

Joint Meeting of the Planning Commission, Board of County Commissioner and Board of Zoning Adjustment

July 6, 2010
Custer County Courthouse
Westcliffe, Colorado

Present:

Board of County Commissioners: Lynn Attebery Chairman, Jim Austin Vice Chairman and Carole Custer Commissioner
Planning Commission: Vic Barnes, Keith Hood, Pat Bailey, Rod Coker, Bill Donley Paul Buckles,
Board of Zoning Adjustment: Gerry Dearborn, Skip Northcross; Dee Hoag, Ken Patterson
Associate Members: Brad Stam and Dale Mullen
County Attorney John Naylor
Staff: Jackie Hobby
Absent: Sherry Rorick, Roger Camper, Dorothy Nepa, Dave Tonsing, Cindy Howard and Ken Lankford

The meeting was called to order at 1:03 P.M. by SKIP NORTHCROSS Board of Zoning Adjustment Chairman.

Pledge:

NORTHCROSS: BRAD STAM Associate Member replaced DAVE TONSING.

NORTHCROSS: This will be a Board of Zoning Adjustment meeting for a setback variance followed by the Board of County Commissioners and the Planning Commission meeting. The BZA is a quasi judicial board. We rule on variances to the Zoning Resolution and Zoning code. The Planning Commission is an advisory board on the regulatory documents and is a land use. The P.C. board makes recommendations to the Board of County Commissioners. We will have a zoning report first. We then will read the application and at that time the applicant will have the opportunity to comment on the application.

HOBBY: The BZA will have two variance applications for the month of August. The zoning permits issued year to date in 2010 is 96 compared to 23 in 2009. Septic permits year to date in 2010 are 30 compared to 11 in 2009. In the month of June we had 6 compliance inspections and 1 homeowners septic installation test, 3 Septic contractors test, 19 septic inspections and 5 special conferences.

NORTHCROSS: Our agenda item is a setback variance for Sondra and Larry Eberhardt. Legal address is Lot 108 Blumenau filing 1 and property address is 1240 Larkspur Lane Westcliffe CO. The applicant statement reads *"We are requesting a setback variance to build a 20ft x 12 ft. Deck onto the east side of a nonconforming structure (cabin) that was built in 1975. Our*

insurance company is requiring a landing or deck be built to provide egress from the back door of this structure. We prefer building a deck. This addition will add function ability and appearance to this residence without interference to any neighboring property. No other structures planned for this property” Is the applicant present and would you please come to the podium.

LARRY EBERHARDT: Yes,

NORTHCROSS: Were the adjoining property owner notified?

HOBBY: Yes, five were notified with zero response.

NORTHCROSS: Was there anything that you would like to add to your application?

EBERHARDT: No, I believe that we covered everything during the site tour.

NORTHCROSS: Were there any questions that we need to answer that were asked at the site tour.

HOBBY: There is one thing that we will need to correct and that is MR. EBERHARDT'S application stated that he needs 44 ft. on the north and 34 ft. on the south. After we measured he needs 31 ft. on the north and 21 ft. on the south.

NORTHCROSS: Are there any questions or comments from the audience?

No response.

NORTHCROSS: Any comments from those that attended the site tour?

DEARBORN: I have one question. What are you going to do with these two trees? Will they interfere with the deck?

EBERHARDT: no, our plans are to leave the trees. The deck and the stairway will be about two ft away from them.

PATTERSON: I make a motion that we grant the variance of 31 ft. on the north and 21 ft. on the south.

HOAG: Seconded the motion.

Motion passed unanimously.

HOBBY read the motion to grant the variance of 31 ft. on the north and 21 ft. on the south.

Reasons

STAM: Yes, will not have any negative effect on the neighboring property.

DEARBORN: Yes, the original location of the house prevents the applicant from doing something without getting a variance.

PATTERSON: Yes, same reasons as stated, with the emphasis on the safety issue.

HOAG: Yes, I voted for the same reasons as previously stated and it is a great enhancement to the property and no neighbors objected.

NORTHCROSS: Yes, same reasons as stated and it was not MR. EBERHARDT'S doing it was a previous owner and it is a safety issue.

HOBBY: Your variance is granted and you will need to go to the Zoning Office and get a zoning permit.

EBERHARDT: Thank you.

NORTHCROSS: Thank you very much, next site tour is on July 29 and the next meeting is August 3.

