

**Caribou County Planning & Zoning Commission Meeting  
Minutes of October 3, 2012**

The Caribou County Planning & Zoning Commission met in regular session on October 3, 2012, 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 was Krista Christensen, Planning & Zoning Secretary.

Jon Hall opened the meeting.

The minutes of September 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 us on the Caribou Mountain and Grouse Creek Subdivisions.

Mark Nicoll stated that he met with Ralph Hopkins and determined that what he was asking for was a variance from the ordinance in place. Therefore, he has adjusted the lots so that they are all five (5) acres or larger. He inquired of the board as to whether he is now in compliance with the Zoning Ordinances.

Jon Hall said he has no issue with the current plans.

Mark Nicoll said he will work to finish the amended plat and will bring it in at the November or December meeting. He stated that with regard to Caribou Mountain, he is still waiting for the bridge report to come back. Jon Hall replied that the bridge issue does not fall under Planning and Zoning, but is more of a civil issue.

Mark Nicoll's current plan was presented to the board. All board members were in favor of the amended plan of five (5) acres or larger per lot.

Mark Nicoll was excused.

The meeting was opened for other business.

The Building Permits for Dennis Flynn and Richard and Sheila Mason were reviewed. Ralph Hopkins was present on behalf of Caribou County and Loren Smith was in attendance on behalf of the Chesterfield Foundation. The permits are for perspective property to be built up Cow Camp Rd. approximately 2 miles, just above Millward Springs. The property is in the view shed under Chapter 3 of the Zoning Ordinances.

Mr. Smith was given the floor. Mr. Smith informed the board that they met with the Flynns and Mason a couple of years ago and the areas they intended to build were not going to meet the standards of the existing ordinance. Both Flynns and Masons moved their building sites to the back side of the mountain. The Chesterfield Foundation has no problem with the current

building location, because they are out of sight of the Historical Site. However, the only question the foundation has for the board is that the ordinance has a lot of specifications to it and they are still building within the boundaries of the view shed. Are they going to be required to meet the foliage and vegetation requirements, the grade, run-off and erosion requirements, the road building requirements and that other list that falls into that ordinance? And, if so, do the two parties know they will have to comply with the requirements? The requirements in that ordinance are quite lengthy and if you waive those requirements or elect not to enforce those requirements and let them build without meeting them, how will you enforce the ordinance in the future with other perspective builders?

Ralph Hopkins stated that both applicants have been informed that their applications were subject to the provisions of Chapter 3 of the Zoning Ordinance. Ralph said it is his opinion that the parties need to comply with the ordinance to be fair to the next applications that come along, even though they are out of sight and the foundation doesn't have a problem, because they are still in the view shed.

Jon inquired as to whether their plans for building included similar architecture work as the old Chesterfield Town Site?

Ralph Hopkins responded that they are log style cabins.

Loren Smith said they would like to see the building materials used to be compatible to the town site. The foundation is not opposed to building anywhere in that view shed, so long as they meet the requirements of the ordinance. Ralph added that these are likely part-time cabins because they are on a non-maintained road.

The distance of the cabins was discussed and reviewed on the map. Ralph Hopkins said they are approximately 100 ft. apart. The concern was whether wells would be contaminated. Regarding septic tanks, Ralph said there were separate permits with each application, but Ralph was unsure as to whether the parties would share a well or each have their own well.

It was discussed that that there is no power to that area and there won't be power, so they are either using generated power or solar power, unless the parties are extremely wealthy.

Gail George said that so long as they are in compliance with Chapter 3 of the Zoning Ordinance, she has no problem with the distance between the cabins.

Ralph Hopkins said that it can be stated on the permit that the parties will be in compliance with Chapter 3 of the Zoning Ordinance. Stan asked what the recourse would be if the parties did not comply. Ralph Hopkins responded saying that their permits would be pulled and the structure would have to be removed from the property.

Gail George made a motion to approve the permits, with the condition that they are in compliance with Chapter 3 of the Zoning Ordinance. Ross Harris seconded the motion. All were in favor.

The cloud seeding project was then discussed. Ryan Erickson with Sunrise Engineering sent an email saying that he is working with Idaho Power, who is looking at placing cloud seeding generators in Caribou County near the Wyoming border. He understands that there are cloud seeding facilities in Caribou County already that are operated by other organizations. He wanted to know if any county level permitting is required for these facilities.

Jon Hall stated he does not believe an additional ordinance is necessary.

It was determined that so long as the height requirements are met, Planning and Zoning approves.

