



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: June 25, 2009

TIME: 6:00 p.m. – 11:30 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.

A. OPEN: Call to Order

B. NEW BUSINESS:

1. PUD 09-01 Payette Landing – 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 off 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 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 and asked for any exparte contact or conflict of interest. There was none. He then asked for the Staff Report.

Staff presented the Staff Report. Staff read names from senders of additional correspondence received since the Staff Report was completed (exhibit 1 – agencies, exhibit 2 – opponents, exhibit 3 – proponents).

The applicant presented the application using a power point presentation – exhibit 4.

Justin Jenkins, 1180 Majestic View, McCall, ID. Gave background. His family has been in this valley for ½ century.

- Background in financing and structuring.
- Introduced development team.
- Have been working on project for two years.
- Has moved family here and enrolled his children in school last year.
- Had open house on site to share with the community.
- Goal is to relay the correct information and stop the misinformation.
- Please reserve judgment until you have heard all the facts – it may take several meetings.
- Has heard many times that a larger airport is needed.
- Lots of open space, recreation uses, around an aviation need.

Steve Millemann, Attorney, Millemann, Pittenger, McMahan and Pemberton, stated that they are attempting to use power point so everyone can see the plan.

- Recognize there are many people who are opposed and many people who support the project.
- Request that at the end of the day the ordinance is applied according to the facts as presented.
- Presented power point.
- Unique piece of property that could accommodate the proposed use unlike any other piece of property in the valley.
- Smaller plane will use only 1/3 of runway.
- Larger planes will use only 2/3 of runway.
- If McCall airport was to do the same buffer it would have to go clear thru to Johnson Lane.
- Operations will not use public facilities.
- Planes will not fly over Donnelly elementary.
- Most operations will be to and from the South between Donnelly and Roseberry.

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- Asked that at the end of this meeting the Commission schedule a site visit.
- Showed pictures to orient the runway on the property.

Bob Waddell, Waddell Engineering, gave a presentation, as follows:

- Airport will be done in accordance with FAA procedures.
- Site is unique since it is large and oriented properly according to the wind.
- Far enough from McCall and Cascade airport in order to function properly.
- Good distance to mountains.
- Described lengths of runways for various types of airplanes and their loads.
- McCall cannot handle larger planes at this time.
- No air traffic controller – McCall doesn't have one either – FAA requires traffic controller at 200,000 flights per year.
- Meets FAA standards of the utmost safety.

Dave Peugh, Epikos Design, made the following presentation:

- This is a mixed use PUD on 1100 acres with 600 acres of open space.
- Creates an attractive development for commercial and industrial uses.
- The FBO is the focal point of the development.
- Main road comes off Hwy 55 at Paddy Flat.
- North/south road connects rest of road from Nasi to Spink.
- Mixed use is in central, retail commercial office and residential – if market changes the plan can be adjusted.
- The uses in the PODs are described for each zone.
- Light industrial is on either end of the runway and will be attractive to businesses. Rec zone on north end and is centrally located and connected to rest of project with large open area.
- There are a number of pockets with open space in between.
- Development is 250' from State Highway 55. It will be landscaped.
- 750' from light industrial to Highway 55 and 10,000' from mixed use to Highway 55.
- Phases are stand alone.
- Airpark homes are unique – they have private taxiways that allow parking of planes at individual homes.
- There is a deviation in height limitations.

Wayne Ruemele, Epikos Design, made the following comments:

- Described height variances.
- A few areas have deviations – 45' to accommodate hangars that front runway. The FBO and 4 largest hangars will be 60'. The 60' height is currently maximum for agricultural uses.
- Mixed use area will have 45' height limitation.
- Portions of building will rise to 45'.
- Commercial space need 12' – 14' with 10' for residential above that – do not want to do a flat box.
- Limited to three floors – same concept just approved by Donnelly for The Glen.
- After feedback from neighborhood meetings – made design appear more “lodgelike”.

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- Described aviation estate sites.
- Homes will not be over the top of the hangar.