PATTERSON: Motion to adjourn the BZA meeting.

DEARBORN: Seconded the motion.

VIC BARNES Chairman of the Planning Commission moved to the chairman seat and the Planning Commission moved to their seated positions.

BARNES: As SKIP NORTHCROSS mentioned this is a joint meeting between the BZA, and the BOCC and the Planning Commission. I would like to call this meeting to order at 1:20 P.M.

ATTEBERY: Reconvened the Board of County Commissioners meeting with the Planning Commission and for the record Commissioner CAROLE CUSTER is not present at this time.
BARNES: We have one seated position to fill with an associate member. DALE MULLEN will replace SHERRY RORICK. MR. NORTHCROSS has explained the difference between the two boards and JACKIE has given the zoning report. We will need to approve May and June minutes.

BAILEY: I motion that we approve the May minutes.

DONLEY: Seconded the motion.

Motion passed unanimously.

BAILEY: Moved that we approve the June minutes.

DONLEY: Seconded the motion.

Motion passed unanimously.

BARNES: We have four agenda items. The first one is a hearing for a Special Use Permit for a Bed and Breakfast. I will read the applicants statement *"Proposal for permit to operate the casita portion of the property at 5001 Highway 96 as a bed and breakfast. This is an 18 foot square room that is connected to the house by a breezeway. It is contemplated that the room would be used no more than 35 nights/year as a bed and breakfast. The remainder of the year it would be vacant or occupied by family or personal friends as it is currently used. The room would accommodate a maximum of 2 (two) people. In addition there will need to be a slightly larger sign on Highway 96. The sign will be a maximum of 32 square feet. Will the applicant please come to the podium.*

PHIL NEAS: My name is PHIL NEAS and my wife Alene and I own the property at 5001 Highway 96.

BARNES: Any comments from the Planning Commission?

BUCKLES: You would like a larger sign. Is that a need or you would prefer it?

NEAS: I would prefer a larger sign. We advertise our Alpaca ranch and as of now it is hard to read.

BUCKLES: Is the current sign regulation size.

NEAS: Yes

DONLEY: The Planning Commission does not grant variances for signs. That will need to be applied for through the Board of Zoning Adjustment at their meeting.

HOBBY: I apologize for that MR. NEAS, my mistake. You will need to apply for a variance and go through the process with the BZA. Division two has contacted the zoning office and the NEAS property has two wells one on each 35 acres. They will need to take the well that supplies the dwelling from an agricultural well and change it into a commercial exempt well and have it metered. I told MR. NEAS that he did not have to go to the expense of changing the well and acquiring a meter unless he was approved for his Special Use Permit.

BUCKLES: I am curious why you state on your application that you will only be offering the room for no more than 35 nights a year. That does not seem like good business sense to me.

NEAS: We are only going to operate this in the sense that other rooms are locally booked or someone comes to look at our Alpacas and they need to have a place to stay.

BARNES: Planning Commission any other questions?

No response

BARNES: Any questions from the audience?

No response

BARNES; Any questions from the Commissioners:

COMMISSIONER AUSTIN: I would suggest that you double the number of days just in case.

NEAS: It does not matter to me. We were just trying to pick a number if the motels in town are filled up.

ATTEBERY: A point of clarification, for the Board of County Commissioners that we will send a letter to the Board of Zoning Adjustment for them to be aware of the byway signage.

BARNES: Are there any other comments?

BUCKLES: Made a motion to approve the Special Use Permit with unlimited number of nights, and that it goes with MR. NEAS and not the property on the condition that he changes his well into a commercial exempt well prior to operation.

BARNES: All in favor.

Motion passed unanimously

REASONS:

BUCKLES: Yes, It's a reasonable request and I believe it will be an asset to the county.

COKER: Yes, I agree that it's a reasonable request and none of the neighbors had a problem with it.

DONLEY: Yes, with all the reasons previously stated.

BAILEY: Yes, with all the other reasons that were previously stated and no one had any objections.

BARNES: Yes, with all the reasons previously stated.

ATTEBERY: I make a motion that we take the recommendation of the Planning Commission.

CUSTER: Seconded the motion.

ATTEBERY: All in favor.

Motion passed, unanimously.

BARNES: Our second item on the agenda is to discuss if we would like to move forward at this time with a building code. Do any of the Planning Commission have any comments?

