

**CARIBOU COUNTY PLANNING & ZONING COMMISSION
MEETING MINUTES OF FEBRUARY 7, 2018**

The Caribou County Planning & Zoning Commission met in regular session February 7, 2018, at 6:00 p.m. Present were Loren Smith, David Miles, Jeff Godfrey, and Nolan Koller, Commission members. Also in attendance were Krista Jahnsen, Planning and Zoning Secretary, representatives of the Itafos Conda Phosphorous Fertilizer Operation, and Robert Buck.

Loren Smith, Planning and Zoning Chairman, called the meeting to order.

The floor was given to Blake Ostler (208)909-5273, Project Manager with Itafos Conda Phosphorous Fertilizer Operation, to discuss construction of a new Gypsum Slurry Stack. Mr. Ostler passed out documents including a letter and maps/images and explained each of the maps/images.

The size of the gypstack is designed to take up 160 acres. To the west between the gypstack and Hwy 34 will be the receiving and staging areas. The land is zoned industrial. Groundbreaking date is hoping to begin on May 1, 2018. The project should be completed by the end of October 2019. The lifespan of the new stack, along with the two currently in production, is 2034.

The current stack is 200 ft from Hwy 34 and the new gypstack will be 1000 ft. from the Hwy. 34. The new stack will be south of the existing stack.

Mr. Ostler informed the Commission that there is a remediation plan in place designed to lessen the slopes as they mix in topsoil, then plant a natural grass.

Jon Goode with Itafos explained that the regulatory process has been very extensive and all the necessary permits have been obtained.

The Commission could see no conditions that need to be imposed.

David Miles made a motion to approve the building of the new gypsum stack with no conditions to be imposed. Jeff Godfrey seconded the motion. All were in favor. Itafos Conda Phosphorous Operation will proceed with contacting the County Building Inspector and the County Commissioners.

The floor was given to Robert Buck (208)221-2428 to discuss vacating a partial plat of Lots 40 and 41 in the Caribou Village Phase II.

Mr. Buck passed out a map of his property and explained his plan to vacate the proposed road that goes through Lots 40 and 41 and the proposed bus turnaround that is on Lot 40. His reasoning is that the road does not exist and the bus turnaround has been created on Lot 41.

The Commission informed Mr. Buck that it is necessary for him to determine who owns the property south of Lots 41 and 42 before a decision can be made as to how to proceed.

Mr. Buck plans on returning to present with proof of ownership to the Commission.


Mr. Buck concluded his presentation.

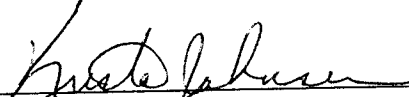
The Commission reviewed Jon Goode's email regarding his annual update for Agrium's Rasmussen Valley Mine Conditional Use Permit. The Commission agreed to allow the Conditional Use Permit to continue another year. Agrium will be required to present again in one year.

The Commission read the email from Ryan Ragain regarding his annual update for Wyoming Outfitters Conditional Use Permit. Mr. Ragain informed the Commission that he does not wish to proceed with his plans regarding Wyoming Outfitters. David Miles motioned to cancel Mr. Ragain's Conditional Use Permit. Nolan Koller seconded the motion. All were in favor. The Commission will recommend to the Board that the Wyoming Outfitters' Conditional Use Permit be cancelled.

Minutes of the October, November, December 2017, and January 2018 meetings were reviewed. David Miles motioned to approve the minutes. Nolan Koller seconded the motion. All were in favor. The meeting minutes were approved.

David Miles motioned to adjourn the meeting. Nolan Koller seconded the motion. All were in favor. The meeting was adjourned. The Planning and Zoning Commission will plan on meeting March 7, 2018, for a regular meeting.

Signed: 
David Miles, Commission Member

Signed: 
Krista Jahnsen, Secretary