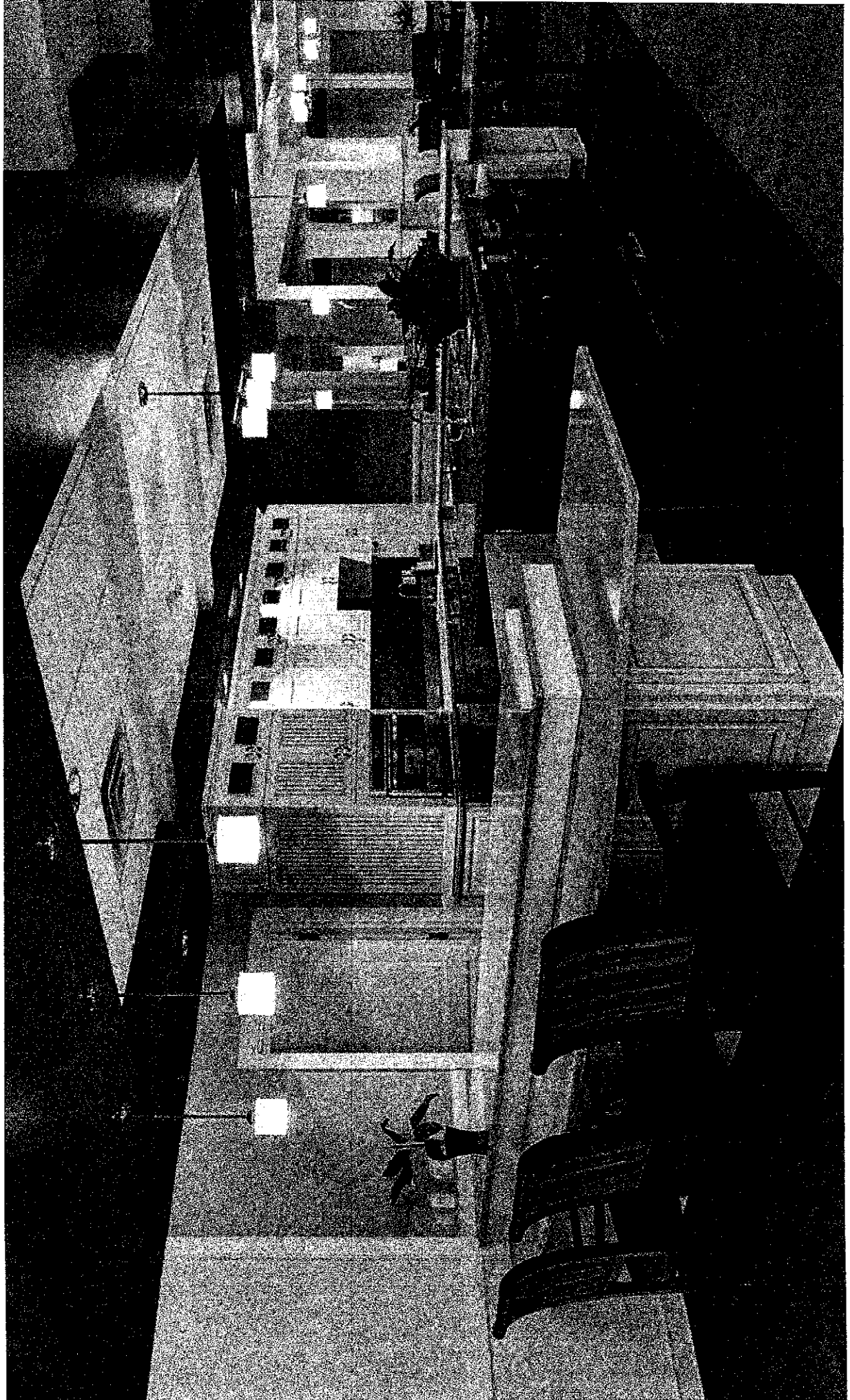
SCHEMATIC CONCEPT FLOOR PLAN
LIBBY, MONTANA

