

# Jefferson Co. Planning & Zoning Meeting Agenda

January 12, 2023

Updated 1/11/2023

7:00 pm: Jefferson Co. Courthouse, 411 4<sup>th</sup> Street  
District Courtroom

Item 1: Call meeting to order.

According to the opens meeting act, it is available on the table for anyone to view.

Approve agenda as printed.

Approve paper notice as printed

Item 2: Reading and approval of minutes

Item 3: Election of Officers

- Adjourn Sine Die, Vice Chairperson Takes Over Meeting
- Election of a Chairperson
  1. Chairperson Takes Over Meeting
- Election of Vice Chairperson
- Election of Secretary
- Election of Board of Adjustment Representative

Item 4: Presentation on proposed zoning regulation changes by Greg Kratz

Item 5: Presentation by Toni Snyder and Danielle Schwab:

- Request the deferral of determination of setbacks to non-participants
- Request recommendation of setbacks from non-participants
- Setback recommendations for school, church, and learning centers
- Timely information directly affecting us and neighbors

Item 6: Sections returned for further review from County Board of Commissioners hearing:

Article 6.65 (A)(6): Commercial Wind Energy Conversion System General Site and Design Standards

- b. Five (5) times the height of the total system from any occupied primary residence of a non-participating property owner, measured from an exterior wall of the occupied primary residence;***
- c. One and one-tenth (1.1) times the height of the total system from any occupied primary residence of a participating property owner, measured from an exterior wall of the occupied primary residence; and***
- e. Setbacks from schools, churches, recreational areas and communities (ADDED BY CO. BOARD FOR CONSIDERATION)***

Article 6.65 (A)(11): Commercial Wind Energy Conversion System General Site and Design Standards

***Shadow flicker limit of 30 hours per year of actual flicker at any non-participating primary occupied residence.***  
**County Board voted to remove “occupied structures”**

Article 6.69: Commercial Wind Energy Conversion System Discontinuation and Decommissioning

- a. **CWECS shall be considered a discontinued use after one (1) year without energy production, unless a plan is developed and submitted to the Jefferson County Zoning Administrator outlining the steps and schedule for returning the CWECS to service. All CWECS and accessory facilities shall be removed four (4) feet below ground level within six (6) months of the discontinuation of use. This period can be extended by the Zoning Administrator following a written request by an agent of the owner of the CWECS.**
- b. **Each CWECS shall have a decommissioning plan outlining the anticipated means and costs of removing CWECS at the end of the serviceable life or upon becoming a discontinued use. The decommissioning plan shall include a net decommissioning cost estimate. The net decommissioning cost estimate shall take into account any resale or salvage value of the CWECS, and shall be made by a competent party, such as a professional engineer, a contractor capable of decommissioning, or a person with suitable expertise or experience with decommissioning.**
- c. **At the end of the aggregated project’s useful life, the entire site shall be restored in accordance with the requirements of this condition within eighteen (18) months.**

Item 7: General discussion

**John McKee  
Administrator  
402-729-3602**

The County Zoning Committee reserves the right to go into executive session in accordance with Section 84-1410.