

October 5, 2021

7:00 p.m.

Planning Department

City Annex Building

MEMBERS PRESENT: Commissioners Brent Dixon, Natalie Black, Joanne Denney, Gene Hicks, Arnold Cantu.

MEMBERS ABSENT: Margaret Wimborne, Lindsey Romankiw, George Morrison

ALSO PRESENT: Assistant Planning Director Kerry Beutler, and planners Naysha Foster and Caitlin Long, and interested citizens.

CALL TO ORDER: Brent Dixon called the meeting to order at 7:00 p.m.

CHANGES TO AGENDA: None.

MINUTES: Hicks moved to approve the Minutes from September 7, 2021 with one minor correction, Denney seconded the motion. Dixon called for roll call vote: Hicks, yes; Cantu, yes; Denney, yes; Black, yes. The motion passed unanimously.

Public Hearing (s):

1. RZON 21-016: REZONE. Rezone from LM to R3.

Dixon opened the public hearing.

Applicant: Sky Hazlehurst, 4120 Ross Drive, Ogden, UT 84403. Hazlehurst is requesting a rezone from LM to R3. Hazlehurst develops residential communities in Eastern Idaho and northern Utah. Hazlehurst wants to rezone this property and feels it follows the City's current Land Use Map. Hazlehurst bought this property because the land map showed this area for residential and that is something that he is good at, doing high quality affordable housing. Hazlehurst feels that residential would be a good buffer between the industrial to the west and the City Park. The Park was a draw for Hazlehurst to develop in this area because it would provide a lot of good walking amenities for the residents. Hazlehurst feels that high density projects are good buffers to commercial uses and public spaces. Hazlehurst stated that they would enter/exit primarily onto Rollandet with McNeil being a secondary point of access. Hazlehurst understands the cement company is concerned with residential being close to its operations. Hazlehurst stated that Rollandet will be the primary access to the development. Hazlehurst feels strongly that residential should be next things like parks, zoos, and softball fields. Hazlehurst stated that a good site plan will help with the space between McNeil and the industrial uses. Hazlehurst has done things like triple pane glass on that side of the buildings to help with noise, trees, bigger landscape buffer. Hazlehurst stated that the property is 5 acres, and they are comfortable with that size, and they've done a lot of projects with that size of land.

Long presented the staff report, a part of the record.

Black asked about the higher density in the area other than Thayer Bridge. Long pointed out some residential properties in the area, and areas that are zoned LC that does permit residential.

Dixon asked if the residences in the area are subdivisions or farmhouses. Long indicated that they are original farm homes, and then there is residential at Thayer Bridge.

Dixon indicated that there are 3 letters in the record one from Pepsi Cola Bottling Company and 2 from Burns Concrete.

Support/Opposition:

Rolly Walker, 2130 S. Boulevard, Idaho Falls, Idaho. Walker explained that he paid for and put in McNeil Drive, and it is named after his son that built the Pumpkin Patch. Walker stated that there was no road, and it was only fields. Walker talked to the City about putting a road in and there was enthusiasm to get heavy industrial traffic off of Rollandet and that is exactly what McNeil has done. Walker tried to get neighbors and to help pay for the cost of the road and utilities and donation of land. Walker stated that the S in McNeil Drive is in there because the subject property would not contribute any land for the road as they stated that they would never want that road and had no need to pay for it. Walker stated that the area was zoned Light and Heavy Industrial and that is what it is used for, and it has become effective and efficient. Walker stated that Rollandet is going to be blocked soon which will force more people onto Yellowstone and people will want to use McNeil and 25th to access Yellowstone because they can't Left turn on Rollandet. Walker feels that there is a place for everything, and everything should be in its place, and they depend on the Planning Commission to look into the future and see where residential and industrial should be. Walker stated that there is not any high density residential in the area. Walker stated that Rollandet is busy and when they make it harder to get onto 17th Street and the only access to Yellowstone is to cut through and that will change the traffic flow. Walker is respectful of Burn's concrete trucks as they slow down and are careful, but they are big trucks and there is a concern for safety. Walker is friends with his neighbors and there was a high density residential that wanted to go south of them, and the Commissioners and City Council saw that it wasn't a good idea to approve residential in that area. Walker stated that there is a need for McNeil drive as it is a place for heavy industrial traffic. Walker stated that the town needs places for light industrial and heavy equipment traffic. Walker asked the Commission to reconsider not using this area for high density residential.