Jim Fronk, Secesh Engineering, Norwood Road, made the following comments:

- Did massive soil testing across the property.
- Installed over 100 pizometers to monitor ground water last fall.
- Have been delineating wetlands across the property along with the Corps of Engineers.
- Will have to have a 404 permit.
- Property drains to the south, southeast.
- There are no Northern Idaho Ground Squirrels.

Steve Millemann – if it weren't for the airport there probably would be a lot less people here.
Section 3.03.06 requires noise to be evaluated with the FAA

Wadell addressed noise issues:

- FAA has developed noise modeling techniques– use integrated noise model.
- FAA requires all public airports to use this model.
- Described Table 1 Initial Aircraft Operations
- Larger aircraft will prefer this site due to large hangars and better snow removal.
- Planes do not circle to land. Not necessary for this airport.
- Described landing procedures.
- This airport is designed for C-III aircraft. Largest of the business jets – only about 100 in world – 737s.
- Described noise contours and land use compatibility guidelines.
- Described lighting – beacon will be centrally located – it will be a green and white rotating light.
- All lighting is radio controlled – a certain number of clicks would turn on lights.
- Beacon comes on at first click – beacons are not mandatory – good thing to have.
- Lighting stays on 15 minutes.

Steve Millemann concluded principal presentation:

- Described phasing plan.
- Realistic plan so as not to get ahead of the market.
- Not premised on debt model.
- Financing will not be reliant on market sales.
- Fire and maintenance will be replaced to the north – dialogue has occurred with Donnelly Fire facility.
- Direct cost of fire will be incurred by developer with no sharing by the taxpayer in a mitigation agreement prior to finalization of PUD process.
- Spink will be 100' and will line up directly with Material Recovery Facility.
- Will be acceleration and deceleration lanes on highway 55 to be worked out with county and ITD.
- Road improvements will be financially guaranteed.
- Phasing will be contiguous – there will not be islands of development.
- Prior to any disturbance applicants will demonstrate that they have finances to complete

- what they start prior to any construction.
- Public will assume no risk.
- Project will be major stimulator for Valley County economy.
- Sequencing will allow local contractors.
- Permanent job numbers come from housing needs assessment.
- Fiscal impact analysis has been done in strict accordance with accepted practices.
- Agency comments do not pose any obstacles at this point.
- Comments from chairperson of Donnelly City Planning and Zoning Commission – letter does not speak for the City of Donnelly. Donnelly City Council met Tuesday and made it very clear it was not their comment.
- Donnelly P&Z wanted full binders for Donnelly Commission, made offer to meet with them at any time, they were told by the Donnelly Commission that they were not invited (Exhibit 5).
- Millemann addressed response from the Donnelly P&Z Commission.
- Commented that Dr. Gendreau owns The Glen, 900+ units, less than half mile and closer property than anyone – submitted letter wholeheartedly approving this project. – not concerned with impacts. (exhibit 6)
- Addressed mass mailing sent out by Gary Swain – (exhibit 7). Statements said large commercial jets are target, lit all night, beacon, etc.
- Density at full build out will be 1.4 units per acre.
- Well over half of opposing letters carry through facts that are not true.
- Please apply ordinance to facts.

Chairman Hatfield asked for testimony from proponents:

Rory Veal, 14018 Easy Street, made the following comments:

- Monumental importance
- Supports proposal
- Will provide construction jobs
- More critical is the 60+ full time permanent jobs
- Vacancy rate in McCall store fronts is 50
- Vacancy rate in Donnelly is 5 and climbing, economy is going backwards
- Watched testimony on McCall expansion – adamantly opposed to McCall expansion, but wants an airport
- Believes this is the only appropriate place to put an airport of this size
- There will be impact to neighbors – he lives under airport flight path, but you learn to ignore

Milt Erhart, Blackhawk Lake, 9540 W. Peble Brook Lane, Garden City, ID 83714, made the following comments:

- Thanks for property tax decrease, but might not be what it was worth 15 years ago.
- Need viable airport in Valley County to accommodate Tamarack, etc. Will not be viable until there is an adequate airport.
- This is an economic opportunity for Valley County.

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Harry Bettis, PO Box 7, Emmett, ID 83617, made the following comments:

- He owns the property.
- He is in favor of it.

