

**FLATHEAD COUNTY BOARD OF ADJUSTMENT
MINUTES OF THE MEETING
APRIL 6, 2010**

**CALL TO
ORDER**

A meeting of the Flathead County Board of Adjustment was called to order at approximately 6:00 p.m. Board members present were Scott Hollinger, Mark Hash, Gary Krueger and Craig Wagner. Gina Klempel had an excused absence. Alex Hogle and BJ Grieve represented the Flathead County Planning & Zoning Office.

There were 6 people in the audience.

**APPROVAL OF
MINUTES**

Wagner motioned and Krueger seconded to approve the 10/6/09 and 2/2/10 minutes. The motion passed unanimously.

**PUBLIC
COMMENT**
*(not related to
agenda items)*

None.

**LAKESIDE QRU
(FCU 10-01)**

A request by Lakeside Quick Response Unit (QRU) for a Conditional Use Permit for a quasi-public building (ambulance hall) on property located within the Lakeside Zoning District. The proposal site is located approximately 750 feet west US Highway 93 on the north side of Bills Road. The property is two acres in size.

STAFF REPORT

Alex Hogle reviewed Staff Report FCU 10-01 for the Board.

**BOARD
QUESTIONS**

None.

**APPLICANT
PRESENTATION**

Steve Rosso, president of the Lakeside Quick Response Unit (QRU), handed out a handout with some minor changes on the site plan to the board. He explained the reasons for the changes on the plans and what they were. He gave a brief history of the Lakeside QRU, why they applied for a Conditional Use Permit, the area they covered, equipment they used, other offices they coordinated with and services they provided, the number calls they responded to in the last year, the reasons for the heliport on the property, and a description of the buildings and their uses. He spoke about the FAA recommendations for the helipad and how they intended to meet them, improvements slotted for the property, timelines for those improvements, and the storm water

plan for the site. He hoped the board would see the benefit of the QRU in Lakeside and approve the application.

**BOARD
QUESTIONS**

Wagner asked if the landing zone would be lit at night.

Rosso said the pilots in the helicopter preferred a relatively dark landing site and went on to explain why. They would have a windsock and a light for that sock at night so the pilot could see which way the wind blew.

**PUBLIC
COMMENT**

Sybil Brown, 101 Maxine Drive, wanted to know where the helipad was located.

Rosso clarified and said there would be outdoor lighting, but they would be shielded.

Hollinger said one of the conditions of the application was the exterior lights would not be broadcast outside of the property.

James Mohn, 405 Caroline Point Road was in support of the CUP. He commended the people who worked in the QRU and felt it was a significant support to the area.

**STAFF
REBUTTAL**

None.

**BOARD
DISCUSSION**

Grieve pointed out which direction was north on the displayed map for the clarification of board discussion.

Hash asked if Hogle was okay with the modified site plan.

Hogle said the only difference was they wanted to be clear about the intent for sod on the helipad.

Rosso said the main difference was the separation of the helipad from the parking lot. He explained the benefits of that change.

Hollinger said it appeared a safer traffic pattern.

Krueger said he had some issues when he first read the application. He said it involved the request for a quasi-public building conditional use permit. He felt the use was as a public utility as defined in the county regulations. That use then fell into the permitted category in the Lakeside Neighborhood Plan. He felt the request was actually for two conditional use permits,

one for the ambulance hall and the other for a community building. He had some issues on how the board could give a conditional use permit for a quasi-public building, which would be the community meeting place, and the ambulance hall which would run along side of it. He wondered, as a board, if they could issue two conditional use permits, one for public utility/service installation (ambulance hall) and the other for the quasi-public building (community center). Or another possibility would be the addition of a finding of fact where the board would say they believed quasi-public buildings, non-profit, included such uses as public utility service installations.

The board, staff and applicant discussed at length wording of a finding of fact for a definition for quasi-public buildings in this application, and the benefits and detriments for such a finding.

**MAIN MOTION
TO ADD F.O.F.
#25 ADOPT
THE REVISED
SITE PLAN AND
APPROVE
(FCU 10-01)**

Krueger made a motion seconded by Hash to add finding-of-fact #25 which stated: The Board of Adjustment finds it a reasonable interpretation that the proposed use is a quasi-public building because the building combines a public meeting hall with a Quick Response Unit (QRU), adopt the revised site plan and approve FCU 10-01.

**ROLL CALL TO
ADD F.O.F. #25
ADOPT THE
REVISED SITE
PLAN AND
APPROVE
(FCU 10-01)**

On a roll call vote the motion passed unanimously.

OLD BUSINESS

None.

NEW BUSINESS

Hollinger asked what the docket contained for the next meeting.

ADJOURNMENT

The meeting was adjourned at approximately 6:50 pm. on a motion by Wagner. The next meeting will be held at 6:00 p.m. on May 4, 2010.

Scott Hollinger, President

Donna Valade, Recording Secretary

APPROVED AS SUBMITTED/CORRECTED: 5/4/10