

CPA2007-61

**FORMOSA
SMALL-SCALE
AMENDMENT
TO THE**

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

**Privately Sponsored Application
and Staff Analysis**

**BoCC Public Hearing Document
for the
October 22nd, 2008 Public Hearing**

*Lee County Planning Division
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October 9, 2008

**LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA2007-61**

Text Amendment

Map Amendment

This Document Contains the Following Reviews:	
✓	Staff Review
✓	Local Planning Agency Review and Recommendation
	Board of County Commissioners Hearing for Adoption

STAFF REPORT PREPARATION DATE: September 24, 2008

PART I - BACKGROUND

A. SUMMARY OF APPLICATION

1. APPLICANT/REPRESENTATIVE:

Alico Land Investment, LLC/Shellie Johnson - Ensite

2. REQUEST:

Amend the Future Land Use Map Series for an approximate 9.91 +/- acre site located in Section 04, Township 46 South, Range 25 East, to change the classification shown on Map 1, the Future Land Use Map, from Industrial Development to Commercial. The site is generally located at the northeast corner of Alico Road and Lee Road.

3. SUMMARY DISCUSSION:

The applicant, Alico Land Investment, LLC, is requesting a small scale change of land use designation on the Future Land Use Map from "Industrial Development" to "Commercial" for an approximate 9.91 acre area of land. The site is located to the east of Lee Road on the north side of Alico Road in Section 04, Township 46 South, Range 25 East. The site is located within the Gateway/Airport Planning community. Residential uses are not permitted in the Industrial Development or Commercial future land use categories. If the amendment is approved the allowable commercial intensity for the site would increase from approximately 30,000 square feet of floor area to a Floor Area Ratio (FAR) measure of 1, allowing a maximum of 431,679 square feet of floor area. A Current and Proposed Future Land Use Map are shown as Map A2a and A2b of the attached application.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. RECOMMENDATION: Planning staff recommends that Map 1, the Future Land Use Map, not be amended to re-designate the subject area from “Industrial Development” to “Commercial.”

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- The property is located in the Industrial Development future land use category.
- The site fronts Alico Road with access from Lee Road.
- Alico Road from US 41 to I-75 is projected to fail by 2030, with or without the proposed amendment, based on the network contained in the Financially Feasible Plan (Map 3A).
- The proposed land use change will intensify development on a road segment that is projected to fail.
- The change will not impact the commercial allocations adopted in Table 1(b) of the Lee Plan for the Gateway/Airport Planning Community.
- The change will not impact the population accommodation of the adopted Lee Plan future land use map.
- Lee County Utilities has water and wastewater treatment capacity to support the projected increase in demand.
- Sheriff, Fire, and EMS services have provided no objections to the proposed amendment.
- There are no known endangered species present on the subject parcel.

C. BACKGROUND INFORMATION

1. EXISTING CONDITIONS:

SIZE OF PROPERTY: 9.91 ACRES

PROPERTY LOCATION: The subject property is located east of Lee Road on Alico Road.

STRAP#: A portion of 04-46-25-05-00000.0010

EXISTING USE OF LAND: The subject property is currently vacant.

CURRENT ZONING: IPD

CURRENT FUTURE LAND USE CLASSIFICATION: Industrial Development

2. INFRASTRUCTURE AND SERVICES:

WATER & SEWER: The subject property is located in the Lee County Utilities water and sewer service areas.

FIRE: The property is located in the San Carlos Park Fire District.

TRANSPORTATION: Access to the property is from Lee Road.

SOLID WASTE: District 3 Franchise Area serviced by Waste Pro

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

INTRODUCTION

The applicant is requesting a small scale change of land use designation on the Future Land Use Map from "Industrial Development" to "Commercial" for an approximate 9.91 acres of land. The site is located in the northeast quadrant of the intersection of Alico Road and Lee Road in Section 04, Township 46 South, Range 25 East. Both the current Industrial Development future land use designation and the proposed Commercial future land use designation do not permit residential uses. If the amendment is approved the allowable commercial intensity for the site would increase from approximately 30,000 square feet of floor area to a Floor Area Ratio (FAR) measure of 1, permitting a maximum of 431,679 square feet of floor area.

The original Comprehensive Plan Amendment Application, Staff Insufficiency Letter, and Applicant Supplementary Information are attached. The applicant has recently provided additional back up discussing the Alico Road corridor and possible site specific limitations. The additional back up is attached as Attachment 1.