Michael Anderson, Box 2550, McCall, ID, made the following comments:

- There is no better location for a major airport in Valley County
- Has economic development implications.

Brian Berts, Wilder, Masters degree in business, made the following comments:

- Valley County is in economic despair since collapse of timber industry.
- It will be a catalyst for economic recovery.

Jennifer Weddel, 1648 North Kastle Falls, Meridian, made the following comments:

- Grandparents owned property here in Donnelly and grew up here.
- Shares a need and desire to protect future and how state will be preserved.
- She believes this project was well thought out and well designed.
- It will be this development or another development.
- Developer has done best job possible.
- Has counties best interest at heart.
- Will provide safe and convenient way to fly into county.
- Something big will always come to Valley County.

Brent Ross, 4281 W. Plumrose, Meridian, made the following comments:

- He is a pilot, decorated by governor
- Does a lot of back country flying.
- What inspired him to drive up here is the potential for job creation.
- Ancillary development will be great.
- This airport can be used by public even if it is private.
- Amazing economic boost will occur.

Laura Ross, 4281 W. Plumrose, Meridian, made the following comments:

- Supports project
- Has tried to live here with her kids before, but was forced to go back to Boise.
- This will bring jobs.
- McCall airport is scary.

Steve Loomis, 7154 W. State, #187, Boise, ID 83714, made the following comments:

- He is a pilot.
- Was on committee to develop regional airport at Cascade – it was short lived.
- McCall has limitations.
- Airport needs to be out in valley.
- Applicant needs to explain sound impact.
- A jet taking off can climb 4000 ft per minute, will not cause windows to shake in Donnelly.
- Applicant needs to be able to better describe noise.

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- This is incredibly viable and an incredible spot for an airport.

Mark Minter, Wagon Wheel, had to put his development on hold due to economic conditions. Put his development in next to Donnelly airport so he would have access. Airplanes are not an issue. Donnelly airport is challenged.

Lance Daniels, PO Box 2569, McCall, made the following comments:

- He concurs with previous speakers.
- Rare to find a sight like this.
- Changes always affect people.
- Will be good for county.

Joshua Jones, 246 Paddy Flat Road, made the following comments:

- Lives very close to project.
- Less than 1 mile from runway.
- Initial reaction was negative.
- Attempted to buy this property to keep as open space.
- At current market value it will not remain open as open space.
- Many people he counsels at church are really scared – they are losing their homes, can't feed families and are afraid – this project is a good step to try to help people make a living and benefit the community as a whole.
- Youth are struggling.
- This community needs this project for the community as a whole

Chad Jewell, 62 Salmon Loop, Donnelly, ID, made the following comments:

- Lives closer than anybody but the Jones family.
- Willing to put up with the extra noise, but is tired of watching his friends and family have to pack up and leave.
- People are leaving to find work.
- Many people who support this are out of state looking for jobs.
- In order for our children to stay there needs to be growth – growth comes with growing pains.

Russell Jones, 3841 Rio Vista, McCall, made the following comments:

- Due diligence has been extensive.
- Has five children and wants to stay here – fighting to stay here to raise his kids.
- Will help economy.

Chris Seubert, 680 Chad Drive, McCall, ID, made the following comments:

- Positive for future economic growth for Valley County.
- Believes this property is unique and should be preserved for this use.

Darryl Cobb, PO Box 2910, McCall, President MAMA (McCall Area Merchants Association), made the following comments:

- This will be good for our economy.
- Half stores in Donnelly and McCall are closed.

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- Many MAMA members are struggling to survive.
- Transportation is key to any economy.
- Local people have jobs due to second home owners.

James Bates, 1632 Lake Ridge, McCall, ID stated he concurs and is a proponent.

DeMar Burnett, Sawyer Street in Cascade, made the following comments:

- Does this project substantially comply with sub regulations and LUDO?
- That is the question you need to answer.
- If you count votes for and against you will be violating private property rights
- When Jug Mountain came up there was huge opposition – it is a fine project
- Tamarack has a new buyer and will be back
- This project will compliment Tamarack
- Amount of revenues from this will be tremendous – Valley County needs revenues
- Craig Wyden bill is going away then you folks will have to pay taxes to take care of the roads.
- Down side is noise – applicant should do more detailed studies.