Impact Zone maps for the County were discussed, specifically the Soda Springs Impact Zone proposed changes were presented and discussed, which were discussed approximately three (3) years ago, but never adopted. Ralph Hopkins said that the city wanted their attorney to draw up the ordinance, which he never would. The board determined that it was a dead issue and decided not to do anything further.

The meeting was adjourned by motion from Jon Hall. Stan Wistisen seconded. All were in favor. The Caribou County Planning & Zoning Commission will meet on November 7, 2012, for a regular meeting.

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

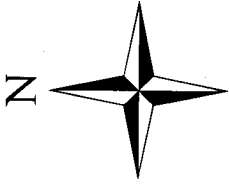
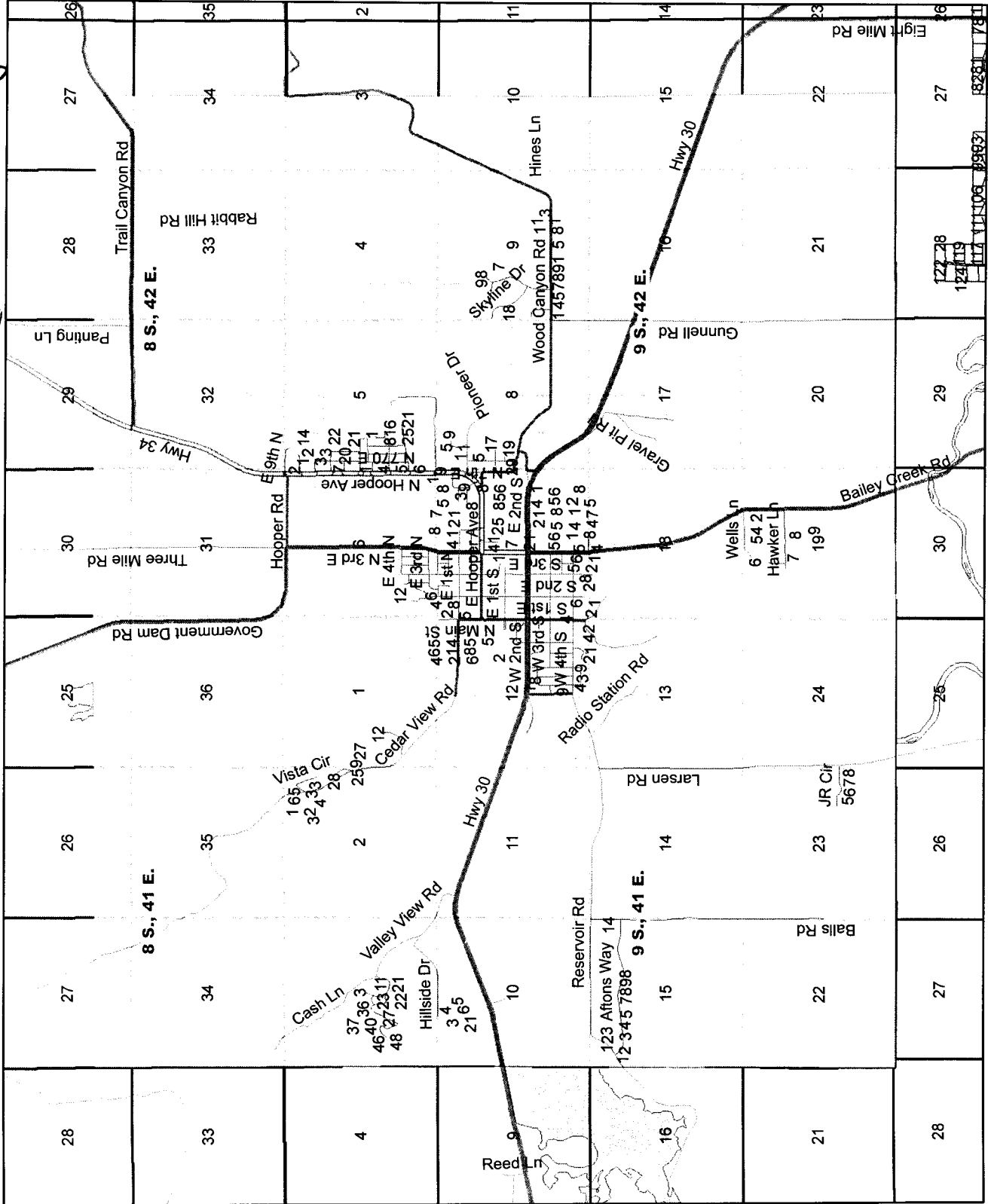
  