PROJECT SUMMARY

The 9.91 acre area fronts the north side of Alico Road and is a portion of a larger 129.77 acre parcel currently zoned Industrial Planned Development (IPD) which extends north to the Fiddlesticks subdivision. The IPD is currently approved for 1.1 million square feet of industrial uses and 30,000 square feet of commercial uses. The parent tract zoned IPD to the north is not included in this application and would remain in the Industrial Development category if the amendment is approved.

COMPREHENSIVE PLAN BACKGROUND

In 1984, Lee County adopted its first official Future Land Use Map (FLUM) as an integral part of its comprehensive plan. On that map, the subject property was part of the "Industrial Business Development Areas" land use category which was renamed to "Industrial Development" in 1986 and this remains the future land use designation for the parcel today. The Industrial Development areas are described by Policy 1.1.7. Policy 1.1.7 is reproduced below:

***POLICY 1.1.7:** The Industrial Development areas play an important role in strengthening the county's economic base and will become increasingly important as the county grows in size and urban complexity. To a great extent these are the areas to which Lee County must look for expanded job opportunities, investments and production opportunities, and a balanced and sufficient tax base. These areas have*

special locational requirements that are more stringent than those for residential areas, including transportation needs (e.g., air, rail, highway); industrial levels of water, sewer, fire protection, and other urban services; and locations that are convenient for employees to reach. Whereas the other Future Urban Areas will include a broad combination of residential, commercial, public, and limited industrial land uses, the Industrial Development area is to be reserved mainly for industrial activities per se, as well as for selective land use mixtures such as the combined uses of industrial, manufacturing, research, properly buffered recreational uses (except where precluded by airport hazard zone regulations), and office complexes (if specifically related to adjoining industrial uses) that constitute a growing part of Florida's economic development sector. New natural resource extraction (mining) activities and fill dirt operations must be approved through the Industrial Planned Development rezoning process. Retail or wholesale of products manufactured or processed upon the premises may be allowed at a ratio of 1 square foot of commercial uses to 10 square feet of industrial use in association with a Planned Development. Ancillary minor retail commercial uses intended to support the surrounding industrial land uses may not exceed 30,000 square feet per development; and, at buildout, may not exceed more than ten percent (10%) of the total acreage of the lands designated as Industrial Development areas in each community outlined in Map 16. Residential uses, other than bona fide caretaker residences, are not permitted in this category except to the extent provided in Chapter XIII of the Plan.

It is important to note that Policy 1.1.7 is currently under review as part of CPA2007-55, implementing recommendations from the Commercial/Industrial Land Use Analysis study. This amendment is part of the current 2007/2008 regular plan amendment cycle. Recommendations made through this amendment include revised limitations to commercial uses in the industrial development future land use category. Part of the recommendation would include limiting free standing commercial uses to those that meet the definition of "Corner Store Commercial." The Lee Plan defines Corner Store Commercial as "a small store servicing a range of daily needs within a neighborhood and accessible by pedestrian friendly streets and/or plazas, having a building footprint of less than 5,000 square feet." The amendment also recommends encouraging a mixture of uses to specifically include research and development and office uses with the exception of the lands designated Industrial Development between US 41 and I-75, north of Alico Road. The amendment excludes the core area of industrial designated land in the county, reserving this area for primarily intensive industrial type uses, which characterize the area today.

ADJACENT ZONING AND USES

The site is zoned IPD. The subject area is currently vacant and is located between vacant land to the east and Lee Road and vacant land to the west. Alico Road fronts the subject area immediately to the south and the current uses on the south side of Alico Road include a gas station/car wash, a warehouse building, and vacant land. The San Carlos Park single family subdivision lies further south. Surrounding zoning includes AG-2 to the east, IPD to the west, IPD to the north, and CPD and C-1A to the south.

POPULATION ACCOMMODATION CAPACITY DISCUSSION

The request is to change the Future Land Use Map (FLUM) category of approximately 9.91 acres from Industrial Development to Commercial. Residential uses are not permitted in the Industrial Development or the Commercial land use category. Staff concludes that there will be no increase or decrease in the population accommodation capacity of the FLUM in conjunction with the proposed amendment.