BUCKLES: I would like for the commissioners to give us some insight on if this has become a problem or why it's being brought up again.

ATTEBERY: The previous Board of County Commissioners had been working on it. They are no longer in office and it is still on the table. The Zoning office has some things that they have to deal with concerning this issue. While we're in a slump with building permits this is a good time to take a look at this then wait until we are busy.

HOBBY: From our stand point in the Zoning Office every time we have new commissioners we are spending time on a building code then it gets nowhere and we need to make a decision if this is something we want to pursue. Also for property tax purposes some dwellings remain at 50% completed for many years and we spend a number of man hours checking on the structures so that they can be at a 100% for taxing purpose. We could possibly do this through our Zoning Resolution.

BAILEY: So if we do not adopt a building code we could possibly change something in the Zoning Resolution.

BARNES: Before we take questions from the audience I will give a little bit of the background. There was a committee formed in 2008 with instructions from the BOCC to define problems with the current building practices in Custer County. The results from the Ad hoc committee were split with half the members not wanting a building code and half the members wanting a building code.

DALLAS ANDERSON: I was serving as the secretary of the Ad hoc committee in 2008. We were charged from the County Commissioners with this task with investigate building practices in Custer County and determine if there was any problems with the structure i.e.: residential buildings. We sent out a questionnaire to 500 permit holders we received 14% of these back. We based our decision on what we received back. Three of us recommended a building code and three of us did not. The largest complaint was that contractors were unreliable and would not show up when they said that they would and that one of the contractors was given money to pay the subs and did not. If in fact a building code be adopted for the county we would lose the option the permits would need to be raised to pay a salary for an inspector and an estimate would be \$400.00 to \$ 700.00. If we have a part time inspector on call they would want between \$200.00 to 250.00 per inspection and the minimum inspection would be four times that is not counting electric and plumbing inspections. The last time we addressed this several months ago that this was a dead issue. Who is pushing so hard to have a restrictive building code in this county? The situation that JACKIE was talking about I believe could be real simple that you have an x number of years to have your house complete and it then it will be a 100% on the tax role. We have issued 27 dwelling permits which is about half of what we based our study on. With the economy that we have right now I don't expect it to get much higher in the next four years. With that said I don't believe we need a building code.

BARNES: Thank you DALLAS next.

TYLER STEIN: I am a builder and a contractor in the county. I would like to see a building code. I believe the pros out way the cons. Two major things I would like to discuss are the alternative building if there was a code they could still be built. If you pass the building code the energy code is attached to it. I am in huge favor of the energy code. Does anyone here not want to see our homes built more energy efficient where they last longer this follows in line about our new energy coordinator position and sustainable ways movement in town. Without an energy code you have no way to enforce any type of energy efficiency. In regards to alternative construction this also needs to be built to a code. A building code does not hinder alternative construction and that is when you do need an engineer. They will be a better alternative building, and you will pass the energy code at the same time. I am in favor of passing a building code along with the energy code.

BARNES: Thank you.

LEN LANKFORD: I was also on the hoc committee and I would like to remind everyone what it was all about for eighteen months. What is the purpose of a code? If we take a look at the codes we have now, electrical and plumbing which is done by the state. We are going to add regulations for what purpose? We did a survey from five years back on permits that were taken out in Custer County and the conclusion was that I came up with is this could be accomplished through an educational packet. The main complaint was not structural problems but problems with the contractors not showing up and money. We could not identify common causes of health, safety or structural problems. If it comes down to a higher quality of structures in our county, then I believe the contractors are already building higher quality structures. Consumers are wanting higher quality structures and it is not coming from the county. It's a free market system. This is part of our freedom in Custer County and is part of our life and that is why people move here. In the cities I would argue that they need it the structures are more concentrated the impacts are greater. This is an unnecessary regulatory burden with the cost and the amount of time spent on this.

BARNES: Thank you

ANGUS THOMSON: When I go to a dentist I expect to see up on the wall that he has studied for five to six years also with a DR. When I build which will be the largest expenditure of my

life, I want to know that my contractor is qualified. Does anyone in construction have a certificate please stand up. No response. Why shouldn't we have a system that you need a certificate? I have some examples on my house that the contractor did not seal the roof to the wall. Custer County needs standards they need to be enforced.