Dan Plazier, 263 Arden, Idaho Falls, Idaho. Plazier owns Dan's Collision Repair. Plazier stated that he sees several problems with high density residential. Plazier stated that the high density residential could potentially have over 100 new homes in the area, with 2 cars per home, and that creates a lot of cars going down Rollandet which connects to Leslie where Plazier has a property. Plazier stated that they already have big trucks at this property, and they don't have a lot of property except on the street. Plazier stated that parking and traffic is a huge problem currently on Rollandet. Plazier stated that there are no bike paths, no sidewalks until you get to 17th Street. Plazier stated that they put in sidewalks at his property on the corner of 17th and Rollandet and tried to make the area nice. Plazier stated that there is no place for more traffic to come down Rollandet or McNeil. Plazier is unsure where the traffic will go next year when they take away the left hand turns off of Rollandet. Plazier stated that it will divert traffic down 19th Street and that is a narrow street. Plazier is not opposed to residential, but high density residential would not be good fit. Plazier feels that people should be able to do what they want on their property, but this plan will cause a lot of headaches and wrecks and a safety concern for bike riders and walkers.

Carl Passino, 7633 S 15th West, Idaho Falls, Idaho. Passino owns Arco Electric on the northwest kiddy corner to the subject property. Passino was part of the McNeil drive development, and they owned the property where McNeil meets 25th Street. Passino has seen the

whole change of traffic on McNeil, and it has become “Burns” Drive. Passino stated that there are multiple dump trucks that travel McNeil every hour as well as concrete trucks. Passino stated that he also has commercial vehicles traveling McNeil to get to Sunnyside. Passino is concerned about the “secondary” access to McNeil, and he doesn’t feel that people will follow that recommendation to use McNeil as a secondary drive and will use whatever is convenient. Passino stated that if there is an increase of vehicles on Rollandet it will cause a lot of problems. Passino stated that the neighbor feel is not in this area, as Burns and Arco Electric are noisy neighbors. Passino stated that he would be concerned with people living in the area would see Burns and Arco Electric as a problem. Passino is opposed to the rezone. Passino understands that it is next to Tautphaus Park that the City loves and cherishes, and it could be a great place for something residential, but not for high density residential.

Chad Hammond, 2975 McNeil, Idaho Falls, Idaho. Hammond owns IA Productions. Hammond purchased the property across the street from the subject property and they are building 4 more commercial buildings for contractor type work like cabinets, HVAC. Hammond stated that he has offices on Leslie and McNeil and added that the Army National Guard uses that as their way in and out which is tanks going down the road, as well as Melaleuca using the road for a main road for their warehousing facility. Hammond stated that McNeil is busy with trucks getting loads. Hammond stated that there was a previous application or higher density that went before the City. Hammond understands that it is hard to find housing right now, but there is a time and place for everything. Hammond built in this area because it was zoned commercial, and it was within the City. Hammond believes the area should remain commercial.

Kurt Burns, 2985 Gallatin, Idaho Falls, Idaho. Burns addressed the staff report. Burns showed where his existing facility is with Gallatin, W 25th Street and Leslie Ave., all kiddy corner to the subject property. Burns stated that when McNeil was getting built and pushed through Burns began to purchase properties on the west side of McNeil and south to Melaleuca including 25 acres for a future expansion. Burns stated that Pepsi bought at the same time and acquired additional ground to the south. Burns stated that Pepsi just put in a new drive for their semis because of the problems getting onto Sunnyside and needing to head north to get out of the area. Burns stated that everyone that invested in property in the area did so because it is planned to be industrial and there had been no conflicts with surrounding neighbors. Burns stated that he started his company 32 years ago and prior to that his family had concrete company running in that area from the mid 40’s forward because it is a central location to get product around town to distribute. Burns made investment in the area to bring in industrial businesses and they have future plans form more industrial businesses. Burns stated that staff has been in conversations and planning for property that is owned by Melaleuca to expand into a different company that Melaleuca owns, and they want to put in a new street to feed and dump all distribution trucks onto McNeil Drive. Burns is frustrated because 1 year ago they discussed a similar issue and the Commission moved to have R3 go in the area to the south, and City Council unanimously overturned the vote. Burns stated that when he reads the staff report the first discussion is the history of the property and it states that the LM Zone was chosen at the time because it was consistent with the industrial zoning north of the property. Burns showed the Comprehensive Plan and indicated that there are no hard lines it is bubble map. Burns stated that it is interesting that there is enterprise all along McNeil until the subject property and there is no buffering there because the size of the property requires two access points for safety. Burns stated that the Comprehensive Plan was put in place in 2013 and then the City approved an LM Zone in 2018