CONSISTENCY WITH THE "COMMERCIAL" LAND USE CATEGORY

The applicant is proposing that the subject area be amended to the Commercial future land use category. The Commercial areas are described by Policy 1.1.10. Policy 1.1.10 is reproduced below:

POLICY 1.1.10: *The Commercial areas are located in close proximity to existing commercial areas or corridors accommodating employment centers, tourist oriented areas, and where commercial services are necessary to meet the projected needs of the residential areas of the County. These areas are specifically designated for commercial uses. Residential uses, other than bona fide caretaker residences, are not permitted in this future land use category except to the extent provided in Chapter XIII of the Plan. The Commercial areas are areas where residential uses are not expected or compatible due to the nature of the surrounding land uses and their location along major travel corridors. The commercial designation is intended for use where residential development would increase densities in areas such as the Coastal High Hazard Areas of the County or areas such as Lehigh Acres where residential uses are abundant and existing commercial areas serving the residential needs are extremely limited.*

The requisite infrastructure needed for commercial development is generally planned or in place. New developments in this category must connect to a potable water and sanitary sewer system. Commercial retail developments, hotels and motels, banks, all types of office development, research and development, public, and other similar development will predominate in the Commercial areas. Limited light industrial uses are also permitted, excluding outdoor storage type uses. Any redesignation of land to the Commercial land use category should occur along major travel corridors and at road intersections. The planned development rezoning process must be used to prevent adverse impacts to the surrounding areas and to ensure that appropriate site development regulations are incorporated into the development plans of each site. A maximum Floor Area Ratio (FAR) of 1 will be used as an index of intensity of development in the commercial category. Development in this future land use category is not required to comply with the site location criteria provided in Goal 6 when appropriate site development regulations are incorporated into the planned development.

The subject area of the proposed amendment is consistent with the Commercial designation for the following reasons: it is located along a corridor accommodating employment centers; it is located in an area where residential uses are not expected or compatible due to the nature of the surrounding land uses and its location along a major travel corridor; and the urban services, as noted, have adequate capacity to provide the necessary services to accommodate the proposed small scale amendment with the exception of the transportation issues discussed below.

MAP 16 - PLANNING COMMUNITIES AND TABLE 1(b)

The subject area is located within the Gateway/Airport Planning Community. In this community there are 1,100 acres allocated for commercial uses. Recent data indicates that 168 of these acres are currently developed with commercial uses, leaving a surplus of 932 acres that could be developed with commercial uses in the Gateway/Airport Planning Community before the year 2030.

Planning staff has concluded that the proposed amendment does not require an amendment to Table 1(b) in light of the current data, however, staff notes that the allocations in Table 1(b) are utilized on a first come first serve basis so this project will be "competing" community wide for a portion of this allocation.

TRANSPORTATION ISSUES

The Lee County Department of Transportation (DOT) has reviewed the request and provided the following written comments dated March 25, 2008:

The Department of Transportation has reviewed the above-referenced privately-initiated future land use map plan amendment, to change the land use designation of approximately 9.91 acres at the northeast corner of Lee Road and Alico Road from “Industrial Development” to “Commercial”. Your staff indicates that the proposed change would allow approximately 431,678 square feet of commercial use on the site. The property is located within Traffic Analysis Zone (TAZ) 1426, and we converted the above square footage into the model input variables for that zone (1,079 commercial employees) and reran the Lee County MPO’s 2030 Financially Feasible Plan FSUTMS travel demand model.

Examining the three-mile radius around the project, the following road segments are projected to operate at level of service “F” in the year 2030 both with and without the proposed land use change:

*Alico Road from Phlox Drive to I-75 (directly adjacent to project)
SR 739/Metro Parkway Extension, from Alico Road to Briarcliff Road
I-75 from Corkscrew Road to Alico Road*

The MPO’s 2030 Needs Plan does identify two potential improvements to address the failing segments noted above, in the form of 10-laning I-75 from SR 82 south and the four-lane Alico Expressway from Summerlin Road to SR 82. Both improvements are identified as contingent upon the identification of additional funding beyond the traditional sources projected for the Financially Feasible Plan, and the MPO Plan suggests testing the improvements as toll-funded projects, to potentially make them financially feasible. The Southwest Florida Expressway Authority is currently exploring options and trying to determine the feasibility of providing additional lanes on I-75 as tolled express lanes, but has not yet reached any definitive conclusions and proceeded with project financing. No work is progressing on the Alico Expressway project, although Lee County is studying alignment options for an interim improvement in the form of an arterial extension of the existing Alico Road. Absent an identified means of paying for such improvements and their subsequent inclusion in the Financially Feasible Plan, DOT staff cannot recommend approval of a land use change that intensifies development on a road segment that is projected to fail.

