

Joint Meeting of the Planning Commission, Board of County Commissioners

August 2, 2011
Custer County Courtroom
Westcliffe, Colorado

Present:

Board of County Commissioners: Lynn Attebery Chairman, Jim Austin Vice Chairman
Allen Butler Commissioner

Planning Commission: Vic Barnes, Sherry Rorick, Rod Coker, Bill Donley, Keith Hood, Paul Buckles & Pat Bailey

Associate Members: Dale Mullen, Brad Stam, & Dorothy Nepa

County Attorney John Naylor

Staff: Jackie Hobby

Absent: Ken Lankford, Lockett Pitman

The meeting was called to order at 1:03 P.M. by VIC BARNES Planning Commission Chairman.

COMMISSIONER ATTEBERY: Reconvened the Board of County Commissioners August 2, 2011 meeting back into session at 1:04 P.M.

Pledge;

BARNES: The first thing is SHERRY is going to recuse herself from the agenda item. We will need an alternate. DOROTHY NEPA will replace SHERRY RORICK.

BARNES: The first item on the agenda will be to approve the minutes for June 14, 2011.

BARNES: The minutes are approved as read. JACKIE will give a zoning report.

HOBBY: In the month of July we had 18 septic inspections, 4 special conferences and 17 compliance inspections. In 2010 year to date we had 36 septic permits compared to 48 septic permits this year. In 2010 year to date we had 112 zoning permits and 104 zoning permits year to date. We are in a steady increase with zoning permits for this month but as you see on the financials we are down about \$20,000.00 compared to last year. This fall I believe we will start working on the Zoning Regulations.

BARNES: We have one agenda item for today. I would like to remind everyone that when you do speak, come up to the podium and identify yourself and who you are affiliated with.

The first agenda item is a Special Use Permit request; I would like to remind everyone that the Special Use process is a two phase process. Today is a hearing. On June 14, 2011 we had the presentation and the Planning Commission, Board of County Commissioners and the audience made comments; we had a good exchange. This is a hearing process and the Planning Commission will make a recommendation to the Board of County Commissioners and they will make the decision. The first thing I will do is read what GARY PATTERSON wrote on his application on the opening statements, then GARY can expand on that. I will read the applicants statement. *"I plan on building a block building used for custom meat processing and butchering of domestic livestock and wild game. This service will accommodate local ranchers and patrons who purchase animals for their consumption, as well as hunters during hunting seasons. This is a trait that I learned in high school at Jennings Market in Westcliffe, and have used ever since graduation for all of our personal and family use. I feel that this is not a need for everyone but for several it is a trade that is becoming harder and harder to find without traveling great distances.*

I plan on complete butchering of domestic animals that are ready for butcher. This will include butchering and cooling the carcass to individually wrapped packages ready for the home freezer. Smoking and curing of pork products, and processing of wild game during hunting seasons. This type of business ties into some agriculture needs of the Wet Mountain Valley. I will not be offering resale or any over the counter products”.

Then the applicant's statement addresses the other issues of traffic, parking, water usage, septic system, signage, fire protection and dust concerns. The applicants can go into more in detail on that. At this time JACKIE will give us an update on letters from adjoining property owners.

HOBBY: There are five adjoining property owners that were sent certified letters and I received five adjoining property owner letters back, all in favor. The Zoning office and the County Commissioners have also received letters from SCHMUTZLER, CRUICKSHANK, HOUSTON, FERRY, HOLLINGSWORTH, WHALEN, NEWCOMB, STARKEY, DUNIGAN, RANKIN COLE, NEIGES, SAMUELSON, FOSTER, HAWN, LARKIN, QUADE, YACKLEY, TERRY, SUCHAN REITNER, ERSPAMER, DITMAN, PATTERSON, BERRY, KOCH, ROSCOE, CANTERBURY, FOX WALLERICH, MERCILL and MORSE.

BARNES: I am going to take a moment and explain something. I have read over these letters and it is apparent that many people do not understand what the Planning Commission does. The Planning Commission is a land use board and we follow the guidance of the County Resolution including density, water usage and we take a look at uses related to agriculture. We do not regulate commerce. We don't regulate how many business or churches should be in the county. We make decisions on land use. Does anyone on the Planning Commission want to talk about that? I am going to ask the applicants to come up to the podium.