BARNES: Thank you

DAN FOX: Been in construction in Custer County for twenty five years. This whole issue comes down to dollars. Can the county enforce some kind of code that pays for itself? That's a pretty valid question. My road has not been graded for five months since the floods back in April, that is a totally different subject and I understand that but if you are going to burden the County with another cost above and beyond. We talk about sustainability and when we talk about tax dollars being used we do not have any money to do anything with. It comes down to dollars we talk about people with 50% completed homes that are living there. They are working on a shoe string did they build to big or did something else happen? The things that Tyler proposed those are all well and good they add dollars they add cost to the house. Thing should be engineered if they are using alternative methods but what is the definition of alternative method. Is there anything written that states this is alternative building? Straw bales houses would be alternative but there are many ways to do them who are going to define proper who is going to pay for this? I have been to at least ten building code meetings and it comes down to shelving it because of various reasons can the county afford it? If we were pulling a hundred permits a year could you afford to pay a building inspector \$40,000.00 a year? If you did pass a code what would you have to raise the cost of a permit? So is it affordable and define alternative.

BARNES: Thank you.

TYLER STEIN: I have a quick comment, for alternative building I believe they do need to be engineered. A real quick point there is some things we want in our homes, safety we do not want the roof to fall on our heads, internal safety features, indoor air quality and mechanical codes which we have no one checking on. I am a certified energy inspector as some of you already know.

DAN FOX: So you have a profit mode interest if a code passes?

TYLER STEIN: One example of a safety issue is that your home is insulated too tight and that is a health issue.

SUE PITMAN: I support the educational approach and maybe a check list for new homeowners so that they do not make mistakes. At this time I am opposed to a building code, I think they make more sense in a highly populated areas where people are close together. It is an advantage to have the freedom to build without a building code where you have more flexibility and it's to an economic advantage. People who cannot afford to build to the standards of a code it gives them the freedom to build I see no problem with this if they are not endangering the community or their neighbors. We should not be forced to spend a lot of money.

BARNES: Thank you.

MARK EVERT: I have built for about 30 years and we are under a building code. We don't have the specs for it. Everyone in this country is free to call all the architect and inspectors that you would like. The homeowner needs to pay for it not the taxpayers

BARNES: Thank you.

PAUL SNYDER: I have been on the fence on this issue from way back. It made me think about what principles like when do you pass a law? The first principle is how you do this I know that someone in this room could tell you a horror story about their home. By and large those stories

are a small majority. Looking at the need I think we would be hard pressed to say we need a building code. The second principle is what is the appropriate fix? The third principle is what kind of public support do you have? We had a committee that worked eighteen months on this and could not come to an agreement that tells me that we do not have a public outcry about this. The problems are not large enough to enforce a building code, the cost and not enough public support.

BARNES: Thank you.

STEVE LUNDSTEDT: I have been a builder in Custer County for eighteen years the biggest thing is an IBC code has thousands of engineers working on this stuff and when you go to hire an engineer to do an alternative structure you have one engineer saying this is alright. Most of all the builders in Custer County build to code now they do not want to be held to litigation by the homeowner. We do not need a building code.

BUCKLES: Do you see this self enforcement of code adequate.

LUNDSTEDT: Yes, we usually over build.

KEN PATTERSON: Contractors don't pay their subs the people did not do their homework and the zoning office gives a packet to everyone who applies for a permit. Dan talked about money I am thinking about the extra money that the contractors will need to add to this house to make up for the idle time between inspections. It all adds up, it's expensive enough already with a code it will add and add to the cost. The system in place is not broken so why fix it?

BARNES: Thank you

JERRY LACY: I have lived in Westcliffe and been involved in this off and on now. One of the things that we do not realize is the expense if we do a building code. When the town of Silver Cliff passed the IBC code it forced Round Mountain to install a booster station at a quarter of a million dollars to have enough water at the upper end. None of this was discussed at the beginning we were told after they passed the code. Make sure you know what the hidden cost is.

BARNES: Thank you

KIMBERELY STEIN: I have lived in the valley for eleven years. I did want to point out that Jim AUSTIN and I did some research and you can pass the energy code without passing the building code. During permit time maybe if they do have on record that the contractor has liability insurance. We do get fly by nighters that build that do not have insurance. Back to the energy code TYLER was saying it the health and safety. We are an energy star partner and there is a standard and yes our company would profit from that.