Jon Hall, Chairman

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

  
Krista Christensen, Secretary

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# Caribou County - Soda Springs Proposed Changes



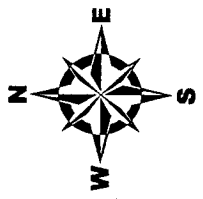
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# Soda Springs City Limits and Impact Zone

Current



**Legend**

- ☆ City Buildings
- ◆ Critical Infrastructures

**Address Locations**

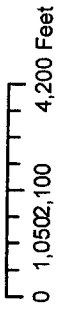
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**Authority**

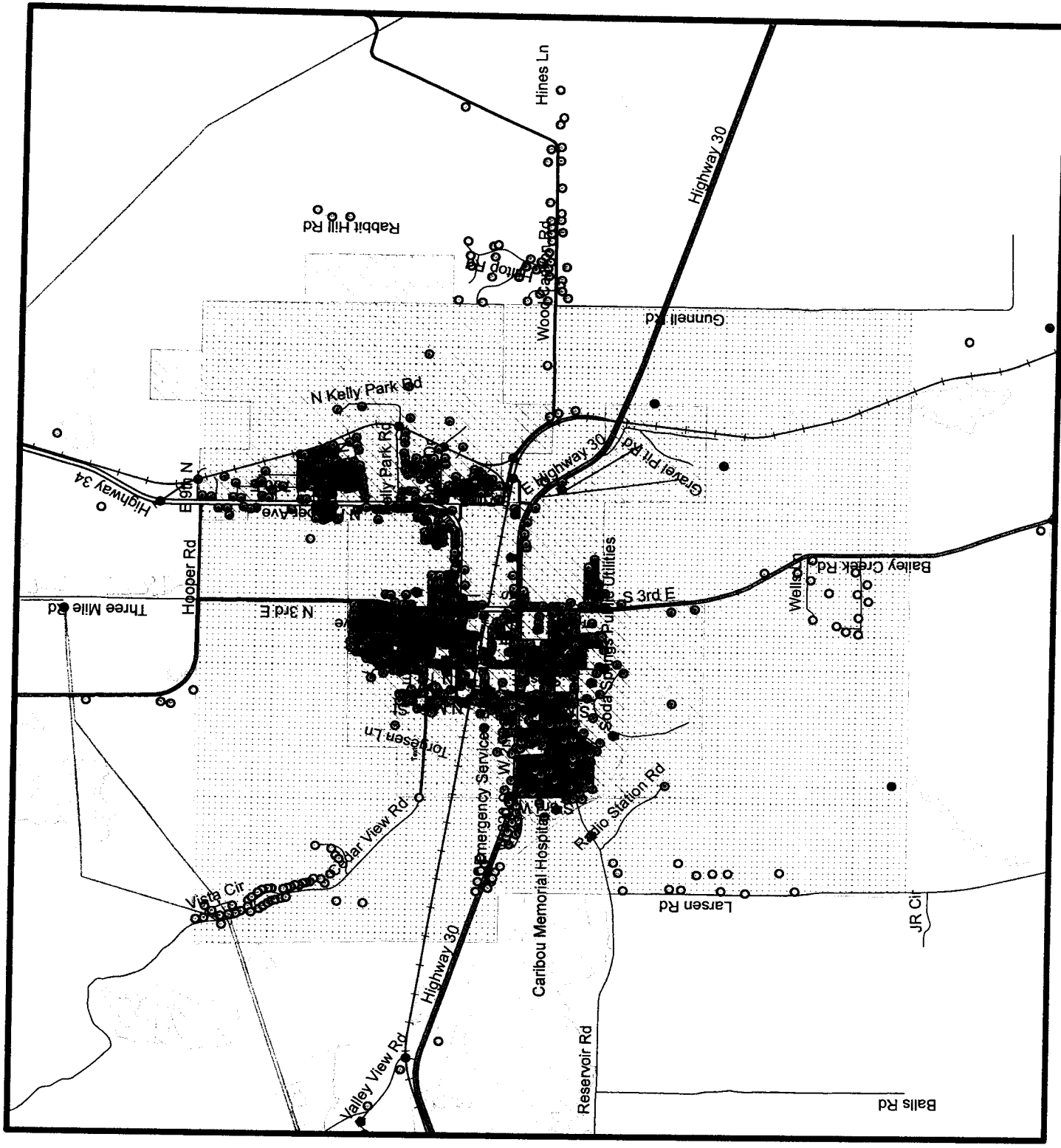
- Caribou County
- City of Bancroft
- City of Grace
- City of Soda Springs
- Airports
- Air Strip Centerlines
- General
- Other
- Primary
- Secondary
- State Highway
- Supplemental
- US Highway
- Railroad
- Power Lines
- Gas Pipelines