GARY and RHONDA PATTERSON: We went through everything that is on my Special Use Permit in the presentation. There seems to be a lot of confusion with a lot of people that don't have the right information. We are starting out with a new building, the inside will be finished for easy cleanup and I plan to butcher all the animals myself. They will be delivered to the property. Then the Brand inspector will need to check them before they are butchered. They will come into the back side of the property. It will be very minimal or that anyone could see them from the road. The animals will come into the building to be slaughtered and then onto a rail. They will then go into a cooler and they will cool for a while. I will bring them into the processing area. In that area the meat will be vacuumed sealed or freezer paper packaged whichever the customer prefers. Then the product goes to a quick freeze area. Everything will be contained as much as possible. The scraps go to a landfill and some scraps will go to Mission Wolf. Traffic will increase very little. If I did three animals a week there could be a possibility of eight vehicles that would be three deliveries and three pickups, and the Brand inspector. We have a contract with Round Mountain water to buy water for our cistern. We will use our current septic system with some modification being done to bring it up to standards. We have considered moving the building back away from the road some more but will still be within our setbacks. We will have to do a new culvert in the entrance from the county road. We spoke with the Fire Dept. and with it being a block building there was minimal concern. This will not benefit everyone in the valley, not everyone raises cattle or animals, but it will be for some. I spoke with some people that had concerns at the presentation. This is not a huge packing plant, I myself will be running it and I am only capable of doing so much. I believe that one letter of concern that you received is now supporting us. I plan on doing this when I retire for extra income. It's not a hobby. It will be a full time job and we will give one hundred percent.

RHONDA PATTERSON: GARY approached the people who voiced concern and had a great reception. I believe they felt much better after he answered their concerns. I would like to address some of the letters that I have received and would like to clear up some inaccuracies. At the first meeting ROBIN WALLERICH was concerned that all the people around us are family. Our valley was built by families and they are very important and most of the ranches are still owned by the original families. Another one of her concerns was blood and flies. She did state when she was here that when the Chop Shop does business that the blood runs down the alley. I do not know if that is true, but we do not want that to happen. We live on this property so that is a concern to us too and maybe this type of business should be in the county. A lot of her concerns are our concerns. We will be the first people that have to deal with it and we are addressing those. The LARKINS were here and their concern was the loss of the Chop Shop. That is not our intention for anything to happen to them. They are a great business; we are taking the biggest risk of all. The SAMUELSON had commented against it and they run a cattle ranch and the next step in that business is what we provide. The inaccuracies that I would like to address have been circulated by the Chop Shop in the form of an e-mail. I do not know how many people received this e-mail. I received this e-mail from a close friend on face book and two friends on e-mail. I don't know if you have seen this but I feel there are a lot of inaccuracies here.

BARNES: Yes, I have seen it.

RHONDA PATTERSON: This concerns us; there were sixteen letters that came in against our permit based on these inaccuracies in this e-mail. They mentioned that we will be processing out of our garage. We are building a new block building. Property taxes, they said we will not be taxed as a commercial business. I went and visited with the Assessor's office and I had an employee that was great. She told me that in the county, as well as in the town, your business is taxed at twenty nine percent of the marketable value. The only difference is the mill levy and I asked her on a \$100,000 building to write that down so we could see the difference. In the county it would be \$1700 and in the town it would be about \$1,900 the difference would be about \$200 in a year's time. I think that is a very minimal saving for having a business in the county. We are building a brand new building. We would be paying taxes on any supplies or materials we use for the building. We have never discussed this venture with the THOMAS'S which in the e-mail they stated that "*the people who are starting this custom cutting operation are friends of ours, great people, and they told us they just want to do it "for fun". At which point we told them there is not enough business in the valley for two processing facilities and would they consider buying us out in that case. But they do not want a large business, just meat processing as a "hobby". This proposed meat processing plant will not sell retail meats, but even if they take only ten percent of the valley's processing business, in this economic environment, the Chop Shop would have to close*". There is a little bit more to the e-mail that I will not read. We have never sat down and discussed this with the THOMAS'S. JEFF did approach me at my job and he told me good luck, I thought that was great. He did say did you want to buy my business, we laughed and I thought he was joking and we chit chatted and that was the end of it. He approached me at work after it was in the Wet Mountain Tribune. I thought he was joking and GARY has not spoken to them. We never discussed it would be fun or for a hobby. I would hope by taking ten percent of someone's business that it would not make them go out of business, that is not our intention. JEFF and JANE stated that they travel as far away as Buena Vista, Salida and Pueblo to get enough processing to sustain the business. That is their right, as it is for customers to travel to other places.