BARNES: Thank you

JOHN POTTS: I have lived in Westcliffe about ten years and I am retired I was a licensed engineer in the state of Colorado. I have designed and analyzed structures. We argue a lot we agree on the safety of the structures. I am totally horrified by the members of my profession. Structural engineers have a life and death responsibility they can't certify every house like the World Trade Center. I would like to make a recommendation to the County Commissioners to table this.

BARNES: Thank you, any comments

COMMISSIONER AUSTIN: When I first heard this had come up again I was hot. This has been a hot issue since I have been here. This is just not one issue there are several. One is what is wrong with the building code, it does not guarantee that you won't get ripped off it does not guarantee a quality of life it pretty much down to whoever is doing the inspection. Then you got the issue of alternative construction, how do you deal with that? I will show you my house and could I afford to do it with an engineer. I am against the building code unless you can allow alternative construction. Start with the Master Plan and all the hours that you

wonderful people put into it and this is my property right. This is the reason we bought property here so we could build a straw built home. Property rights are talked about in the Master Plan and building codes are really going to tighten things up. We could pass an energy code or a fire code but there are other options. When I decided to build my straw built home I took it to the Zoning office and they said that looks like it will work. From that point on I built my house we dug the foundation to bare earth into the side of a hill would that pass a building code maybe but it would have had to be engineered could I have done it? Yes, could I afford it no. We put the straw bales on 6 mil plastic; we wrapped the straw bales to prevent moisture we put 2ft. of dirt on top of them. My house has been there for ten years it went through the 100 mile an hour wind before it was even stuccoed. My point is if you are going to build like this how do you engineer that? We have an engineer in the audience he probably could engineer it could I afford it, probably not. My insurance company rates it as a straw built house with concrete wall and is safer than a stick house. Do we really need a building code? Isn't this a property rights issue? Twenty five percent of the counties in Colorado do not have a building code. How many regulations do we need? To tell people be smart hire the right contractor why does the government need to set regulations.

Audience claps.

BARNES: Thank you JIM. Planning Commission any comments?

BAILEY: I make a motion that we do not go forward with a building code and look at doing something in our Zoning Regulations.

DONLEY: Seconded the motion that the Board of County Commissioners not go forward with a building code.

Four in favor

Three opposed

REASONS:

BUCKLES: I actually don't know where to start; it comes down to freedom and your property rights.

HOOD: I don't believe we need a building code we can take care of the situation with the property taxes in our Zoning Regulations and we cannot afford it at this time.

DONLEY: I don't see the need for a building code and the cost.

BAILEY: Several reasons, we can take care of this in the Zoning Regulations, the cost and no public support. I do not see the need.

MULLEN: I oppose the motion we need some kind of regulations based on the money spent building a home.

COKER: I oppose the motion I believe that we need a code and it would be beneficial to the citizens in the county.

BARNES: I oppose the motion, I believe that we rushed into this; I believe that there can be a couple of ways to fund this. There are probably some other options we can look into. I go back to what JIM AUSTIN said when he said 25 % of the counties don't have it. That means that 75% must have a code. There must be a reason why some people do it.

ATTEBERY: I move that we accept the recommendation of the Planning Commission.

AUSTIN: Seconded the motion

All in favor, motion passed unanimously

AUSTIN: I have one comment these guys spent eighteen months on this I don't believe this was rushed into.

REASONS:

CUSTER: My recommendation is that we do not do anything and let the voters decide at an election. It's a very complicated issue. We did not hear from Silver Cliff and Westcliffe about why they passed a code. Thank you to the contractors for taking your time to be here and take away from your work.

AUSTIN: One of the e-mails that I received was talked about how we are in a sustainable mode and how we are on the leading edge and could be a model for the state of Colorado. We can be in the lead with alternative building and star energy without passing a building code.

ATTEBERY; Like I mentioned in the beginning, I am under the opinion that it was left to us from the previous board and that we needed to help the zoning office. I agree with the planning commission was just as divided as the community. We know what an issue it was. We are not doing our job if we do not bring this up. State Statute says that the Planning Commission can make a recommendation and that is why this issue is being brought up again to finish up with something that was left to do. They did their research and had hearings and this is part of the process. I hope that in the near future it will come up again. I believe that codes are needed in the county and will take the recommendation from the Planning Commission.

CUSTER: Thank you to the Building Committee for working on this.

AUSTIN: I want to publically apologize to LYNN ATTEBERY for being so rude to him about the building code.