Based on the memo provided, DOT staff has rerun the FSUTMS travel demand model and concluded that the road segments noted above are projected to fail in the year 2030, with and without the proposed land use change. DOT staff has concluded that absent an identified means of paying for improvements and without such improvements identified in the Financially Feasible Plan, DOT staff cannot recommend approval of the subject land use change as it intensifies development on a road segment that is projected to fail.

PUBLIC SAFETY ISSUES

The applicant has provided letters from public safety and service providers. The purpose of these letters is to determine the adequacy of existing or proposed support facilities. Planning staff has also provided some additional analysis.

Coastal Issues

The parcel is located in the Category 2 Evacuation Zone and the Category 4/5 Storm Surge. The parcel is not part of the county’s defined Coastal High Hazard Area.

Sheriff’s Office Impact

The Lee County Office of the Sheriff has provided no objections to the proposed amendment.

Fire Service Impact

The subject parcel is within the San Carlos Park Fire District. The District has provided a letter to the applicant stating that the project location is approximately two miles from the fire station located on Sanibel Boulevard and response time would be about three minutes or less.

Emergency Medical Services (EMS) Impact

EMS staff has reviewed the proposal and indicated the location is served by LCEMS Station 9 located on Sanibel Boulevard as well as Station 21, located on Three Oaks Parkway. EMS staff has indicated that they have no concerns with the ability to provide services to this area.

SCHOOL IMPACTS

Lee County School District staff has reviewed the proposal and indicated that the project should have no impact on classroom needs. The project will have no residential units.

ENDANGERED SPECIES

Lee County Division of Environmental Sciences staff have reviewed the request and provided the following written comments dated September 16, 2008.

PROJECT SITE:

The subject property was part of a 129.77 acre Industrial Planned Development (IPD) Formosa Commerce Center IPD (DCI 2004-00092). The applicant proposes to change the Future Land Use designation to allow intense Commercial use. Alico road borders the subject property site to the south and Lee Road borders the property to the west. North and east of the property is vacant land currently zoned for industrial uses.

The subject site is currently vacant land that has been previously cleared. Previously the site contained a 0.69 acre highly disturbed wetland which has been cleared. Therefore this site does not contain any environmental issues.

OPEN SPACE:

The open space approved per the Formosa Commerce Center IPD Resolution # Z-05-066 included less open space than required for commercial therefore, the open space issue will need to be resolved with the rezoning request.

PARKS, RECREATION AND OPEN SPACE

Residential uses are not permitted in the subject land use categories. Therefore there will be no associated population increase and the proposed amendment will not impact community and regional parks needs.

DRAINAGE/SURFACE WATER MANAGEMENT

The application provides the following concerning this issue:

“The subject property is located in the Estero Bay Watershed and located on the north side of Alico Road, west of Interstate 75. In its existing condition, the property is undeveloped and generally flat with elevations generally between elevation 14.5 and 15.5-feet NGVD (subject to field verification). Surface water run-off enters the Alico Road/Briarcliff ditch system and flows west to the 10 mile canal system which drains to Hendry Creek and ultimately discharges into Estero Bay.

In the developed condition, surface water run-off will be directed to drainage inlets and conveyed to on-site dry detention areas and/or lakes prior to discharging into the Alico Road ditch system. The proposed control elevation of the surface water management system is estimated at 14 feet NGVD based on surrounding topography and existing SFWMD permits. The project has been permitted through the South Florida Water Management District, Permit No. 36-06202-P.”

Any development would need to be in compliance with South Florida Water Management District and Lee County Land Development Code regulations with regard to surface water management. Natural Resources staff has offered no comments in objection to the proposed amendment.

MASS TRANSIT

Lee County Transit Division staff have reviewed the request and indicated that the subject property is within the existing transit service area. Long range planning activities maintain this transit corridor and document the need for additional, enhanced services on the route providing service to the area. Transit staff anticipate the current capacity on this route to be sufficient to meet the needs of the proposed land use change.