Immanuel Lutheran
— COMMUNITIES —

New Covered
Klaho Ave
Entrance

| Name | Physical Address | Mailing Address | |
|---|--|--|----------------------|
| 1 William and Shelly Warrick | 512 W. 6th St | P.O. Box 1001, Troy, MT 59935-1001 | |
| 2 John & Barbara Desch | 520 Nevada Ave | 510 Nevada Ave, Libby, MT 59923 | |
| 3 Norma Sweet | 519 Nevada Ave | 519 Nevada Ave, Libby, MT 59923 | |
| 4 Dorman & Carrie Nolan | 520 Idaho Ave | 520 Idaho Ave, Libby, MT 59923 | |
| 5 Richard Plaas | 517 Idaho Ave | 517 Idaho Ave, Libby, MT 59923 | |
| 6 Carla Jones | 603 Idaho Ave | 603 Idaho Ave, Libby, MT 59923 | |
| 7 Kathleen Scharen | 605 Idaho Ave | 605 Idaho Ave, Libby, MT 59923 | |
| 8 Jeff Dooley | 609 Idaho Ave | 609 Idaho Ave, Libby, MT 59923 | |
| 9 Jo Ann Penner | 619 Idaho Ave | 619 Idaho Ave, Libby, MT 59923-1703 | |
| 10 Kenneth & Flavia LaFont | 317 Idaho Ave | P.o. Box 821, Libby, MT 59923-0821 | |
| 11 John Skinner | 709 Idaho Ave | 311 Mineral Ave #121, Libby, MT 59923-1953 | |
| 12 Brian Miller | 715 Idaho Ave | P.O. Box 413, Libby, MT 59923-0413 | |
| 13 Gregory Hall | 719 Idaho Ave | 2015 Main Street, Thompson Falls, MT 59873 | |
| 14 Richard & Brenda Vinson | 803 Idaho Ave | P.O. Box 1664, Libby, 59923-5000 | |
| 15 John Jones | 319 W 9th St | 319 W 9th St, Libby, MT 59923-1803 | |
| 16 Kevin Herbig | 401 W 9th ST State Farm Insurance | P.O. Box 981, Troy, MT 59935-0981 403 W. 9th Street | |
| 17 Cool Creek Properties, LLC | 914 Idaho Ave Clip Art Studio Henry's Restaurant Reel Time Movies | 20 E. 5th Street, Suite 200, Tulsa, OK 74103-4407 914 Idaho Ave 405 W 9th Street 413 W 9th Street | |
| 18 Ace Properties Libby, LLC (Ace Hardware) | 505 W 9th St A Full Life Age Orthopedic Rehab | 505 W. 9th St, Libby, MT 59923 415 w 9th Street 419 W. 9th Street | |
| 19 Aubri Property, LLC | 517 W 9th St | | |
| 20 Nodo Properties, LLC | 519 W 9th St | P.O. Box 1411, Libby, MT 59923-1411 | |
| 21 Rosauer Investments, LLC | 703 W 9th St | P.O. Box 9000, Spokane, WA 99209-9000 | |
| 22 Fennessy FT DTD | 1460 Barkley LN | 1460 Barkley Lane, Whitefish, MT 59937-3342 | parcel behind |
| 23 Fennessy J F JR TTEE | 1460 Barkley LN | 1460 Barkley Lane, Whitefish, MT 59937-3342 | Parcel behind garden |





Conditional Use Permit Request for Asa Wood Assisted Living Facility

Chapter 17.10, "Conditional Use Permits" of the City of Libby Municipal Code, subsection 17.10.050 requires mailed Notice of Public Hearing be sent out to property owners who are within (150) feet of subject parcel, 15 days before schedule of Public Hearing.

The following list is those property owner who were sent Notices on November 6th, 2020.

**Richard & Brenda Vinson
P.O. Box 1664
Libby, MT 59923**

**Kathleen Scharen
605 Idaho Ave
Libby, MT 59923**

**Mark Fennessy
1406 Barkley LN
Whitefish, MT 59937**

**Gregory S Hall
2015 Main St
Thompson Falls MT 59873**

**Carla Jones
603 Idaho Ave
Libby, MT 59923**

**Brian J Miller
P.O. Box 413
Libby, MT 59923**

**Richard Plaas
517 Idaho Ave
Libby, MT 59923**

**John L Skinner
311 Mineral Ave #121
Libby, MT 59923**

**Dorman & Carrie Nolan
520 Idaho Ave
Libby, MT 59923**

**Kenneth & Flavia Lafont
P.O. Box 821
Libby, MT 59923**

**Norma Sweet
519 Nevada Ave
Libby, MT 59923**

**Jo Ann Penner
619 Idaho Ave
Libby, MT 59923**

**John & Barbara Desch
510 Nevada Ave
Libby, MT 59923**

**Cole K Walker
90 Lower Quartz Creek Rd
Libby, MT 59923**

**William & Shelly Warrick
P.O. Box 1001
Troy, MT 59923**