

**Caribou County Planning & Zoning Commissions Meeting  
Minutes of May 4, 2011**

The Caribou County Planning & Zoning Commission met in regular session and for a Public Hearing on May 4, 2011, at 7:00 p.m. Those in attendance were Jon Hall, Stan Wistisen, Ross Harris, and Gail George, Planning & Zoning Board Members. Also in attendance were Kerstin Parsons, Planning & Zoning Secretary, Ralph Hopkins, Don Ayers, Zan Summers, David Banks, Earl Somsen, Reed Crandall, Craig Crandall, Shyrl Simons and Mr. Frandson.

Jon Hall, Planning & Zoning Chairman opened the meeting. Earl Somsen swore in Gail George as the new Caribou County Planning & Zoning Board Member.

The floor was then given to Mr. Don Ayers. Mr. Ayers filed an application requesting that a parcel of property (approximately 160 acres) be re-zoned from Agriculture Natural Resource to Low Density Residential. Said parcel of property is currently in the Ray Peterson Trust. This request is to allow the property to be divided into 4 parcels. Stan Wistisen made a motion for a public hearing in this matter and Jon Hall seconded the motion. All were in favor. This matter will be set for a Public Hearing on June 1, 2011, at 7:00 p.m.

A Public Hearing was held for changes to the Caribou County Zoning Ordinances 3, 8, 12, 13, 14, 21 and 22. Jon Hall explained public hearing procedure and the floor was then opened to Ralph Hopkins to present said ordinance changes. Stan Wistisen inquired regarding the zoning ordinance change to require driveways to be at least one-fourth (1/4) of a mile from an existing driveway. The current driveways that are less than one-fourth (1/4) of a mile from an existing driveway will be grandfathered in. Ralph Hopkins did mention the State is not enforcing the issue with the driveways.

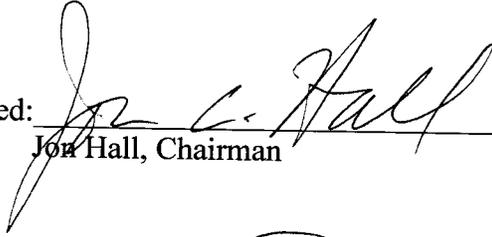
There was no written correspondence received. The floor was then opened to the public for comments. Mr. Craig Crandall was given the floor. Mr. Crandall stated he is in favor of the Wind Generation addition to the Zoning Ordinances. Mr. Crandall stated that Western Energy has approached various landowners in the Chesterfield area regarding wind energy. Mr. Crandall stated there is will be no harm to the environment. Mr. Crandall further stated it was a good way to bring in extra income.

Mr. David Banks inquired as to the anemometers, stating if they were less than one-half (1/2) a mile apart, would that require a conditional use permit. The Board agreed that common sense would be use in determining if anemometers could be place less than one-half (1/2) a mile apart. There was no opposition to the changes to the Zoning Ordinances and no further comments were made by Ralph Hopkins. The Public Hearing was then closed. Jon Hall made a motion to approve the proposed changes to the zoning ordinances. Ross Harris seconded the motion. All were in favor.

The Board reviewed the minutes for April, 2011. Jon Hall made the motion to approve the minutes. All were in favor.

Meeting was adjourned at 8:00 p.m. The Caribou County Planning & Zoning Commission will meet on June 1, 2011, for a public hearing and regular meeting.

Signed:

  
\_\_\_\_\_  
Jon Hall, Chairman

Attested:

  
\_\_\_\_\_  
Kerstin Parsons, Secretary