



Valley County Planning & Zoning Commission

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Todd Hatfield, Chairman
Harry Stathis, Vice-Chairman

Ed Allen, Commissioner
Rob Garrison, Commissioner
Tom Olson, Jr., Commissioner

VALLEY COUNTY PLANNING AND ZONING MEETING MINUTES

DATE: October 22, 2009

TIME: 6:05 p.m. – 7:41 p.m.

LOCATION: American Legion Hall

ATTENDANCE: Commissioners present: Chairman Todd Hatfield, Rob Garrison, Tom Olson, Jr., Harry Stathis, and Ed Allen were present. Staff member present: Cynda Herrick, AICP, Planning and Zoning Administrator.

OPEN: Call to Order

MINUTES: None

OLD BUSINESS:

1. PUD 09-01 Payette Landing – Tabled from the P&Z meeting on October 8, 2009.

Payette Landing Development LLC is requesting approval of a mixed-used development consisting of a private airport and a variety of aviation, light industrial, commercial, and residential land uses. Multiple phases are planned.

All roads within the PUD would be public roads. Potable water would be provided by a central water system consisting of a series of wells. Sewage treatment would be provided by the North Lake Recreational Sewer and Water District. Access would be via new roads onto Hwy 55, Spink Lane, Paddy Flat Road, and Nasi Lane.

The property is located east of Highway 55 and approximately 2 miles north of Donnelly, Idaho. The boundaries of the property are located south of Nasi Lane, north of Spink Lane, and between Highway 55 and Farm-to-Market Road. The proposal consists of approximately 1,108 acres located in sections 23, 26, 27, 34, & 35, T.17N, R.3E, and NW ¼ Section 2, T.16N, R.3E, B.M., Valley County, Idaho.

Contained within the application is a combination of permits, as follows:

- **Concept Approval and Planned Unit Development** in accordance with Chapter 8 of the

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- Valley County Land Use and Development Ordinance, as published September 21, 2006.
- **C.U.P. 09-08 Payette Landing – Phase 1 Preliminary Plat**: Includes the private airport, the Fixed Base Operator, 159 aviation estate lots, 54 low-density residential lots, several future development parcels, and open space. This portion of the proposal contains 813.21 acres.
- **VAC 09-01 Payette Landing – Vacation of Public Right-of-Way on Portions of Spink Lane, Paddy Flat, and Nasi Lane**: Vacation of a portion of Paddy Flat Road, realignment of a portion of Nasi Lane, and relocation of the intersection of Spink Lane and Highway 55 approximately 1000 feet to the south.

Chairman Hatfield announced the item.

Chairman Hatfield asked if there was any exparte or conflict of interest. There was none.

Commissioner Garrison moved to remove PUD 09-01 Payette Landing from the table. Commissioner Stathis seconded the motion. Motion carried.

Staff explained that the Commission should go through Concept Approval in Chapter 8 of the Valley County Land Use and Development Ordinance.

The Commission agreed to go through compatibility.

Staff explained how she did the compatibility rating.

Commission discussed first question. The issue is the noise – a normal PUD does not create this much noise. Other opinions were that there would be no place for an airstrip. Discussion ensued. The Commission went through each question as follows:

- QU. 1: -2
- QU. 2: -3
- QU. 3: -1.4
- QU. 4: -.6
- QU. 5: -1.2
- QU. 6: -.8
- QU. 7: -2.4
- QU. 8: +2.4
- QU. 9: +2.4

= -6.6

Commission determined they would continue with deliberations despite the negative compatibility rating.

Commissioner Allen stated that the compatibility rating speaks volumes. Asked if there is anything that requires conceptual approval or denial. Would behoove us to explain why we decided what we did.

Commissioner Stathis stated that this has so many different impacts of compatibility such as noise, water quality issues, etc. Does not believe impacts can be mitigated. Has some huge

impacts. To bad they don't want to take this to Cascade airport.

Commissioner Garrison stated that there is nowhere else in this county. This would be a shot in the arm for what the county may need, but the compatibility caused issues. Stated that eventually something will need to be done for a regional airport. In Cascade or McCall it can be bonded, as a private airport it can be taxed. Noise is a hard thing to judge, but there will be odor that goes beyond the tarmac. May work at some time.

Commissioner Allen stated that his issue is that this is a large community placed in an open agricultural area. This is a new community with industrial, commercial, etc. – larger than Donnelly and not contiguous. Believes the Comprehensive Plan reinforces this decision. Perhaps this can be located near Cascade. Addressed Master Transportation Plan – at some point there will be a need. This is not an application for a regional airport. A Regional airport should be discussed by all municipalities with consideration of FAA permits. There was no official declaration from McCall on future purchase of a regional municipal airport. Does not like the associated commercial and industrial development. Would definitely affect neighbors. We have had other contentious applications such as Jug Mountain, but it is tucked away, as well as with Tamarack – both of which have created positive recreation opportunities, this one lacks potential for recreation type uses. This would not create a desirable place to have single family residential uses. Does agree we need industrial type areas – there are plenty of commercial use areas available. Will definitely impact open areas in this part of the county. Seems like a huge impact compared to overall benefits.

Commissioner Olson stated that Commissioner Allen said a lot of what he has thought. This is the most logical place in the county for a regional airport due to the location. It is centrally located and continuous. However, the noise would affect all the surrounding land owners and is not compatible. There will be noise, odors, and is an intrusive project to the community as a whole.

Chairman Hatfield stated that the ordinance is based on the comprehensive plan. Purpose and intent is to protect private property rights and protect interest. FAA comments state that land use is left to local jurisdiction. Master Transportation Plan is a very flawed document, which was put together so that the county could apply for grants without public hearings. The Delphi method was used, which flaws the process.

Commissioner Stathis stated that the plan was put together well, but he is a common sense guy. He is here to protect private property owners. This project in the right location would be awesome. Impacts outweigh the benefits.

Commissioner Stathis moved to recommend denial of PUD 09-01 Payette Landing to the Board of County Commissioners. Commissioner Garrison seconded the motion. Commissioner Garrison commended the applicants and participants in the process. Motion carried.

Commissioner Garrison moved to adjourn the meeting. Commissioner Stathis seconded the motion. Motion carried.

Meeting adjourned 7:41 p.m.