

**Caribou County Planning & Zoning Commission Meeting
Minutes of November 2, 2011**

The Caribou County Planning & Zoning Commission met in regular session and Public Hearing on November 2, 2011, at 7:00 p.m. Those in attendance were Jon Hall, Stan Wistisen, Nick Johnson, and Gail George, Planning & Zoning Board Members. Also in attendance were Kerstin Parsons, Planning & Zoning Secretary, Kellan Lancaster, with Silverstar, Tony Varilone with the Greater Soda Springs Community Development Committee, Verlen Andrews with Simplot, Josh Regan with Simplot and Jon Goode with Simplot

Jon Hall, Planning & Zoning Chairman opened the meeting. The minutes of September 2011, were reviewed and approved.

Jon Hall explained public hearing procedure and the floor was opened to Kellan Lancaster.

Silverstar filed an application for a conditional use permit. The application states Silverstar would like to build a communications tower on a parcel of property on the peak of Woodall Mountain that Silverstar is leasing from Simplot. Silverstar will construct the first One Hundred (100) feet then permit for the remaining Fifty (50) feet. This tower will provide communication abilities to the surrounding mines and potential surrounding mines, to include Monsanto, Simplot and Agrium.

Questions were opened to the Board. Gail George inquired if the other cells towers could provide service to the mines. Kellan Lancaster stated the cell tower currently on Rabbit Hill is not tall enough to reach the Smokey Canyon Mine. The Woodall Mountain tower would provide the extra coverage with no blockage to help in cases of emergency or accidents. Nick Johnson asked if the power would be buried. Kellan Lancaster stated it would be over-head power from the Conda site.

There was no testimony either in support or opposition to the construction of the tower.

Kerstin Parsons read a letter in support of the construction of the tower, written by Connie Hendricks, JR Simplot Company.

There was no rebuttal. Stan Wistisen made a motion to approve the application for a conditional use permit, to build a communications tower on a parcel of property on the peak of Woodall Mountain. Gail George seconded, all were in favor. The first One Hundred (100) feet will be constructed and the additional Fifty (50) feet will be permitted for at a later date.

Tony Varilone was then given the floor. Mr. Varilone is representing the Greater Soda Springs Community Development Committee. Mr. Varilone stated they would like to erect Oregon Trail signs at each entrance into Soda Springs, outside of the city limits. Mr. Varilone further stated the signs will be built by the Bancroft School District. Mr. Varilone stated the proposed sites are by the golf course, just past Monsanto and near Gunnell Road. Mr. Varilone stated he will obtain signatures from the land owners, who own the property of the proposed sites for the

Oregon Trail signs and is working on getting Idaho Transportation Department approval. Jon Hall questioned if the golf course is in the city impact zone. Mr. Varilone was unsure. Jon Hall further stated the county has control of the city impact zone. Mr. Varilone stated this is a work in progress. Nick Johnson inquired as to type of metal being used. Mr. Varilone was unsure of the thickness of the metal, but further stated it was very heavy. Jon Hall moved to approve the placement of the signs, pending other agencies approval. Nick Johnson seconded, all were in favor.

The floor was given to Jon Goode and Josh Regan from Agrium. Agrium is doing a land exchange with a neighboring land owner. (See attached map). Mr. Goode and Josh Regan were inquiring to any potential issues. Mr. Goode and Mr. Regan stated they did record an easement. (Marked in orange on the map). The Planning and Zoning Board decided this matter is not under the jurisdiction of the Planning and Zoning Commission.

Nick Johnson made a motion to adjourn the meeting, Jon Hall seconded, all were in favor. The meeting was adjourned. The Caribou County Planning & Zoning Commission will meet on December 7, 2011, for a regular meeting.

Signed: _____

Jon Hall, Chairman

Attested: _____

Kerstin Parsons, Secretary