

CASCADE COUNTY  
**ZONING BOARD OF ADJUSTMENT**

8/17/2023

09:00 AM

Hybrid Online/Zoom Online Video Meeting

**Board Members:** *Dexter Busby, David Deffinbaugh, Kathryn Hanning, John Harding, and Ken Thornton .*

**NOTICE:** PURSUANT TO MCA 2-3-212(1), THE OFFICIAL RECORD OF THE MINUTES OF THE MEETING IS IN AUDIO FORM, LOCATED AT CASCADECOUNTYMT.GOV AND THE PLANNING OFFICE. THIS IS A WRITTEN RECORD OF THIS MEETING TO REFLECT ALL THE PROCEEDINGS OF THE BOARD. MCA 7-4-2611 (2)(B). TIMESTAMPS ARE INDICATED IN RED, WITHIN EACH AGENDA ITEM BELOW, AND WILL DIRECT YOU TO THE PRECISE LOCATION SHOULD YOU WISH TO REVIEW THE AUDIO SEGMENT.

THESE MINUTES ARE PARAPHRASED AND REFLECT THE PROCEEDINGS OF THE CASCADE COUNTY ZONING BOARD OF ADJUSTMENTS AND ARE CONSIDERED A DRAFT UNTIL FORMALLY APPROVED BY THE ZONING BOARD OF ADJUSTMENTS.

**STAFF ATTENDEES:** Kevin Angland, Raina Leavens, Phoebe Marcinek, Kienna Owen-Quinata, Alisha Osborne, and Charity Yonker.

**PUBLIC ATTENDEES:** Aaron Birky, James Brubaker, Cindy Denning, Riley Denning, Savannah Eder, The Electric, Hugo Gannon, Tammy Gannon, Dudley Hartmann, Dennis Lobdell, Erin Maxwell, Tyler Maxwell, Zack Mendenhall, Pax, Brook Reifer, Timothy Reifer, Karen Steinke, Ken Steinke, Seiglinde Steinke, Duane Weaver, Mitch West, Dave Willard, Arnold Zimmerman.

**1. CALL TO ORDER:** John Harding called the meeting to order at 09:00 AM **[00:01:11]**.

**2. ROLL CALL:**

**BOARD MEMBERS PRESENT:** Dexter Busby, David Deffinbaugh, Kathryn Hanning, John Harding, and Ken Thornton.

**BOARD MEMBERS ABSENT:** None.

**3. APPROVAL OF THE MINUTES :**

**A. Draft Meeting Minutes for July 20, 2023. 00:02:04**

**1. Board Discussion & Decision**

**John Harding:** Asks if there are any comments or corrections.

**David Deffinbaugh:** Says on the present, he was not listed but he was there and wants the record to reflect that.

**John Harding:** Says okay.

**Kathryn Hanning:** Motions to approve.

**Dexter Busby:** Seconds the motion.

**John Harding:** Says there is a motion and a second and asks if there is further discussion. Hearing none, he calls for the vote.

*All in Favor, motion carries 5– 0.*

4. OLD BUSINESS: None.

5. NEW BUSINESS:

A. Special Use Permit Application #018-2023 - Submitted by Admiral Beverage for a Warehouse

**[00:02:35]**

1. Raina Leavens presents the Staff Report.

**Motions Presented for the Board’s Consideration:**

**A:** Move that Special Use Permit 018-2023 to allow a Warehouse on Parcel #1970500 be **denied** due to (ZBOA member proposing denial must delineate legal reason that the application be denied);

**Or**

**B:** Move the Board to adopt the Staff Report in its entirety and **approve** Special Use Permit #018-2023 to allow a Warehouse on Parcel #1970500 subject to the following conditions:

1. The Applicant obtains any other required county, state, or federal permits and approvals, and complies with the respective laws, rule, regulations and ordinances.
2. Applicant must provide a landscaping plan to address street frontage landscaping in accordance with Section 8.18.2.1 of the CCZR.
3. No Structure can be greater than 150 feet in height to prevent interference with the Malmstrom Air Force Base helicopter runway.
4. The Certificate of Survey aggregating Lots 60, 61A, 62A, and 63 is required to be completed and filed with the Clerk & Recorder’s Office.

2. **Board Discussion [00:07:21]**

**John Harding:** Asks if there are any questions for the staff. Hearing none, he asks Ms. Leavens if the late submittal document has been established at some point.