We will not offer over the counter products, and we do not see how this will take away their loyal customers. Competition is supposed to be healthy. There are sixteen letters of support for

the Chop Shop, most of them are concerned that they are closing. I wish the e-mail that was circulated by the THOMAS'S had contained the facts about our permit. Most of these issues were addressed at the first meeting. Most of the letters mentioned doing it out of our garage, doing it for fun or only as a hobby. All of this was based on an erroneous e-mail. Most were concerned with the closure of the Chop Shop and not with any of the details in our application. One letter mentioned us a new comers, I don't know who these people are that wrote this. I understand how new comers might want to come and start a business in their home. Both of our families came here with the German Colony. Our family ranch, where the SUP will be, has been in our family 109 years. That says a lot about our stewardship for the land. We have worked hard to keep it all in one piece. One letter incorrectly addressed us as PETERSON'S. There is one letter I did agree with and it said if these are a friend, who needs enemies. We are well aware of the economy in Westcliffe, we commute to work, GARY has driven twenty one years to Canon City and I drove thirteen years to Canon City until I was transferred to this post office. I believe that the e-mail says more about the THOMAS'S than our application for the SUP. We have tried to do this the right way. I apologize for this taking so long in defending our application. I just wanted to respond to all the inaccuracies so that it would hopefully be fair. I just want to reiterate we are building a new structure and not using our garage, we fish, hike and garden for our hobbies and we enjoy our children and grandchildren. It is our risk in this new venture and we are fully aware of that. I want to thank all the adjoining neighbors and everyone for their support. We need to remember that our valley is still based on agriculture, which this business is a part of. Honesty is very important to us and we give one hundred percent at whatever we do. We work hard and play hard. Thank you very much.

BARNES: Thank you, Mr. Naylor, this e-mail was not sent to the planning office. I have a copy of it, should this be part of the record?

NAYLOR: Yes, all of this should be part of the record.

BARNES: I have one more question. Do you have a letter from the Fire Dept.?

GARY PATTERSON: No, I just spoke with them.

HOBBY: The letter from the Fire Dept would come after they built the building.

BARNES: We have a letter from Round Mountain and have you contacted both of the landfills?

GARY PATTERSON: I spoke with RUSTY CHRISTENSEN about that and they do have a dead animal pit.

BARNES: Planning Commission, do you have any questions?

BAILEY: How about the septic system?

HOBBY: The septic will be looked at when they submit the plans.

NEPA: There will be some smoking of the meat; did anyone feel they would be annoyed?

GARY PATTERSON: Yes, we will be smoking some of the meat. There will be less smoke than what comes out of your chimney. The smoke will be very minimal.

RHONDA PATTERSON: We have not applied for any permits or licenses until we get approval from the county.

BUCKLES: With the setback that you are proposing on your building, what is the distance to the closest home?

RHONDA PATTERSON: Approximately one quarter of a mile, with our home being the nearest. Everyone is on forty acres.

BARNES: Any questions from the Planning Commission?

NEPA: You will kill the animals inside?

GARY PATTERSON: Yes

BARNES: Any questions from the Board of County Commissioners?

No comments

BARNES: Any comments from the audience?

JEFF THOMAS: I am from Westcliffe and the Chop Shop. I would like to clear up any inaccuracy as far as the garage. I was under that impression unfortunately; I did not receive any of the information on this as well as the PATTERSON'S received from the zoning people. That would have been a big help for me. Unfortunately I missed the meeting because I am a volunteer fire fighter protecting part of the PATTERSON'S land. Sorry for the inaccuracy on the garage. As for as any other inaccuracy, I would like to clear up one that was started about me. I will not be the foreman of ROBERT HAMILTON'S ranch and I will not be moving my processing plant to Wetmore. As far as the Special Use Permit, I find that it is very hard to believe that this would be taken into consideration. In the plans there is no actual size of a building. How do you know what the setbacks are? I have a hard time understanding if the septic will be proper because there is not a plan for the building. I realize that you are not a commerce committee. Three beef to my business would be devastating. We do 120 beef a year. Three beef a week would be 156 beef. What that would do to us as a business in Westcliffe. We would no longer be able to survive as a service to this valley. The retail sales would go out of the valley and the tax would not be collected here.