**City Limits**

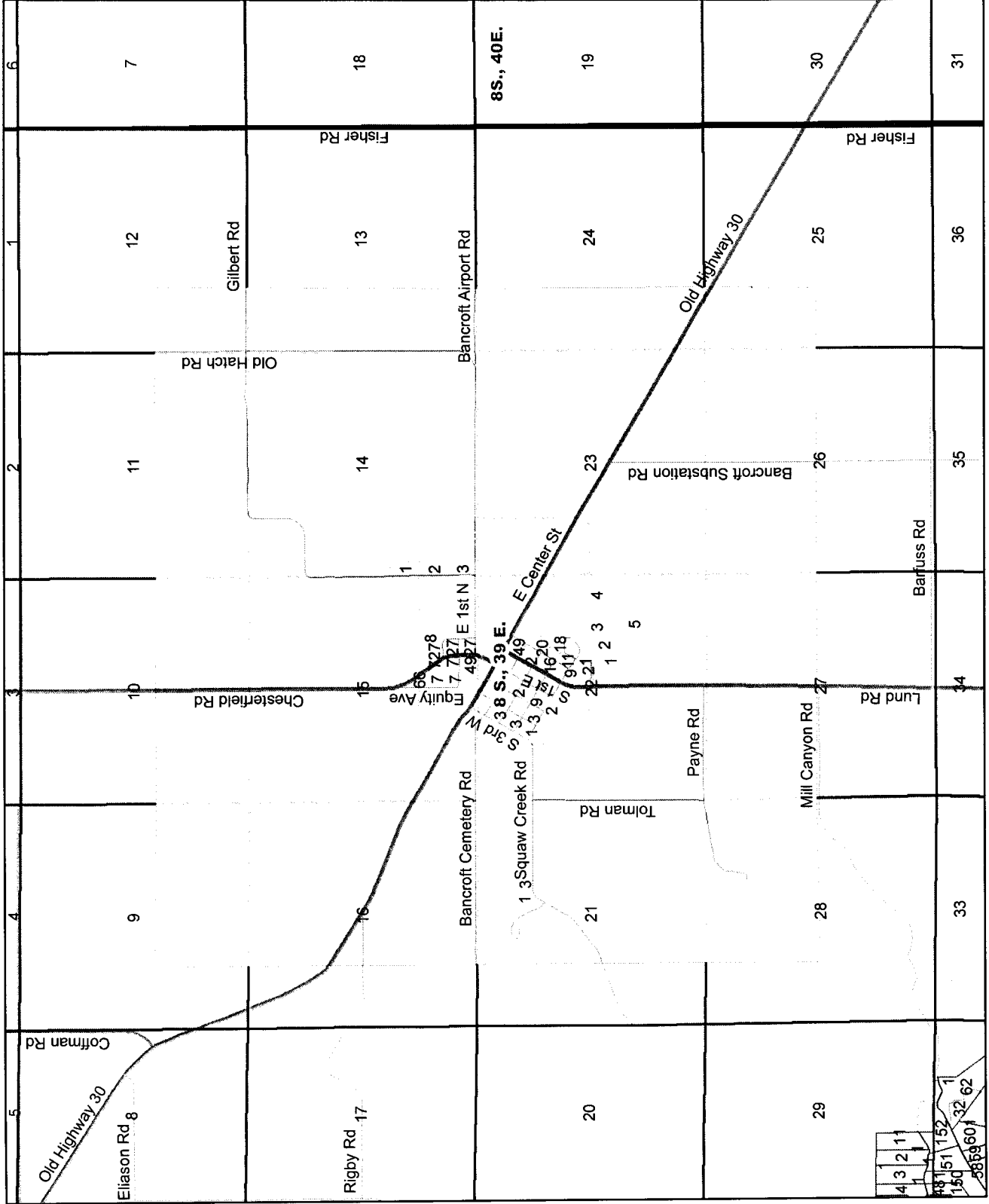
- ▨ City Limits
- ▨ City Impact Zones
- ▨ <all other values>



Map of Soda Springs City Limits and Impact Zone, Caribou County, Alaska, showing the current city limits and impact zone. The map is based on the 2007 City of Soda Springs Comprehensive Zoning Ordinance. The City of Soda Springs is located in the Caribou County, Alaska. The map shows the city limits and impact zone, along with major roads and landmarks.