BARNES: Thank you for everyone that came today.

BARNES: Our next item will be Green Burials and CORONER ART NORDYKE will give us an update.

ART NORDYKE: Most of you know that the state has come up with some rules regarding Green Burials. Last time we spoke the Planning Commission came up with some recommendations for Green Burials in Custer County:

GREEN BURIALS (Proposed Conditions)

- One hundred feet (100') from any well.
- One hundred feet away from all surveyed property lines
- Permanent marker.(engraved rock, metal marker, etc)
- A depth of at least six feet (6')
- Death Certificate needs to be filed with the Custer County Clerk.
- Legal description of placement of body on property attached to their deed with a location map recorded and a copy sent to the Assessors and Zoning office.
- Recorded easement for property showing ingress and egress to burial site.
- Burial must be within 24 hours after death, if you are not going to embalm the body.
- Body must be refrigerated 24 hours after death if you do not embalm
- A permit must be obtained from the Custer County Planning and Zoning office and a fee? Attached for an inspection prior to burial?

The state recommends that you be buried only 2ft. I am still recommending the 6ft. limit.

COUNTY ATTORNEY NAYLOR: I believe we should add another bullet point to include the name of a mortgage holder if applicable and the mortgage holder should be notified.

HOBBY: The last two points are up for discussion. Do we want to charge a fee and how will we know if they don't bury the body 6 ft.

BUCKLES: I say a nominal fee as an inspection fee that would be fair. So them to pay \$25.00 to \$35.00 to make sure they understand the rules.

HOBBY: The county commissioners usually set the fee. What if someone passes while the zoning office is closed they are not going to make the 24 hour limit.

DONLEY: I believe that this should be done through the Coroner's office they are on call 24 hrs a day.

BUCKLES: I think that this should be done prior to the death.

COUNTY ATTORNEY NAYLOR: Another question we need to know if the property has a mortgage and they would need to be contacted. So this would need to be another bullet point.

BARNES: They would need a clear title to the property or something from the mortgage company.

AUSTIN: Why do we care how long they have been dead?

NORDYKE: State law says that if you are dead past 24 hrs then you need to be embalmed or refrigerated.

ATTEBERY: I know what I am thinking about is the water table, so if they can't dig 6 ft. deep you can't be buried or if you do go 6 ft. and hit water then you can't be buried.

NAYLOR: Is it the state law that you need to be buried at least 6 ft. deep?

NORDYKE: No, they recommend 2 ft. My recommendation is 6 ft. You do not want the wild animals digging into it.

BARNES: Any comments from the Board of County Commissioners?

AUSTIN: Are there any other counties that have adopted this?

NORDYKE: I do not know, I could find out.

BARNES: ART would you are willing to get more information and then we will discuss this at a later date, probably have some workshops.

BAILEY; Seconded the recommendation;

All in favor

BARNES: Our next agenda item is concerning zoning permits extension.

HOBBY: My recommendation is that we allow an extension for 6 months at one half the price and then you will need to pay full price.

BUCKLES: I will need to recuse myself because I will need to apply for an extension.

NAYLOR: This should be published and it was not. If we are going to change the Zoning Resolution, Boards can adopt to give administrative duties to JACKIE. If that is what you are doing that will be all right.

MULLEN: In the Zoning Resolution after two years you need to reapply.

NAYLOR: Yes, and they also have the right to appeal the decision and ask for an extension with the County Commissioners. I think that there are individual circumstances and we cannot make a certain set of rules. When the two years are up you file with the county commissioners for relief to extend the permit.

BARNES: Then we will leave it as is in the Zoning Regulations. Thank you.

BARNES: Our next agenda item is to approve the Master Plan and the Master Plan Supporting Documents. Any comments from the Planning Commission?

No response

BARNES: Any comments from the Board of County Commissioners?

CUSTER: Yes in the Supporting Documents page 28 the Assessed Valuation their needs to be

a period instead of a comma.

AUSTIN: I don't recall where it is in the document but we will need to take a look at the FEMA information and change that, JACKIE is aware of this.

BAILEY: I make a motion that we pass the Master Plan and the Supporting Documents with the amended changes.

DONLEY: Seconded the motion.

The motion passed unanimously.

BAILEY: Made a motion to adjourn.

DONLEY: Seconded the motion.

Meeting adjourned at 4:25 P.M.