**Raina Leavens:** Says they did submit a site plan that shows they will have access off of 67<sup>th</sup> street and 3<sup>rd</sup>.

**Kathryn Hanning:** Asks if we know the height of the building.

**Raina Leavens:** Says we do not know the height, but they will be restricted to 150 feet per Malmstrom Air Force Base regulations.

3. **Public Hearing opens at 09:06 AM, [00:08:05]**

**Dave Willard of:** Says they are a family-owned independent Coca-Cola bottling distributor, and he thanks Ms. Leavens for her help through this process. He explains that the building height is 30 feet tall, and there will be access off of 3<sup>rd</sup> and 53<sup>rd</sup> St. He says it is on a corner lot and they are looking to improve the process. He says if they have any questions, he will be happy to answer them. He asks what the next step in the approval process would be.

**Kathryn Hanning:** Says the staff will tell him what he needs to do next.

**John Harding:** Says thank you.

**Public Proponents:** None.

**Public Opponents:** None.

**General Public Comments Regarding [Item]:** None.

**Public Hearing closes at 09:11 AM.**

**4. Board Discussion & Action: [00:11:09]**

**John Harding:** Asks if there are any comments.

**David Deffinbaugh:** Motions to approve.

**Kathryn Hanning:** Seconds the motion.

**John Harding:** Says there is a motion and second and asks if there is any further discussion. Hearing none, he calls for the vote.

**All in Favor, motion carries 5 – 0.**

**John Harding:** Says thank you, the staff reach out to you for the next steps. He asks how this ended up in front of the board.

**Charity Yonker:** Says it is a new warehouse and a new parcel.

**John Harding:** Says [inaudible].

**Charity Yonker:** Says they are moving form a different parcel.

**John Harding:** Says okay.

**Raina Leavens:** Says it is a brand new one.

**Kathryn Hanning:** Says the design looks good.

**B. Special Use Permit Application #021-2023 - Submitted By Tyler & Erin Maxwell For A Storage Facility. [00:13:00]**

**1. Kevin Angland presents the Staff Report.**

**Motions Presented for the Board’s Consideration:**

**A:** Move that Special Use Permit #021-2023 to allow a storage facility on the Subject Property be **denied** due to (*Board must make findings delineating the legal reason for denial*);

**Or**

**B:** Move the Board to adopt the Staff Report in its entirety with Findings of Fact and Conclusions and **approve** Special Use Permit #021-2023 to allow a storage facility on the Subject Property, subject to the following conditions:

1. The Applicant obtains any other required county, state, or federal permits and approvals, and comply with the laws, rules, regulations, and/or ordinances associated with any other permits and approvals.
2. The Applicant obtains an approved Subsurface Wastewater Treatment System Permit from the City-County Health Department prior to use or installation of any wastewater treatment system.
3. The Applicant must submit a copy of the approved Storm Water Pollution Prevention Plan to include a phasing plan for both temporary Best Management Practices (BMPs) during construction, and permanent BMPs for post construction.
4. The Applicant must submit a copy of the approved Storm Water Pollution Prevention Plan to include a phasing plan for both temporary Best Management Practices (BMPs) during construction, and permanent BMPs for post construction.
5. No structures are to exceed 150 feet in height.
6. The hours of operation is to be limited to 5:30 a.m. to midnight, 7 days a week.
7. The Applicant must comply with the requirements set forth in CCZR Section 7.6.11(39).

- a. Principal use of a rented or leased space shall be restricted to storage and shall not include processing, refining, transfer or distribution of any commercial material product;
- b. Storage of flammable or explosive liquids, solids, or gases shall not be permitted;
- c. Landscaping requirements shall be in accordance with Section 8.18; and
- d. All material must be stored inside units. Storage of licensed, operable vehicles including, but not limited to, recreational vehicles, cars, trucks, vans, trailers, boats, motorcycles, and all terrain vehicles, may be outside provided that proper screening, approved by the Zoning Administrator, as to shield these units will occur.

## 2. Board Discussion [00:19:09]

**John Harding:** Asks if there are any questions for the staff.

**Dexter Busby:** Asks Mr. Angland if the public knows what a “SWPPP” Plan is.

**Kevin Angland:** Says they may or may not. For the record, that is a Storm Water Pollution Prevention Plan, that is provided to Department of Environmental Quality (DEQ) for their approval for best management practices of stormwater run-on and run-off.

