



December 27, 2010, Emmett, Idaho

Pursuant to a recess taken on December 21, 2010, the Board of Commissioners of Gem County, Idaho, met in regular session this 27th day of December, 2010, at 9:00 a.m.

Present:	Lan Smith	Chairman
	Sharon Pratt	Commissioner
	Leandra Rountree	Deputy Clerk

Whereupon the following proceedings were had, to-wit:

December 27, 2010

Commissioner Sherrer was absent from the meeting.

Commissioner Smith attended via phone.

CONSENT AGENDA: Items on the consent agenda included A. Noxious Weed Cost Share Request 2011, and B. Yellowstone Power Minor Subdivision.

The Commissioners, Development Services Director Brad Hawkins-Clark, John Evans and Greg Newberry representing Yellowstone Power discussed Yellowstone Power Minor Subdivision. It was stated that there is a condition that the easement for the new lot be added to the plat. Brad will receive documentation from Boise Building Solutions regarding a long term lease of the building. Vehicle trips per day based on employees per shift was discussed, when fully operating there will be 2 employees per shift as well as commercial delivery of materials. Installation of a fire suppression system was discussed. A temporary certificate of occupancy has been issued with a bond in place to ensure fire suppression compliance. Water supply for fire suppression was discussed. The bond due date has been extended to January 31, 2011. It was also verified that the property is not in a flood plain.

No construction will begin on the co-generation plant until the mill is in full compliance & they have their full certificate of occupancy.

A motion was made by Commissioner Pratt to approve the Yellowstone minor subdivision with the added conditions; with the added of 12 being hoppers and conveyors or the hog fuel feed mechanisms that are on Boise property will be

removed per the lease agreement with Boise; number 13 will be that we receive a written agreement or contract with Smith Ditch be provided; and that number 14 would be that Brad receive the copy of the written lease with Boise for the property. Commissioner Smith verified that the vehicle trips are covered in condition #7 but staff needs to compare with national standards. It was seconded by Commissioner Smith with further discussion.

Commissioner Smith wants to be clear on the lease expectations. He questioned if they are removing a portion of the lease or verifying that there is a long term lease available and that they would comply with the lease agreement? Greg will provide the lease stating upon termination of the lease EFP has 60 days to remove all equipment from Boise Cascade property. Staff will verify that it does sit within the perimeter of the lease area. Commissioner Pratt stated that she doesn't think there needs to be 2 conditions relating to that, it can be combined into one. We would have 2 new conditions, the one with the language for the lease agreement and the Smith Ditch agreement. Motion carried unanimously.

A motion was made by Commissioner Smith to approve item B. on the consent agenda. It was seconded by Commissioner Pratt and carried unanimously.

A motion was made by Commissioner Smith to approve item A. on the consent agenda. It was seconded by Commissioner Pratt and carried unanimously.

A motion was made by Commissioner Smith to add the 2010 SHSP Grant as item C. due to timeliness of needing to be approved. It was seconded by Commissioner Pratt and carried unanimously.

Commissioner Smith made a motion to approve item C. on the consent agenda. It was seconded by Commissioner Pratt and carried unanimously.

The Board recessed at 10:00 a.m. to 8:00 a.m. on January 3, 2011.

Approved: _____
Chairman

Attest: _____
Clerk

