

Planning Commission Hearing  
March 12, 2013 26, 2013

I. CALL TO ORDER

Chairman Dwight Freeman called the meeting to order at 1:40pm; other members in attendance; Vernon McCallister, Gene Glover, Mike Mitchell, Grover Hathorn, Leonard Brown and Rose Vanderpool, Secretary.

Members absent:

Others Present: Merlin Yost and Norman Slade

II. Acceptance of Agenda: Grover Hathorn moves to approve the Agenda as submitted and the February 13, 2013 Minutes; Mike Mitchell seconds motion; motion carried unanimously.

III. NEW BUSINESS: Chairman Freeman read the conditional use application submitted by Merlin and Rachelle Yost for a 5000 laying hens. Mr. and Mr. Yost are purchasing the property to the south next to his residence and plans on building a new barn to produce free range organic eggs (wholesale) for Organic Valley out of La Farge, Wisconsin. The eggs will be gathered and palleted for shipment. Organic Farms will package the eggs for retail sales. Per the CO Dept. of Ag, I will not need permits nor will I be inspected by the state because I am not selling retail and I am under the required threshold of 5000 laying hens. I will however, be inspected by the Certified Department of Ag. The eggs would be gathered daily, and placed in a 32 to 45 degree insulation cooler per FDA requirements and placed on flats. There will no breeding at all. The pullets will be shipped in and they won't start laying eggs for a couple of weeks and per organic standards the chickens must be removed in 48-50 weeks; where then, we will clean the barn out and let it set for two weeks before we bring a new breed of pullets and start the process over. The manure and the older chickens will be harvested and composted locally, not on my place but somewhere else. The barn will have a fenced pasture and the chickens will be let out daily and brought back into the barn at night. Per organic standards I have to have a 25-foot buffer fence inside the property line. The Water Conservancy District issued a letter stating that augmentation water is available. There will be an engineered septic/waste system installed so that when I clean out the barn all the can be composted will be and the rest will go into the waste system.

Norman Slade is concerned with the use of ag chemicals from the surrounding farming area. Mr. Slade doesn't believe that the eggs would meet organic standards at some point when the farmers are actively using their sprinklers with chemicals or weed spraying; so when the wind blows the farmers can't control the direction it blows and is concerned that the farmer (s) could be liable if the eggs are un-certifiable. Mr. Yost explained that Organic Farms has a liability disclaimer or neighbor agreement, and will bring that in before the next meeting.

Chairman Freeman entertains a motion; Mike Mitchell moves to approve the request for a conditional use for 5000 laying hens; Gene Glover seconds motion; motion carried unanimously.

IV. Old Business: None

VI. Adjournment: Meeting adjourned at 3:30pm.

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Secretary

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Chairman