SOLID WASTE

The Solid Waste Division has provided no objection to the proposed amendment.

UTILITIES

The subject property is located in the Lee County Utilities sewer service area. Utilities staff have indicated that Lee County Utilities has capacity through the Three Oaks waste water treatment plant to support the increase in flow projected by the applicant. Utilities staff notes that the applicant has represented the capacity of the plant as 3.0 MGD while it is actually 6.0 MGD, an increase to the available capacity of the facility. There is an existing 12” sanitary sewer force main on the north side of Alico Road at this location. Utility staff adds that the developer will be required to perform hydraulic calculations determining if sufficient infrastructure capacity. If offsite improvements are required, the developer will be responsible for those improvements.

The subject property is located in the Lee County Utilities water service area. Utilities staff have indicated that Lee County Utilities has capacity through the Pinewood water treatment plant to support the proposed increase in demand. There is an existing 36” water main on the north side of Alico Road and an existing 12” water main on Lee Road at this location. The developer will be required to perform hydraulic calculations to determining if sufficient infrastructure capacity. If offsite improvements are required, the developer will be responsible for those improvements.

HISTORIC RESOURCES

There are no known historical or archeological areas on the site.

RE-DESIGNATING LANDS FROM AN INDUSTRIAL LAND USE CATEGORY

The applicant is proposing to change 9.91 acres of Industrial Development designated land to the Commercial land use category. Planning staff generally calculates an average of 7 employees for every acre of industrial land. Removing the subject area from the Industrial Development future land use category would calculate a loss of 70 people who could potentially be employed in the industrial work force. Staff finds, consistent with the concept of small scale development amendments, that this change is minimal.

The applicant has provided the following to address re-designating lands from an industrial land use category.

“According to Lee County’s online data, out of 3,100 allocated acres for industrial development within the Gateway/Airport Planning Community, approximately 2,837 remain to be developed. This is an indication that there are more than adequate quantities of land available to accommodate industrial development that will employ 3% of the county’s population within the next three years. Additionally, in order to attract continued industrial development, support services will need to be made available in the industrial areas.”

Staff believes that the request will have minimal impact on the County’s stated goal of employing 3% of the County’s population in manufacturing activities by the year 2010 (as contained in Policy 7.1.4). Staff also notes that the recommendations made through the Commercial/Industrial Lands plan amendment discussed earlier in this report propose to remove the 3% goal. The Commercial/Industrial Lands amendment recommends the policy be rewritten to use the allocations already provided in Lee Plan Table 1(b) as the targeted goal. Approximately 2,837 acres allocated for industrial development are available in the Gateway/Airport Planning Community.

B. CONCLUSIONS

Staff notes that the applicant has provided a conceptual site plan exhibit demonstrating a FAR of .41 as well as an example of site specific text as a possible addition to the Lee Plan (see Attachment 1). The applicant has also provided an exhibit depicting current zoning in the area to demonstrate that a commercial corridor is developing along this portion of Alico Road. This has been incorporated into Attachment 1 as well. The exhibit shows a development of 120,000 square feet of office space and 55,000 square feet of retail space for a total of 175,000 square feet of floor area. Staff notes that the exhibit is conceptual only and adoption of a future land use amendment does not adopt the site plan. Future land use amendments are reviewed using the maximum potential development the proposed land use category could allow. The specific development parameters are evaluated and limited if necessary through the rezoning process. The applicant has based a FAR of .41 to show through the plan amendment proposal that it is not the intent to develop the property at the maximum potential of the proposed Commercial future land use category. Staff notes that the only way to limit the development potential through the plan amendment process would be to add language to the text of the Lee Plan limiting the FAR. This type of limitation cannot be achieved through a small scale amendment. Per 163.3187(1)(c)1.d.F.S., small scale plan amendments cannot include a text change to the comprehensive plan. This type of site specific limitation could only be achieved through a map and text amendment as part of the regular plan amendment in the yearly plan amendment cycle. Adding the proposed amendment to the current 2007/2008 amendment cycle would require approval from the Board of County Commissioners to incorporate the amendment into the current plan amendment cycle. The amendment would then have to be transmitted to the Department of Community Affairs for review as part of the regular amendment cycle.