Ericka Ramsey, 5225 Highway 72, New Plymouth, 83655, made the following comments:

- Graduated from high school in May.
- When she graduates from college she wants to continue to live here – these projects are necessary. Do you want your children to be able to stay in Idaho?
- Project is viable and is essential to growth.

Leah Williams, 375 May Road, Box 2832, McCall, Made the following comments:

- Wants her children to be able to stay here and work after college.
- Would like to see a little vision for county.
- If not now, when.

Chairman Hatfield asked for comments from Undecided:

Sheldon Keafer, 217 Potter Lane, McCall, stated he is neutral, and made the following comments.

- Addressed the timber industry -- it is not gone yet – has numerous acres.
- Vacation of Paddy Flat road will cause logging trucks to have to be diverted to Spink, Nasi, or East Roseberry.
- Should have good base and good approach to highway.
- State will be removing logs.
- Concerned with ingress/egress for logging trucks.

Joel Chaudoir, 59 East Jordan, Donnelly, made the following comments:

- Really wants to love this project.
- Has some reservations.
- The way it is planned it will not help Donnelly fill store fronts.
- Closest density of population that will be affected by this.
- Very much want to be at table with developers.

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- Sustainability is issue.
- Runoff will be a concern.
- What happens in future when fuel is too expensive to fly planes.

Jay Mentzer, Box 1267, Donnelly, made the following comments:

- Urge commission to hold off until Donnelly can gather its thoughts.
- Falls in proposed area of impact.

Justin Hyde, Box 1166, 121 Payette street, Donnelly, made the following comments:

- They are a neutral council.
- Feel as though it will impact city.

Becky Mckay, 1029 N. Rosario, made the following comments:

- Represents OH ranch owned by Benson family.
- Ask the commission look at lift station being regional to serve a larger area.
- A public water system would be far better than a private system.
- Geometry of
- Spink Lane is a problem and hopes the relocation of Spink Lane arterial is provided to adjoining properties.

Chairman Hatfield asked for Opponents to the project.

Ann Mc Quade, 14042 Deerfield, McCall, ID, made the following comments:

- This is a prime piece of property.
- Comp Plan is ignored.
- Do not need a 9000 ft. runway.
- We do not need to be Blaine County.
- Where is gravel pit and concrete plant?
- Hate to see rural element of Valley County go away.
- People from Oregon bring their cows here.

Bob Didisse, 13635 Morris Ranch Road, McCall, made the following comments:

- This project is bigger than what is needed.
- McCall is capable of doing some minor improvements.

Zella Strickland, 2503 Annett, Boise, made the following comments:

- Loves to visit here.
- This will destroy what you have.

Gary Swain, 13675 Farm to Market, McCall, made the following comments:

- Represents a group.
- Submits 469 petition signatures against this development. (exhibit 8)
- When he reviewed proponent letter a majority were from people who don't live here.
- Want to come here if there was an airport.
- People speaking tonight are really affected.

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- He had only 30 days to read application and respond.
- Payette Landing website says will be situated on large available property in Valley County.
- In 1997 a similar runway at this site was denied.
- What changed compatibility rating from extremely negative then to positive now.
- Commission should investigate private airport impacts to communities.
- Most important decision you will make as commissioner will forever change this valley.
- Do we believe change should be based on one developer?
- Not making sanctuaries before Tamarack
- If McCall and Cascade do not want to expand why have one?
- A location should be determined by the public.

Wilmina Phelps, 13508 Farm to Market Road, made the following comments:

- Raise fallow deer and buy venison.
- People comment on beauty of area.
- Traffic, lights, noise, not compatible.
- Doesn't seem compatible.
- Have three airports already.
- Idaho is not wall to wall concrete and asphalt.
- Housing is not being used.