# Caribou County - Bancroft

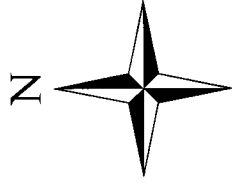
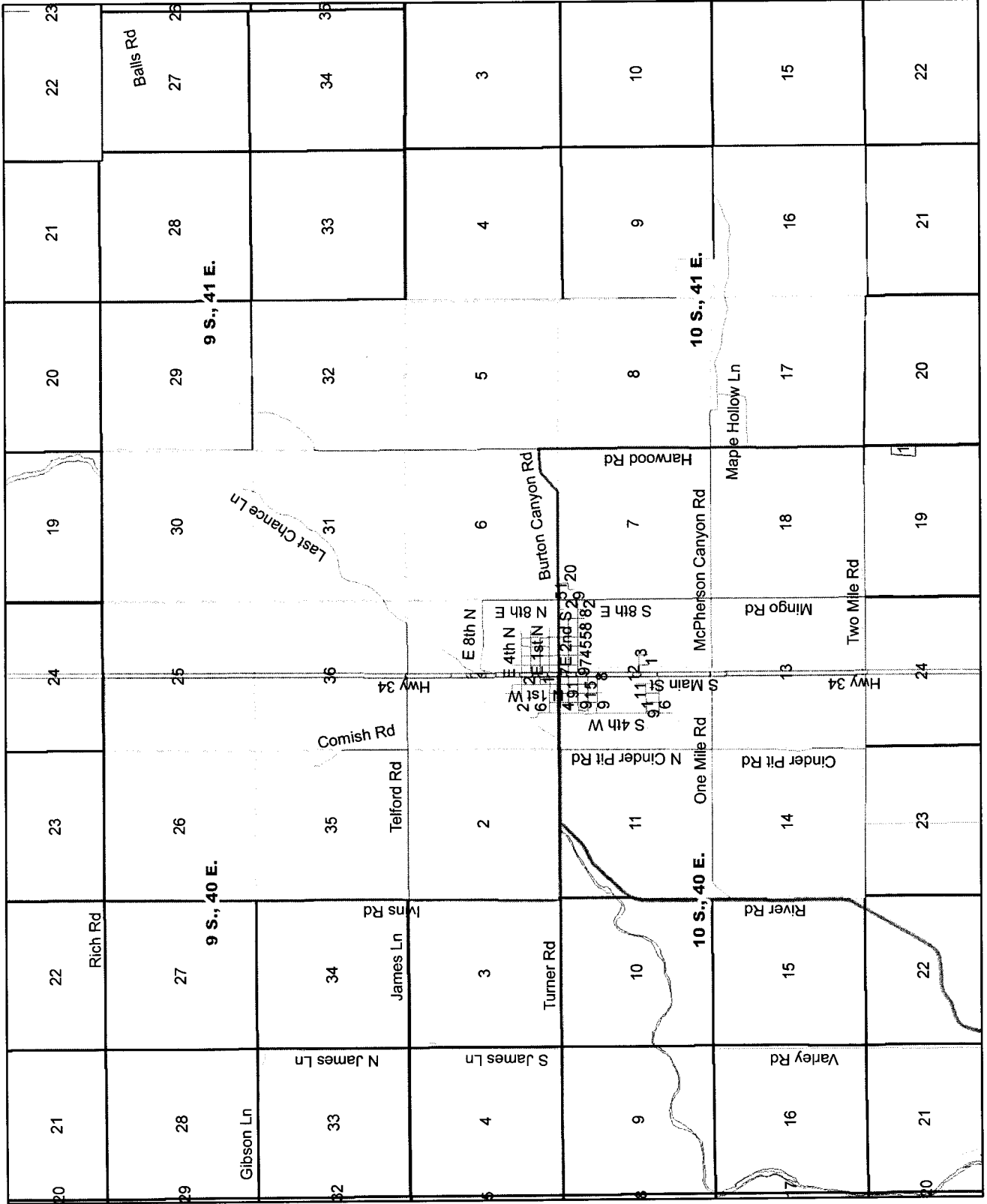


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A. Cook

# Caribou County - Grace



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