While adding text to the Lee Plan limiting the FAR to this specific site would limit the intensity of the proposed amendment, this limitation would not change the conclusions made by the Lee County Department of Transportation. As discussed above, the Lee County Department of Transportation (DOT) concluded that the proposed land use change intensifies development on a road segment that is projected to fail. The road segments identified by DOT are projected to fail with or without the

proposed land use change. This fact makes recommending approval of an increase in intensity for the subject property unfeasible.

Staff finds that the current IPD zoning with the allowed 30,000 square feet of retail development, along with the other existing and approved retail development in the area, provides sufficient flexibility to allow the needed services to support the emerging industrial development in this area. Therefore the requested change from Industrial Development to the Commercial future land use category is not warranted.

Staff also finds the proposed amendment inconsistent with the recommended changes identified in the proposed Commercial/Industrial Lands comprehensive plan amendment.

C. STAFF RECOMMENDATION

Planning staff recommends that Map 1, the Future Land Use Map, not be amended to re-designate the subject area from “Industrial Development” to “Commercial.” This recommendation is based upon the previously discussed issues and conclusions set forth above.

**PART III - LOCAL PLANNING AGENCY
REVIEW AND RECOMMENDATION**

DATE OF PUBLIC HEARING: September 29, 2008

A. LOCAL PLANNING AGENCY REVIEW:

Planning staff gave a brief presentation concerning the proposed amendment. One of the members of the LPA asked for clarification as to whether the amendment would be consistent with the Commercial/Industrial Lands amendment in the current plan amendment cycle. Staff clarified that the proposed amendment would be consistent with the changes recommended by the LPA for the Commercial/Industrial Lands amendment but would not be consistent with Staff's recommendation made for the Commercial/Industrial Lands amendment.

The applicant's representative addressed the LPA and indicated staff's recommendation in the Commercial/Industrial Lands amendment is not consistent with this area due to the intense industrial uses in the area. The representative stated that it would be difficult for the larger trucks in the area to use the small commercial uses proposed by staff through the Commercial/Industrial Lands amendment. The representative stated that the proposed small scale amendment is consistent with the Commercial future land use category and the proposal would provide services to the area limiting the traffic that would have to drive further away for commercial services. The representative also stated that the applicant does not need a Floor Area Ratio (FAR) of 1.0 and that the applicant would have no problem limiting the FAR to 0.5 by adding a footnote to the Lee Plan and sending the amendment to the Department of Community Affairs for review as part of the regular amendment cycle.

Staff indicated that the subject small scale is schedule on track with the regular amendment cycle transmittal hearing to reserve that possibility.

The applicant's transportation representative addressed the LPA stating that the traffic analysis was not done with a FAR of 1.0. The analysis used 175,000 square feet of commercial uses. The representative stated that the even though there are failures within the three mile radius, based on FDOT definitions they are de minimis impacts. The representative stated that the short term CIP can accommodate this project as well as long term.

One member of the LPA stated they live in the area and is familiar with the community. This member stated that for the most part, people in the area would rather have a decent looking roadway frontage than industrial road frontage and there is a need for accessible areas to shop. Another member of the LPA noted that the blending of commercial and industrial uses works well on Metro Parkway and commercial frontage would make the area look better. Another member noted that this area would not be consistent with Corner Store Commercial and supported the proposed amendment.

**B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT
SUMMARY**

C.

- 1. RECOMMENDATION:** The LPA recommends that the Board of County Commissioners adopt the proposed amendment without the change to floor area.

2. BASIS AND RECOMMENDED FINDINGS OF FACT: The LPA did not accepted the findings of fact as advanced by the staff.

C. VOTE:

NOEL ANDRESS	<u>AYE</u>
LES COCHRAN	<u>AYE</u>
RONALD INGE	<u>ABSENT</u>
JACQUE RIPPE	<u>ABSENT</u>
CARLETON RYFFEL	<u>AYE</u>
LELAND TAYLOR	<u>AYE</u>
RAE ANN WESSEL	<u>ABSENT</u>

**PART IV - BOARD OF COUNTY COMMISSIONERS
HEARING FOR ADOPTION OF PROPOSED AMENDMENT**

DATE OF ADOPTION HEARING: October 22, 2008

A. BOARD REVIEW:

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

A. BRIAN BIGELOW

TAMMARA HALL

ROBERT P. JANES

RAY JUDAH

FRANKLIN B. MANN