Scott Henson, 13275 Rainbow, McCall, commented on the comprehensive plan. No where did he read that we need to improve the economy of McCall. (exhibit 9)

Randy Albrechtsen, 13265 Finlandia Road, made the following comments: (exhibit 10)

- Tamarack had their chance.
- Why would this project bring jobs?
- Donnelly never got job opportunities from Tamarack.
- Resident in Valley County for 7 years. Her life savings is on Finlandia.
- Quiet, darkness, wildlife, with history intertwined with Roseberry and Valley County.

Mike Truxell, 13752 Highway 55, Lakefork, made the following comments:

- Will these folks be good neighbors?
- Private airstrip with public use, with permission.
- Likes motorcycles, and boats.
- Spoke of thunder and echoing of airplanes from one side of the valley to the other.

Eric Pederson, 18 Flicker Road, McCall, made the following comments:

- He flies planes for a living
- Private airports operate under their own rules.
- No reason for 9000 foot runway except to land shuttle.
- Tragedy of death of man and kids because he was on the wrong frequency.

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- Lindsay Truxell, 13752 Highway 55, Lakefork, made the following comments:
 - Wants to shoot dog that barks.
 - She is a school teacher.
 - Plane pollution is water, noise and air pollution.
 - Noise is harmful to peoples' health, especially our children.
 - Noise increases blood pressure and decreases level of children's' education by one per six years.

- Aaron Phelps, 13488 Farm to Market Road, made the following comments:
- Has largest Deer farm in Idaho.
 - Thought they had stopped this in 1997.
 - Need zoning to stop these things.
 - Do not need an airport.
 - Will mess with rhythms of deer.
 - We will no longer be able to see the milky way.
 - Will need to widen and repave Farm to Market from Nasi to Spink.

- Alex Jones, 84 Elk Haven Way, Lake Fork, made the following comments:
- Concurs with opponents.
 - Would like a full environmental impact study done.

- Steven Lewis, 13632 Highway 55, Lake Fork, made the following comments:
- Guess this is a done deal....
 - Comp Plan determines growth.
 - Does not see anything in transportation part of plan about a regional airport.
 - Citizens deserve to know other sites to enter into an intelligent debate.
 - Regional airport should be decided by comp plan.

- Dixie Lewis, 13632 Highway 55, Lake Fork, made the following comments: (exhibit 11)
- Concurs with husband

- Dean Jones, 4873 North Contour, Boise, made the following comments:
- Owns vacation home in Donnelly
 - Whole lifestyle for retirement will be jeopardized.
 - Application is just a statistic.
 - Appreciates need for economic development.

- Theresa Burkes, 475 Withers Lane, Donnelly, made the following comments:
- Have second home here,
 - Like to have grandchildren here,
 - Cannot believe she will see planes coming in over her residence.

- Craig Whitney, 95 Circle View, bought property near Lake Fork 10 years ago.
- Won't be much retirement watching planes fly over.
 - Jobs will be low dollar service related.

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- Won't fix problems tamarack created.

Unknown:

- Won't be appealing to fly planes and live next to runway.
- Out of state people will be coming in.

Tony Frontino, 11 Smylie Lane, Donnelly, made the following comments:

- Opposed
- Some think this will be a magic cure for the valley.
- This will not be a factor creating anything special in valley county except noise.
- Highways already jammed.
- Plane crashed because it ran out of fuel.

Ralph White, 13339 White Road, made the following comments:

- Has been here many years
- Lives a mile from proposed development
- Aircraft take off are 130 decibels.
- Loud noises are bad.
- Noise causes hypertension and stress
- Will cause air pollution.
- Water table is high.
- What will they do with all the water?
- Project would impact a great number of people with good to few.
- Would be detrimental to all life styles.

Robert Clements, Meridian, made the following comments:

- This project would impact quality of life forever.
- Would impact wildlife.
- Lakefork creek drainage has potential for contamination.
- Will fuel create hazard?
- What are security issues?
- Economic development is fine, but not this type.

Mike Keithley, 23 Joshua Drive, Cascade, made the following comments:

- First question is who will it benefit?
- Private, private, private.
- Second homes, businessmen
- Does not want this to be another Sun Valley Ketchum area.
- Why do we need another 4th airport?