**John Harding:** Asks if there are any other questions. Hearing none, he opens the public hearing.

## 3. Public Hearing opens at 09:18 AM, [00:19:44].

**Tyler and Erin Maxwell of 60 Martinez Gulch, Clancy, MT:** Says they are teachers, and it is a new experience for them. He says their goal is to provide a service in the form of a safe, affordable storage facility for the community.

**Erin Maxwell:** Says she knows there was a public comment about road access that was addressed ahead of time, and that their engineers do have a draft of a turn lane that will be submitted to Montana Department of Transportation, to get approval before it opens.

**Tyler Maxwell:** Says he has three (3) copies of what will be submitted and asks the board if they want to see it. He says that was one upside of working with Montana Department of Transportation was to ensure that customers have safe passage out of the facility. He explains that initially, there was eighteen (18) inches of wheat on the property and compensated Dave for the amount of money put into haying it so it did not go to waste.

**Erin Maxwell:** Thanks Ms. Yonker for her patience and assistance in this entire process. She asks if the board has any questions for them.

**Tyler Maxwell:** Asks Mr. West if he has anything he wants to add.

**Mitch West:** Says he is working with Montana Department of Transportation, and they will look over the turning lane on the highway and if they are good with the plan, they should be good with the approach permit. Gravel will be put down for the storage and parking and install the pond while keeping the permit open until the area is re-vegetated so the SWPP can be closed out probably sometime next year.

**Tyler Maxwell:** Says they will put down the gravel, and they are working with Greenup for hydro-seeding for any of the other disturbed areas, as well. He says he is hoping to close that before winter.

**Kathryn Hanning:** Asks if anyone is living on the site or if it is empty.

**John Harding:** Asks if there are comments by proponents.

**Public Proponents:** None.

**Public Opponents: David Caldwell of 8950 US Highway 89:** Says he lives adjacent to the place. His primary concern is safety and cars are going 75 miles per hour and there is limited visibility and wastewater ponds, and mosquitoes. He has concerns about the lighting and does not want bright lights every hour of the day disturbing his abode. His primary concern is the access, and he knows it is a controlled access highway. He wonders how there will be a commercial outfit with unlimited access.

**John Harding:** Says thank you and asks for other opponents. Hearing none, he calls for general public comments.

**General Public Comments Regarding [Item]: Tyler Maxwell:** Says the amount of traffic in and out was calculated using a storage professional platform. He says that it is estimated a renter of a storage unit will visit it once every one (1) to two (2) months; our proposal is for 190 units, so approximately six (6) to seven (7) persons a day or on the low end three (3) to four person per day visiting the complex.

**Public Hearing closes at 09:27 AM.**

**4. Board Discussion & Action: [00:28:56]**

**John Harding:** Says he went and looked at the site. Foothills is nearby, as well as King Arena, Montana Department of Transportation is involved, and while they did not have the access taken care of yet, they are moving through that and will not allow any unsafe access. It is MDT's job, and they will take care of it. They will take the speed limit into consideration.

**Kathryn Hanning:** Asks if there is a building, as it lists a historic site.

**Kevin Angland:** Says the State Historic Preservation Office indicated it was the highway that was the historic site. They indicated it was about fifty years and any other structures on the property, of which there are currently none, they would be considered historic. This was more of a general comment they provided.

**Kathryn Hanning:** Says she thought it was a building. She motions to approve.

**Dexter Busby:** Seconds the motion.

**John Harding:** Says we have a motion and a second and asks if there is further discussion. Hearing none, he calls for the vote.

*All in Favor, motion carries 5– 0.*

**C. Special Use Permit Application #022-2023 & Variance Application #2023-003 - Submitted By Aaron Birky For A Wholesale Feedlot And Request For Waiver Of The 1-Mile Buffer Requirement From Residences [00:32:43]**

**1. Kienna Owen-Quinata presents the Staff Report.**

**Motions Presented for the Board's Consideration:**

**A:** "I move that the Board after consideration of the Staff Report, public testimony, and any additional information presented adopt the Staff Report in its entirety and deny the Applicant's requested Variance to allow stabling of animals within one (1) mile of adjacent residences for a wholesale feedlot, otherwise prohibited by Cascade County Zoning Regulations Section 7.7.11(6), for failure to demonstrate all three (3) variance criteria have been satisfied.