JANE THOMAS: That's \$700 a month in sales tax and another empty building.

JEFF THOMAS: More importantly, I am not quite sure, maybe you can explain, what a Special Use Permit is all about. If that is the case I don't see why there is any business in Westcliffe. If we did not have home owners associations that disagree with it why don't we buy property in the county and have a business? I think it's about keeping the business in the town that the PATTERSON'S have grown up with and keep it in the town.

JANE THOMAS: Are we setting a precedent today by granting this? If one business gets to go then another. I think we want to maintain the integrity of this town. We are selfish talking about the Chop Shop. The reality is the town is so empty and going fast. If we start letting everyone move out, where is the town? Ok, forget the Chop Shop; if we close down we have employees with families. Not just our loss, but the employees also.

BARNES: Any other comments from the audience?

MISTY WHITE: I work for the Chop Shop. I would like to go along with what JEFF and JANE said. I am raising three small children that I would love to raise here. If I lose my job I will have to move and that would be taking three children away from this school and where I want them to go. I do not want to leave here. Please consider that also.

BARNES: Any other comments?

BILL GILLETTE: I have been out of town for a few days and I should have read the Special Use Permit in relationship to this. A Special Use permit relates to what?

BARNES: Any activity other than the Use's by Right, agricultural and residential. If you want to do some other type of use than you need to get a Special Use Permit. There are a number of entities that have Special Use Permits, like the Cowboy Church, Leonard Bosse garage.

JACKIE, can you think of anymore?

HOBBY: Painted View Ranch.

GILLETTE: What are the criteria for allowing a Special Use Permit?

BARNES: There are a number of criteria that we take a look at. The impact on the neighbors, density and maintaining low density, water usage in relation to the land use, all state and federal regulations. Septic has come up here today and there are state and county regulations for septic systems. The issue on the setback on this building, if this is approved and the building is built, they will have to get a zoning permit and that is when the setback and height are checked before they're issued a permit to build. There is a section in our Zoning Regulations that deals with Special Use Permits.

JACK CANTERBURY: Owner and broker of Wapiti Realty, resident of the county for eleven years. I have known RHONDA and her family for many years and JEFF and JANE are good

friends of mine. I am not here to take anyone's side. I am concerned every time there is a Special Use Permit. We do have areas in the county and town that are zoned for commercial purposes. There are a lot of vacant buildings and lots in town. I would like to see more of our commercial business stay in those zones, so that the county and the town look more successful. I was involved in the Special Use Permit for the cowboy church. It would have been much more difficult for me to be a proponent of that if it was located farther out. The cowboy church has a Special Use Permit but it is next to a property that is zoned commercial. If they wanted the church ten miles out in the valley, I probably would have been against it. I think we should try to keep commercial in the same area. We pay commercial property taxes and maybe RHONDA is correct about her figures. Keep the business thriving and keep the commercial in town.

BARNES: Any other comments?

RUSSELL BERRY: RHONDA is my daughter. The only thing I have to say is that the county gives Special Use Permits and you can't give some and let the others go. You take into consideration everything. I am supporting this and it has been in our family for a long time.

BARNES: Any other comments?

JEAN SCHMUTZLER: I am a resident of Custer County for seventeen years. I have seen it all and we should stick together here and do what is best for our community. We have a business that has employees that would lose their jobs. How many empty buildings do we have? Our economy is not good. Everyone is cutting back there is a right time and a wrong time and I believe this is the wrong time. This is not the right time for a community and the people of Custer County.

BARNES: Do the PATTERSON'S want to comment?

No comments

BARNES: Planning Commission, do you have any questions or comments?

DONLEY: Does the Chop Shop kill the animals that they are processing at their shop?

JEFF THOMAS: Yes, from time to time.

DONLEY: In the alley?

JEFF THOMAS: If it's a lamb or a hog we can bring him in the back room and slaughter them. For the most part we have a mobile slaughter license that allows us to go to people's property.

BARNES: JACKIE do you have a comment?