Barry Johnson, 205 Titus, Donnelly, made the following comments:

- This is my only home.
- Adamantly opposed.
- Constant that keeps you here is rural lifestyle we enjoy in valley county.
- Do not need drone of aircraft and air pollution.
- 1 mile to west is a private strip, has no problem because it is seldom used.

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- There can be no mitigation for noise of planes.
- Wrong for valley county.
- FAA has noise abatement program – land use quotes.

Callie Smith, 13284 Vili Road, Donnelly, made the following comments:

- Resides in Donnelly and is on P&Z Commission in Donnelly
- Project is not compatible with this area
- Spoke on appendix A
- Is it not compatible to close and realign roads, and place a rock quarry in neighborhood.
- Noise can be heard from ridge to ridge.
- Lighting from airport will destroy scenic beauty of night sky?
- Will have negative impact on property values.

Carla Thorton-Rivers, 22 Flemming Lane, Donnelly, made the following comments:

- Short term growth increase taxes, but not values. Flight path is in her back yard.
- Noise and light pollution.
- Out on back porch listening to elk bugling.
- Will forever change long valley.

Stephanie Johnson, 205 Titus Lane, Donnelly, made the following comments:

- Chose property where they live because there were no airports.
- Our home was here first.
- This is not a compatible project.
- Impacts eyes, ears, noses, in home.
- Questioned noise commentary in Impact Area.
- Agreed gravel pit was bad fit for neighborhood.
- Protect our rights as Valley County property owners

Duarte,

- Opposed to air light and noise pollution.
- Need nothing that will bring more empty stores.

Amanda Bonilla, Box 2364, McCall, made the following comments:

- Lives on family ranch.
- Surrounded by wetlands, birds, deer.
- It is about quality of life, not quantity.
- Private property owners have rights, but this effects an entire community.
- Will take more than bike trails and parks.
- Caters to elite.
- Commission's job is not just to follow ordinances, but follow best interest of the citizens.
- Family members suffer from asthma.
- Should require an EIS.

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Julie Grove, 13288 Farm to Market, made the following comments:

- Conflicts with existing ag uses.
- Is not compatible with what already exists in area.
- A private airport is not regulated by anyone.
- Doesn't make sense for Valley County.
- Will have to put up barbed wire fence around entire property.
- What will homeland security do about this airport?
- This proposal is not compatible.
- Farm to Market road is not industrial it is rural.

Kevin Grove, 13288 Farm to Market, made the following comments:

- Now he can watch planes land and take off from his porch.
- There are no guarantees about anything.
- This is a money thing that does not fit into the scheme of our area.
- This is my life, this is my valley – you are destroying our valley of the people who built this valley.
- There is no public input on private airstrip.
- See cranes and geese.

Cynthia Pennell, 12776 Koskella Road, made the following comments:

- Retired airways employee and works at McCall airport.
- Private airport is a free-for-all.
- Talked about FBO, fuel, jobs, safety, cargo, kerosene, propane tanks, guns, etc.
- Jets cannot fly in and out without FAA approval.
- Denied back in 1997.
- Where is the burden of proof? With citizen or applicant.

Judy Linman, 13900 Mesa Court, Donnelly, made the following comments:

- There was no regional planning done for this project. They did not go to VAPP.
- 4 airports in one county is ridiculous
- Compatibility rating does not even consider 4 airports.
- Does that take in open space, streets, etc.
- No economic impact analysis to other airports.
- Do not drag this process out and waste everyone's precious time.
- Use existing infrastructure and get train going.

Jeff Lappin, 244 Nasi Lane, Donnelly, made the following comments:

- Internal compatibility rating does not work.
- Should consider fuels and high density housing.
- 1997 turned down CUP for airport and a gravel pit 07-13.
- Look at purpose of comp plan that says it is harmful to the people.
- Tamarack drove away RV'ers.

Joice Eld, 244 Nasi Lane, Donnelly, made the following comments:

- Family homestead here 115 years ago.

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- Does not want her peace and quiet ruined by presence of an airport and industrial development.

Kate Farmer, 13333 Villi Road, concurs with everything stated.