**Or**

**B:** I move that the Board after consideration of the Staff Report, public testimony, and any additional information presented adopt the Staff Report and make additional finding that all three variance criteria are satisfied, and approve the Applicant's requested Variance to allow

stabling of animals within one (1) mile of adjacent residences for a wholesale feedlot, otherwise prohibited by Cascade County Zoning Regulations Section 7.7.11(6), subject to the following conditions:

1. Water is properly contained on the subject property to ensure no runoff to nearby waterways or neighboring properties.
2. Landscaping including trees and bushes are installed in accordance with the site map provided.
3. Obtain open burn permit from Cascade County and adhere to all requirements of burn permit including materials prohibited from open burning, including dead animals and animal droppings per ARM 17.8.604.

## 2. Board Discussion [00:50:11]

**Charity Yonker:** Says we will hold off [on the Special Use Permit portion of this]; we did the combined staff report. This is the variance section, so if the Board would like to move forward with the variance public hearing portion of it, you can then move on to the Special Use [Permit] public hearing portion of it.

**John Harding:** Says depending on whether that variance portion passes or fails will determine whether the other portion is necessary.

**Charity Yonker:** Says that application that is before us is for the Special Use Permit also, so yes. After the variance public hearing portion is completed, and the board takes action, then the staff will read the rest of the staff report for the Special Use Permit criteria and move onto that Special Use Permit public hearing.

**John Harding:** Says [*inaudible*].

**Charity Yonker:** Says, "correct".

**John Harding:** Asks if there are any questions for staff.

## 3. Public Hearing opens at 09:49 AM, [00:51:23].

**Aaron Birky of 64 Holmesland Rd, Sun River:** Says he and his wife and five children have lived there for three (3) years and do not know the neighbors as well as he should. He says he has been in agriculture his entire life and it is Montana's biggest industry. He says his goal aligns with the county's Growth Policy, and lists the types of businesses that interact with and are important to agriculture and therefore relevant to his argument. He says that having his business here would add value to the state instead of sending it to another state. He asks how a commercial feedlot is calculated and explains his own calculations for his argument and explains his actions on the complaints lodged against him. He states he did not know about the one-mile buffer and the Department of Environmental Quality permitting.

### Public Proponents:

**Riley Danning of 50 Fleming Rd:** Says he and his wife were on the county and state farm bureau board for a number of years, and are proponents of farm production. He states that every time he loaded calves to go to different states, they were sending the money out of Montana. Every buyer who bids on a calf adds value to it, he says, and though feedlots can be tough, the county needs the value-added agriculture business. He says there are ways to mitigate the smell from feedlots and we can do it. He asks what wholesale feedlot means.

**Charity Yonker:** Says Ms. Owen-Quinata has defined "wholesale" in the staff report, and it is also within our definition of commercial propagation, grazing call out in the regulations and if it is not

defined in the regulations, then it takes on the plain meaning which is the definition meaning of it. We looked at the CAFO definition when we received the Citizen Complaint, and there are medium large and regulation animal feeding operations. The numbers are close to being considered a CAFO, which is a Concentrated Animal Feeding Operation.

**Riley Danning:** Says he is done and asks if they have any questions for him.

**Arnold Zimmerman of 661 4<sup>th</sup> Rd, Fairfield:** Says he works for Aaron, and that working on a farm provides a very good work ethic for kids.

**Dwayne Weaver of 780 1<sup>st</sup> Rd S, Vaughn:** Says he own and operates Big Sky Sawmill, and works with ranchers, farmers, construction workers, and other local industries. He enjoys working with local ranchers and farmers and is a strong proponent of supporting that industry. He says they are a family-based business that supports the agricultural needs of the community. He says we need to support agriculture in the county.

