

**MINUTES OF THE MEETING OF THE PLANNING AND ZONING COMMISSION OF CARIBOU COUNTY, IDAHO HELD THURSDAY, DECEMBER 5<sup>TH</sup>, 2019.**

ROLL CALL SHOWED THE FOLLOWING PRESENT: Reagan Phillips – Chairman  
Glyad Christensen – Vice Chairman  
Nolan Koller  
Scott Hayden  
JoAnna Ashley, Secretary

ABSENT: Wendy Pelayo

ALSO PRESENT: James Ackerman

6:03 PM Chairman Phillips opened the meeting. Chairman Phillips asked if there was any discussion on the minutes, there was none. Nolan Koller moved to approve November 7<sup>th</sup>, 2019 minutes, seconded by Scott Hayden. All in favor Minutes approved.

The meeting was opened for general discussion and or questions that the Commission may have regarding Planning and Zoning and the changes to the zoning ordinances. Secretary Ashley pointed out that in the proposed zoning ordinance amendment she didn't change any of the verbiage for the CAFO portion of the code. She did however, restructure to add clarity for the process of how to obtain a CAFO occupancy permit. She also pointed out that per guidance with County Attorney Doug Wood she pulled in the Wind Ordinance into the Zoning Ordinance. Nolan Koller raised question of any changes with the Wind Ordinance. Secretary Ashley said she was recommending an amendment to the original ordinance after researching other Counties Wind Ordinances the height restrictions were rather different from what the County's included as well as what Building Inspector Poulsen had to inspect. The conclusion was that a personal windmill, or small windmill would realistically be sixty-five-feet (65') or less. And then redefining large windmills as anything over sixty-five-feet (65'). Nolan Koller was serving on the Planning and Zoning Commission at the time that the original wind ordinance was passed. He said that the concern at the time was that windmills were being put in with federal grants, but never connected to a utility system and would end up sitting unused. The County wanted to ensure that they had to be hooked into a system within 24 months or be removed, so as not to have them built but never utilized. Secretary Ashley pointed out that the wind ordinance also does not define in what zones a large wind energy system can be placed nor what the process would be.

It was pointed out that the County does not have an ordinance for solar energy. After brief discussion it was decided that would be something the Commission could revisit at a later date.

Secretary Ashley informed the Commission that neither the 2006 nor 2012 County Comprehensive Plans were adopted correctly. After consulting with County Attorney Doug Wood, it was decided that at the meeting in January there would be a public hearing to consider the official adoption of the 2012 Comprehensive Plan.

Chairman Phillips stated it would be helpful when dealing with a variance or conditional use application or others to have a reference to the code and comprehensive plan portions that pertain specifically to the application. The other Commission members were in agreement and Secretary Ashley agreed to include such references going forward when she e-mails the packets it will be included. Chairman Phillips said also have the requirements on the screens during the meeting would also help the public understand the requirements.

There was extensive discussion among the Commission regarding area of impact agreements with all the

**APPROVED**

cities and how they work as well as what things to be aware of with them. The Commission additionally discussed at length the process of what the Comprehensive Plan update would include.

The Commission agreed to move the January 2020 and July 2020 meetings to the 2<sup>nd</sup> Thursday so as to avoid conflict with the New Years and Fourth of July Holidays.

7:24 PM Glayd Christensen moved to adjourn the meeting, seconded by Scott Hayden, All in favor meeting adjourned.