Mark Graham, 13225 Finlandia Road, made the following comments:

- Opposes this project.
- Bought his property because there were no airports there.
- Supports a regional airport, but not at this location.
- This is a private airport.

Bill Willey, 194 Willey Lane, made the following comments:

- Sympathetic to us.
- A miracle has occurred, Friend of Farm to Market has joined with CDH and a developer.
- It's an emotional issue.
- Concurs with Scott Hinson.
- Millemann will insist you use facts and follow the rules.
- Your jobs are to do the best you can.
- Use emotion and follow the rules and do what is best for the county.

Sherry Scheline, 107 Scheline Lane, made the following comments:

- Scheline and Hwy 55 is most dangerous corner on Hwy 55.

Donna Keithley, 13485 Highway 55, made the following comments:

- Will have negative effects.
- Concurs with everything said.
- Dangerous location – she is just north of Gunsmoke Road.
- Concerned with traffic.
- Concerned with animals.

Scott Keithley, 13485 Highway 55, made the following comments:

- Too much towards density.
- There have been tough years, but still doesn't want to see valley change.
- Property values will decrease with this.
- Hear plenty of noise from McCall airport.

George Dorris, 163 Eld Lane, Donnelly, made the following comments:

- Masters in aviation
- Talked about airline service
- Must guarantee that airlines can use it
- Does not serve the county
- Comprehensive plan should be addressed and modified
- This is the best place in county for airport, but needs more work

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Jon Glick, 26 Victory Road, Meridian, made the following comments:

- Understand inevitability of growth.
- Spoke concerning comprehensive plan
- Surprised at exemptions requested.
- Not a good plan, to create benefits for a few.

Mary Fairman, 13282 Kokanee Drive, made the following comments:

- Agree with everything said.
- One concern about runoff.
- Flooded from ag land so they had to do a diversion ditch.
- Will pollutants from fuels and de-icing and impervious services pollute Lake Cascade.

Jo Conn, 54 Scheline Lane, made the following comments:

- Concerned with financial sustainability of the private airport.
- If project fails, she foresees a huge scar.

Barbara Pyle, 13686 Farm to Market, made the following comments:

- Not compatible
- Not a good neighbor
- Utter disregard for neighbors

Rick VanNoy, 224 Nasi Lane, made the following comments:

- Proponent for advancement of the community.
- Good job on application and permit.
- Workers trucked in here for Tamarack.
- How many lots do we need?

Mary Hart, 301 Finn Church Lane, made the following comments: (exhibit 12)

- Voices echo what documents contain.
- Does not promote health, safety, and general welfare of the community.
- Failure of the county to fail to list airport in Table 1-A.
- Criticized compatibility rating.
- Example does not apply.
- Asked each P&Z Commissioner to do their own compatibility rating.
- Open space was used in calculations.

David Squires, 30 Spink Lane, made the following comments:

- Opposed airport and V-1 propane.
- Abandoning Spink lane and access to his property.

Ivan Phelps, 13508 Farm to Market, made the following comments:

- Invites commission to come to Farm to Market road where this is going to be.
- Residue from engines will settle on grass and flavor the meat.
- Paddy Flat is main road to back country.
- Talked about fire planes.

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Tony Nash, 165 Nasi stated, “Do what you have the right to do, end this project.”

Dawn Jeffus, 52 Scheline Lane, made the following comments:

- The only job she got from Tamarack was a small fence and a gate.
- Concerned with turning on Scheline to get to her business.
- Trying to have better life.

Jim Rush, 176 Maki Lane, made the following comments:

- This should not have gotten this far
- Problem with location so close with McCall.
- Should partner with McCall.

Staff accepted Exhibit 13 from Catherine Them and Exhibit 14 from Clyde and Marty Dillon.

Commission discussed with applicant scheduling of next meeting.

Commissioner Stathis moved to close public testimony including written testimony.
Commissioner Allen seconded the motion. Motion carried.

Commissioner Garrison moved to table to July 28, 2009 at 6:00 p.m. Commissioner Stathis seconded the motion. Motion carried.

Meeting adjourned: 11:30 p.m.