BUTTE COUNTY

PLANNING AND ZONING AGENDA

159 N. Idaho Street, Suite 105
PO Box 413
Arco, Idaho 83213

(208) 527-4516

June 10, 2026,
7:00 p.m.

1. Meeting called to order –

2. Public Hearing – King Mountain Glider Park - John Kangus - Final Plat

3. Minutes

4. Definitions

5. Chapters 3 -5 of the Ordinances

6. Board Members Report

7. Meeting adjourned

MINUTES OF THE BUTTE COUNTY PLANNING & ZONING
ARCO, BUTTE COUNTY, IDAHO
PUBLIC HEARING FOR KING MOUNTAIN GLIDER AIRPORT SUBDIVISION
WEDNESDAY JUNE 10, 2026@ 7:00 P.M.

Here is a comprehensive synopsis of the public hearing regarding Phase 1 of the King Mountain Glider Airport subdivision.

Meeting Overview & Procedural Rules

Chairman Randy Purser called the public hearing to order and outlined the procedural rules:

- **Conflicts of Interest:** Commission members' introductions revealed no conflicts. No conflict from Board Chairman Randy Purser, Scotty Allen, Tom Darlind, Brian O'Kelly, Mike Hansen, Hayes Jensen, or Tom Jarvis.
- **Testimony Guidelines:** All testimony and questions were directed through the Chairman. Public comments were subject to standard five-minute limits, with a strict rule against repeating previously stated testimony to preserve time.
- **Next Steps:** The commission maintained the right to vote or postpone a decision until the subsequent meeting, depending on how the discussion progressed.
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Project Proposal: King Mountain Glider Airport Subdivision

Developer: John Kangas

Mr. Kangas presented a general overview of the development, noting that the Covenants, Conditions, and Restrictions (CC&Rs) and Homeowners Association (HOA) bylaws have already been filed with the county.

Key Features of the Subdivision:

- **The Airfield:** A 17-acre grass airfield has been placed into a permanent conservation easement (restricting it strictly to a grass surface with no permanent structures) and gifted to the non-profit *King Mountain Glider Park Foundation*. Under Idaho law, any third party (including the HOA or individual citizens) can legally enforce this easement.

- **Phase 1 Details:** The current application specifically requests approval for Phase 1, which consists of 7 building lots spanning 14.5 acres, plus an additional 2.5 to 3 acres dedicated to roads. Power lines and roads are already installed for Phase 1. Subsequent phases (Phases 2 and 3) will total 24 lots overall across the full development, consisting mostly of 2-acre parcels.
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- **Zoning and Design Restrictions:**
    - **Setbacks:** Following FAA Part 77 safety standards, a building restriction line enforces a 150-foot setback from the runway edge.
    - **Height & Footprint Limits:** Structures are strictly capped at a height of 28 feet (lower than the county standard of 35 feet) to protect optimal airflow. Total structural footprints are capped at 8,000 square feet per lot, ensuring buildings occupy only about 4.5% of the total property acreage.
    - **Aesthetics & Environment:** High privacy fences and barbed wire are banned. Homes must feature colors and textures appropriate for the high desert. Furthermore, **"Dark Sky"** provisions are integrated into the CC&Rs to prevent light pollution.
    - **Utilities & Land Use:** Lots will feature individual wells and state-approved septic systems (with 24 test holes already cleared by the state). The septic drain fields are permitted inside the 150-foot "no-build" zone. Commercial operations, crop-dusters, heavy maintenance facilities, and livestock are explicitly prohibited.
    - **RV Policy:** In alignment with the developer's libertarian philosophy, properties are allowed a maximum of two RV pads for personal or guest use, accommodating part-time seasonal residents without requiring immediate home construction.

Public Testimony & Feedback

The commission opened the floor to public comment. No opposition was registered; all attending community members spoke in favor of the development.

Public Comments in Support:

- **Ray Montgomery (Aviation Enthusiast & Mechanic):** Expressed strong support for preserving and building recreational aviation infrastructure, noting that too many local airports are disappearing. He emphasized the

utility of a cleared grass strip for emergencies, such as ambulances or helicopter landings.

- **Don Weiss (Pilot & Seasonal Resident):** Intends to purchase a lot, build a permanent home and hangar, and live there from June through October. He noted that King Mountain is a highly sought-after, world-class soaring destination that will attract professional people, boost local tourism, and expand the property tax base.
- **Gerry Gibeault (Neighbor):** Owns the house directly across the street from the airstrip. He noted that he coordinated the placement of his home years ago with Mr. Kangas to ensure it wouldn't interfere with runway operations and expressed 100% support.
- **Keith Statement & Rich Stayman (Adjacent Neighbors):** Both reside right across from the field on 3400 North. They noted that their initial questions regarding layout, safety, and restrictions were thoroughly addressed by the presentation. Both voiced their support for the project, though Keith noted a desire for better county maintenance on Road 3400 North in the future.

Board Questions & Project Timeline

The board raised clarifying questions regarding infrastructure and road measurements. Mr. Kangas clarified that the 50-foot road easement is owned and maintained by the HOA, intentionally offset to allow room for landscaping (such as planting blue spruce trees) to separate the development from adjacent properties.

Regarding the timeline, the preliminary plat has already been signed off by the State Health Department, the surveyor, and the developer. With all preliminary requirements met, the final determination rests on a recommendation to the County Commissioners, who are scheduled to meet in approximately 12 days to officially sign off on the plat. Mr. Kangas confirmed he is ready to begin lot sales immediately upon their approval.

All board members were in approval in the affirmative for this hearing. The final plat map was signed by the Planning and Zoning Administrator.

A copy of the recording and a synopsis are available at the Planning and Zoning office.