

**Caribou County Planning & Zoning Commission Meeting  
Minutes of January 3, 2013**

The Caribou County Planning & Zoning Commission met in regular session and a public hearing on January 3, 2013, at 6:00 p.m. Those in attendance were Jon Hall, Stan Wistisen, Ross Harris, Nicholas Johnson and Gail George, Planning & Zoning Board Members. Also in attendance was Krista Christensen, Planning & Zoning Secretary.

Jon Hall opened the meeting.

The minutes of October 2012, were reviewed. Stan made a motion to approve the minutes and Gail George seconded the motion. All were in favor.

The meeting was opened and Mark Nicoll was given the floor to update the committee on the Grouse Creek Subdivisions.

Mr. Nicoll stated to the committee that his intention for presenting tonight was to get approval on the amended plat. He explained that the 10 acre lots have been divided into 5 acre or larger lots to make them more affordable. There are fifty-five lots total.

Stan asked if there would be a problem with the sewage or water works.

Mark Nicoll said, the Health Dept. has already come out and approved all the lots.

Stan Wistisen asked if there were any combined systems. Mark answered in the negative.

Nick made a motion to approve the amended plan. Ross seconded the motion. All board members were in favor.

Mark Nicoll was excused.

The public hearing was opened to discuss the Wind Generation Ordinance.

Jon asked what the maximum height was.

Ralph believed it was 150 ft. He stated that this ordinance did not apply to commercial wind farms. It was intended for people who want to put a windmill up on their farm or ranch. He further stated that the ordinance had previously been presented to the County Commissioners, but the commissioners did not approve it.

Gail George inquired of Ralph Hopkins as to what he didn't like about the ordinance.

Mr. Hopkins believes that a Conditional Use Permit should be required so that the neighbors would be made aware and could have an opinion.

It was asked if the ordinance could be amended. Jon responded that it could not at this point because this is a public hearing. He said we can only approve or disapprove of the ordinance.

Jon asked if there was anyone to present the ordinance at the public hearing. Jon noted there was no presentation by the originator.

There was no one present from the public to support or rebut the ordinance.

Mark Nicoll and Nick Johnson said they are not opposed to having commercial wind farms coming in.

Gail George stated that philosophically she is opposed because they are not financially beneficial to the consumer or the environment.

Stan Wistisen said he was in favor of having something on our books stating the county's requirements.

Jon said he believes a variance should be required.

Ross Harris believed changes should be made to the ordinance and there should be requirements as to how close to the property line they can be installed.

Mark Nicoll said Lincoln County has a new ordinance and he would email it to Ralph.

Stan made a recommendation to put the ordinance to a vote.

Nick seconded the motion.

Jon asked the committee members who were in favor: None.

Jon asked who was opposed: all committee members rejected the ordinance unanimously.

Jon Hall asked if there was additional business to discuss.

Krista Christensen presented to the committee that Stan Wistisen's second term had expired and that a new member needs to be appointed.

Jon Hall nominated Gail George to be the new vice-chairman.

The committee was asked if anyone opposed: No one opposed.

Gail George was elected the new vice-chairman.

The meeting was adjourned by motion from Stan Wistisen. Jon Hall seconded. All were in favor. The Caribou County Planning & Zoning Commission will meet on February 6, 2013, for a regular meeting.

Signed: \_\_\_\_\_

Jon Hall, Chairman

Attested: \_\_\_\_\_

Krista Christensen, Secretary