HOBBY: It doesn't matter where you are, if you are in town or in the county, you are charged commercial property tax at the same rate. The business is located in the county you pay 4.9 % you do not pay the city sales tax. If you are located in the town of Westcliffe you pay 4.9% and 2% city sales tax. The Special Use Permit is a three step process for the Planning Commission. The first thing you do is apply and pay a fee and then you have a pre-conference meeting with the Chairman of the Planning Commission and the Zoning office. That is where we tell the applicant what they will need in order to move forward and one of the things is the water. We do not decide the water the State of Colorado does that. The septic has to be approved by the State and County regulations. We do not allow the applicant to build any closer than anyone else. If and when they are approved they will have to meet the requirements for building like anyone else and then we go on a site tour to the property. We look and see how close the neighbors are what impact will be on the roads and neighbors. We contact all the adjoining neighbors, the County Road and Bridge and the State. Then the applicants have a public presentation and then the hearing. The State of Colorado has an open file law and anyone can get a copy of the application, letters, etc. This process has been going on for about four months. There are different kinds of variances. you are allowed to have a home occupation variance where you are allowed to have a business out of your home if you meet certain criteria and do not have any employees. For example an internet business where

you do not hire employees and the maximum use is only 20% of your home is being used. Custer County is zoned for Uses by Right, agricultural, one single family dwelling and accessory structures. We do not take a part of the county and zone it commercial or residential only. Anything that is not Uses by Right you need a variance.

BUCKLES: The tax you spoke about is that them actually collecting for the government?

HOBBY: Yes, the towns collect a city sales tax.

BARNES: Thank you,

NEPA: Does someone have a copy of the Master Plan?

BAILEY: While she is looking for that, you mentioned sales tax in the county and towns. If I am not mistaken, I checked with the State of Colorado. So 2% tax on retail sales and an exemption on food for household consumption.

BUCKLES: I would direct DOROTHY to page fourteen, Sangre de Cristo planning area.

Commercial or Industrial use: farming, ranching or recreational will be considered through the Special Use Permit process.

BARNES: Commissioners, do you have a question or comment?

AUSTIN: I could not hear what PAT said.

BAILEY: According to the Department of Revenue, for all the listed counties and towns their tax rate is at 2.9% is exempted food for household consumption is exempted so that takes care of the State. Custer County is listed on there also exempting food.

ATTEBERY: I want to make sure the letters that the Board of County Commissioners has received are entered into public record.

BARNES: Thank you, any other comments?

NEPA: I am still looking but it seems to me we stated that commercial business should stay in commercial areas. I am having a difficult time fitting this use into that area. I am having some concerns that they do have an unusual advantage being surrounded by family. We are undermining the Master Plan for agricultural use. On page nineteen of the Master Plan, number four, Land Use Policy "The County will direct commercial and industrial development into appropriate area, with consideration for the type, need and impact of specific uses. I am not sure about this particular location for this use.

BARNES: Thank you DOROTHY. Further questions from the Planning Commission?

BUCKLES: I make the motion that we grant this Special Use Permit.

DONLEY: I second it with some conditions on it. That they comply with all State, Federal and local Regulations and the contract with Round Mountain Water is included.

BARNES: JACKIE will you read some of the conditions that could be placed on the SUP.

HOBBY: The Special Use Permit will be with the applicant. The permit will be reviewed on a written complaint basis. The project will comply with all local, state and federal regulations. A legal source of water will be required for water consumption with written proof provided for the Custer County Planning and Zoning Office. All waste will be disposed of in an approved county landfill.

DONLEY: Yes, they mentioned that in their application.

BUCKLES: I can accept them as part of the motion, but I would also like to include as part of the conditions (of waste/trimmings disposal) mentioned in the hearing process.

BARNES: Any further discussion on the conditions?

MULLEN: For clarification I heard this is going to be a non-over the counter operation and a non-employee based operation. The commission might want to consider inserting those to prevent those from becoming, through a successful operation, much more than they set out to be.

DONLEY: No, I would not go along with that.

BUCKLES: No, I do not agree with that in the motion.

BAILEY: The SUP the way it was presented was a service business for processing. If they chose to do retail they would have to come back and modify their existing SUP.

MULLEN: So to grow beyond what they presented, they would need to come back to the Planning Commission.

BARNES: Any further discussion?

No comment

BARNES: All in favor of the motion please raise your hand.

BARNES: Six in favor, opposed?

BARNES: One against.

Motion passed

REASONS:

NEPA: No, I agree that there are a lot of conditions on this and that the county should maintain its rural agricultural heritage. I find it difficult to stretch that to cover this kind of business.

COKER: Yes, the applicant addressed the issues and they made an effort to contact concerned neighbors in the area. The application is specific on what they can do.