**Public Opponents:**

**Hugo Gannon & Tammy Gannon of 51 Leistiko Rd:** Says Mr. Birky approached him approximately two and a half years ago and proposed putting a feedlot next to the Gannon property, and then proposed putting it north of the property where he is currently located. He says he told Mr. Birky he does not like that idea, but was not sure he could do anything about it. He says that later when he was visiting with Mr. Birky, who knew about the CAFO at that point, he suggested that Mr. Birky look into the zoning regulations as well. He opines that Mr. Birky knew what was going on. He says that freedom does not give anyone the right to do whatever they want, and that this will open Pandora's box regarding feedlots right next door. He says he was sent in a circle regarding burn permits and who to contact. He states that the smells from the burning are bad and causes a burden for the neighbors, making the house smell terrible. He says the water from the irrigation ditch overflows now. The dead cow smells are strong, and the dogs now come home with bones from the dead cows. He says there is already a grizzly problem, and they do not need to make it worse for those and other predatory animals to gather. He says that two (2) of the three (3) conditions cannot be met. He requests an extension on the comment period due to the timeframe the certified mail reached the area, and a lot of neighbors were gone at that time. He says there were more than 320 cattle, it was closer to eleven hundred head of cattle.

**Timothy Reifer of 204 Knapstadt Rd:** Says according to the regulations Section 7.7.11 [of the Cascade County Zoning Regulations], this would not be allowed. He says the County Commissioners sought to protect people's rights and protect it with a buffer zone. He asks what we are telling the people if the variance from the one (1) mile buffer zone is allowed as an exception to the rule. He reads Section 10 of the Cascade County Zoning Regulations and mentions that Mr. Birky has stated it was not that necessary. He says he does not know anyone who wants to live next to a feedlot.

**Ken Steinke of 149 Leistiko Rd:** Says he lives east and south of this feedlot and the prevailing winds bring the smell from the feedlot to their house. He says the truck traffic from the silage and grain is not favorable and the property values are lower from the feedlot nearby. He concurs with the issue of smell and the dead animal disposal.

**Savannah Eder of 99 Holmesland Rd:** Says she is opposed for the same reasons stated by the other opponents, as well as environmental damage and the drainage issue. She does not want this to set a precedent.

**Brooke Reifer of 204 Knapstad Rd:** Says she has seen an increase in animal diseases since the feedlot has moved in. They have had to vaccinate in the first time in 23 years and have lost animals this year from the diseases, which their veterinarian was unable to definitively identify.

**Karin Steinke of 111 Fleming Rd:** Says there is noise from the cows and excess manure smell, as well as dead animal disposal issues and potential wildlife issues due to that. There is damage from

overgrazing, excess water usage on an already compromised water system. She says she does not want it ruined for all.

**General Public Comments Regarding [Item]: Hugo Gannon of 51 Leistiko Rd:** Says to add lice and fleas to the ringworm and pinkeye issues that have been mentioned, and he disputes the number of cows Mr. Birky has.

**Public Hearing closes at 10:41 AM.**

#### 4. Board Discussion & Action: [01:42:44]

**Kathryn Hanning:** Asks Ms. Yonker how many years we have had zoning in Cascade County.

**Charity Yonker:** Says since 2005.

**Kathryn Hanning:** Says thank you, and I see on my document that it was last revised February 23, 2021.

**Charity Yonker:** Affirms.

**Kathryn Hanning:** Says okay and asks if that is a public process.

**Charity Yonker:** Says yes, it is.

**Kathryn Hanning:** Says thank you.

**John Harding:** Says it is not that often that we have a meeting that has so much controversy. Everyone stands out here saying, "I love ag[riculture], I love development," as long as it is not in our backyard. The good neighbor vs. bad neighbor thing is something I always talk about at these meetings. It is not relevant in this scenario. What is really going on is someone is asking for a variance. I think you could put a thousand cows on that property as long as you did not pen them up. Regardless of the comments, someone is asking to put in a variance to put in a feedlot outside the rules we have established through the public hearing process and our zoning regulations, and that is what we are dealing with. We are dealing with potentially suspending that rule. We had a similar scenario several months ago with the gentleman that wanted to have a slaughterhouse well inside the confines of that buffer zone. I am not saying that rule could not be suspended, but it has not been in the past. That is what is in front of us and what we need to discuss at this point. Or someone can make a motion and we can work from there.

**Kathryn Hanning:** Moves to deny the variance. She states the reasons for the denial motion as the criteria have not been satisfied as indicated several times in the report.

**David Deffinbaugh:** Seconds the motion.

**John Harding:** Says there is a motion and a second and asks if there is further discussion.

**David Deffinbaugh:** Says he has to agree, because if you want to do something, you need to make sure of the rules before you do it.