BUCKLES: Yes, I saw this to be consistent with the direction of the Sangre De Cristo planning area. The nature of this business is consistent with agricultural and hunters and if anything having an outlet for hunters could increase the hunting season. From my own experience, finding a place to process is a challenge. In regards to other businesses that are related they now have a 2 ½ year's head start on the competition.

HOOD: Yes, I voted in favor of it. I believe it is definitely agricultural related. I don't believe it will have any negative effect on the neighbors.

DONLEY: Yes, I think it is a good system with the Master Plan with the thirty five acre zone. None of the adjoining neighbors complained.

BAILEY: Yes, I agree with all the previous statements and being a business owner myself, this should be welcomed in this community.

BARNES: Yes, for all the same reasons. It is agricultural related. We take a closer look at adjoining property owners and they were unanimous in approving the project. The problems that could come up like septic and water are taken care of. I am sympathetic to the concern about competition, we need to keep in mind that this is a free enterprise system and there have been other meat processing plants here in Westcliffe. We have had a couple of them going on at the same time. I believe that this will work out for everyone. I am a strong supporter of the Chop Shop and they get my business. I still believe this is in the best interest and we need to keep in mind that our job is to base our decisions on land use.

BARNES: Commissioners the recommendation is approve the SUP.

ATTEBERY: Commissioners?

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

ATTEBERY: Do I have a second?

ATTEBERY: I will second the motion, any other discussion?

AUSTIN: Yes, taking retail out of town is tough. It's costing the towns in taxes. They are not going to operate any of the over the counter stuff, tax advantages as far as the county is concerned is nonexistent. Having a small mom and pop operation in the area where that is makes all the sense in the world to me. But then we just turned down a mom and pop operation in the Eastcliffe area or where ever that was, so there is a concern of spread of commercial outside of town.

BARNES: The Planning Commission did not disapprove of their SUP. The applicant withdrew it.

AUSTIN: Oh, that's right.

HOBBY: The applicant was in Rosita Hills sub-division. That has covenants that restrict business.

AUSTIN: It was a regulation issue. The competition thing, I am in full support of this. I wish there were not five coffee shops in town. It's difficult, I have been flipping back and forth and the free enterprise thing is strong. You are responsible for land use and we are responsible for taking to heart your recommendations plus the effect that it will have on the county and towns and retail. I wanted to make those statements before you called a vote.

ATTEBERY: Ok, thanks. Any other discussion? All in favor says aye.

Motion passed unanimously

REASONS:

BUTLER: It is a land use question and the PATTERSONS have a very good plan laid out. There was some confusion about the building size but it is a land use question, not about the size of the building. PATTERSONS are not selling anything retail. Conditions that were placed on this Special Use Permit, that if they do change to retail then they would need to come back and amend their application. We have always said that the Special Use Permit stays with the applicant. If at some time they would sell, the new owners would need to apply for a Special Use Permit. This also goes for employees; they would need to modify the Special Use Permit. I appreciate DOROTHYS comments on the Master Plan. I had a discussion with a citizen about the Master Plan and we are reminded that is a visionary document. I believe it's a good plan and is in an agricultural area. JEFF and JANE will rise to the competition.

ATTEBERY: Yes, I voted to take the recommendation of the Planning Commission. I am going to parallel a lot of what VIC said. The neighbors around it, even though, they are family, all approved. Agricultural related, it is a service. There were a number of other processing locations that were going on in this community for the years that I have been here. Something that makes Special Use Permits a little different these days than they used to be. In the old days, Special Use Permits use to go with the property.

The Planning Commission in recent years has changed things around where these permits go with the applicant and not the property. The Planning Commission could have said that it went with the property like all the saw mills out in the county. I have all the confidence in the world that they will do a good job and the county keeping an eye on them.

AUSTIN: There have been a lot of good reasons on both sides. I think that we made the right decision it does not make it feel good. It was the right thing to do but I don't feel warm and fuzzy.

BARNES: I would echo what you said JIM. It's a tough decision but I would like to believe it will work out for both of them. We have no other business at this time.

ATTEBERY: I need a motion from the County Commissioners to adjourn.

BUTLER: So moved.

AUSTIN: Seconded the motion.

Motion passed unanimously.

DONLEY: I will make a motion that we adjourn the Planning Commission meeting at 1:29 P.M.

HOOD: Seconded the motion

Motion passed unanimously