**Kathryn Hanning:** Say that was why she asked how long those rules had been in place. The reason is they affect everybody, and though we all love agriculture, the rules are for everyone.

**John Harding:** Says he loves the public hearing process, but he loves rules more than public comment, because we then decide using the rules instead of emotions. He says if there were no audience and only the request for variance for a feedlot within one (1) mile of other properties, he does not believe this board would act in any other way.

**Kathryn Hanning:** Says no.

**John Harding:** Says just because there are rules, and it makes him happy when we can utilize rules. If the rules are not what we want, the process begins with attending the public hearings at County Commission meetings when regulations are being discussed. That is when we can make changes.



We have a motion and a second. He asks if there is any other discussion. Hearing none, he calls for the vote.

**All in Favor, motion carries 5 – 0.**

**John Harding:** Says the next item on the agenda was the Special Use Permit Application that was attached to this document. He says he believes that the Board need not address it, because it was based on the fact that the variance was not approved, and without the variance, there can be no Special Use Permit. We will not be holding that hearing at this point. He thanks everyone for their attendance, and these are difficult. He still thinks a lot of cows can be fed out there but may not be able to do so in that manner.

**Aaron Birky:** Asks if he could have some clarity on the review process.

**Kathryn Hanning:** Says he would have to ask the Planning staff.

**John Harding:** Says yes, that is a question for [Planning staff]. He says he is not a cow guy, but he was born and raised in Montana and has seen fifty head on three (3) acres, and you can do that.

**Dexter Busby:** Says it is the confined feedings that causes the issue.

**John Harding:** Says yes, it is different. There is a place on Gore Hill that someone runs twenty or thirty head in there and that is not a violation, it is a different way to go about it. Reach out to the staff and there is a probably a way that you can come to some sort of compromise and use that land for agriculture and put cows on it, for sure. That is the historical use of the property. He says he went out and looked at it, probably half of the Board went and looked at it. We hate to say no, but sometimes we have to. He thanks everyone for attending.

6. **BOARD MATTERS [01:49:39]:** None.

7. **PUBLIC COMMENTS REGARDING MATTERS WITHIN THE BOARD 'S JURISDICTION [01:49:42]:**

**Hugo Gannon:** Asks if Mr. Birky can appeal.

**John Harding:** Says yes, and if he does it goes to the Commission.

**Hugo Gannon:** Asks how many days to appeal.

**Charity Yonker:** Says thirty.

**Hugo Gannon:** Asks if the Board sees the appeal.

**Kathryn Hanning:** Says no.

**John Harding:** Says the Commission will see it.

**Charity Yonker:** Asks if she can speak.

**John Harding:** Says yes.

**Charity Yonker:** Says he has thirty days from today's decision to appeal, and he or any aggrieved party can appeal. He can appeal to either the County Commissioners or the 18<sup>th</sup> Judicial District.

**Hugo Gannon:** Asks if he will get notification of the appeal.

**Charity Yonker:** Says if it goes to the court, it will be publicly displayed in the court records. I do not believe you get personalized notification of the appeal.

**Hugo Gannon:** Asks if he can contact someone to find out.

**Charity Yonker:** Says sure, if an appeal is submitted to go to Commission, that will come through the Commission office and the Planning Department will know about it, so you can contact our office.

**Hugo Gannon:** Asks Mr. Birky if he is going to tell him if he files an appeal.

**Aaron Birky:** Says he will tell him.

**Kathryn Hanning:** Says to take it [the conversation] in the hall.

**Charity Yonker:** Says the appeal will involve a public hearing process, as well. It must be noticed in the paper.

**Hugo Gannon:** Says he is not sure if he mentioned it earlier, but there are three (3) different feedlots, to the northeast and the northwest, and there is a feedlot right by his house. The big one is by our house.

**Kathryn Hanning:** Says okay.

**Charity Yonker:** Says the information is based on the site plan provided with the application.

**Hugo Gannon:** Says right, and that is not accurate.

**Charity Yonker:** Says good to know.

**John Harding:** Says thank you. He asks if there are any other matters for the Board. Hearing none he would entertain a motion to adjourn.

**8. Adjournment at 10:50 AM [01:52:27]**

**Kathryn Hanning:** Says so moved.

**Dexter Busby:** Seconds the motion.

**John Harding:** Says we are adjourned.

DRAFT