that was contrary to the Comprehensive Plan Map because it was more appropriate than the Comprehensive Plan. Burns stated that the City made the correct decision 3 years ago when they zoned LM for the area which is contrary to the Comprehensive Plan. Burns stated that he looked and has not been able to find any of the zones that have been recently zoned residential, higher density residential and mixed-use purposes as stated in the staff report and cannot find any R3 zones south of this property. Burns stated that his business hours are from 1 a.m. – 9 p.m. every single day in the summer and the trucks can be huge. Burns stated that there would be severe issues with traffic. Burns stated that they have been participating with the City to give insight and feedback on what they are doing with Rollandet because it will directly impact them. Burns indicated that his drivers are trained specifically for the area by the Development Workshop and that is a school zone. Burns stated that it is tedious to have trucks that have time sensitive product waiting on cross walks. Burns stated that traffic has increased, and his trucks go down W 25th Street and down to Rollandet to catch the light to turn left onto Sunnyside. Burns stated that there are not any homes until Thayer Bridge and so they are not interfering with residential. Burns stated that the issues with 17th Street and Rollandet will require all traffic to go to 19th Street and cross or 25th Street and meet up with Leslie or continue to Gallatin which directs that traffic to his business that he uses all entrances for. Burns stated that there is no way to get north from any of the areas so they are creating a situation that will have more traffic just with the change to Rollandet and 17th before they add the high density residential. Burns stated that Leslie and 19th needs some work on the intersection and the road needs raised because the railroad tracks are too high, and it doesn't allow a truck and trailer to go across without high centering. Burns stated that it is unfair to the future renters to be in this area without the knowledge of what they are renting. Burns stated that the staff report stated that there is no potential for nuisances or health hazards and Burns feels that the noise and trucks are noisy and hazardous, and he feels that there are existing issues that will affect the use of the property. Burns again asked where the recent changes to land use in the area are as he cannot find any recent land use changes. Burns addressed the applicant's responses. Burns quoted "Please explain how the proposed changes are in accordance with the City of Idaho Falls Comprehensive Plan." The applicant stated that this is a transition area, Burns disagrees and stated that there isn't much to transition to, it goes to the cemetery and Tautphaus Park, and both have been there forever and there is not much room for transition. Burns stated that Rollandet has a huge problem because it is the continuation of Park Road and Park Road and 65th is on the corner of a new 850 home complex and Park Road is becoming a major artery. Burns read from applicant's responses the answer to the question of what changes have occurred in the area that justify a rezone – "This Area has long been primed for this type of development and market conditions have been improving and this property recently became available." Burns questioned if planning is just about dollars. Burns read from applicants' response the answer to the question are there existing land uses in the area similar to the proposed use – "Yes, Meadowbrook Apartments are just to the east on Woodruff Ave." Burns stated that apartments that are 2 miles away should not be considered. Burns asked if he would be given the same consideration to put Industrial concrete plant on Woodruff because there is a concrete plant 2 miles away. Burns understands that there is a housing shortage. Burns feels they would be creating a conflict if this is approved. Burns again stated that in 2018 the City didn't follow the Comprehensive Plan because they understood that this area is industrial. Burns showed the Imagine IF binder and the indicated there are upcoming hearings for the approval of the draft document. Burns stated that this area is considered zone 1 on the map for the City of Idaho Falls, and per the map on Page 91 there is a distinct outline of this area, and it

includes this specific property along with the other properties on McNeil and it says future industrial transect industrial clear up to the edge of the park.

Linda Szimhardt, 2385 Gallatin Ave., Idaho Falls, Idaho. Szimhardt stated that in any area it is important to have industrial and manufacturing areas and it is difficult in any period of growth where people want to encroach on industrial areas. Szimhardt feels it is short sided to take a piece of property that is in the industrial area and not residential by any means aside from the 3 farmhouses on Rollandet. Szimhardt stated that the answers to the rezone questions do not adequately answer the questions such as what changes have occurred in the area to justify the rezone request and applicant stated the area is primed due to the market conditions and that is not speaking specifically to that piece of property and that is what the question is asking. Szimhardt stated that the staff report indicates that there are no potential nuisances or health and safety hazards, and these answers are acting like there is no industrial zone in this area. Szimhardt stated that adding residential units will affect the traffic generation in the area and it stated that both the streets have been improved but there will be trouble with traffic even with McNeil being improved. Szimhardt stated that the changes to Rollandet need to be looked at and be considered. Szimhardt asked the Commission to deny the rezone. Szimhardt is not sure how the applicant would keep residents from going out Rollandet instead of McNeil.

Connie Bates, 2668 Rollandet, Idaho Falls, Idaho. Bates lives in the Farmhouse directly south of the subject property. Bates agrees with everything that has been said. Bates is concerned about the ditches that feed her land and what will happen with those ditches.

Dixon asked staff about the changes to 17th and Rollandet.

Beutler stated that Public Works is working on modifications to Rollandet on the intersection of 17th Street and Rollandet and they will eliminate left hand turn onto Rollandet with the intent to make that intersection safer. Beutler stated that turning the traffic to Gallatin is the plan and has been the plan since 2012 when the access management plan was adopted. Beutler stated that Rollandet is a major collector, with a lighted intersection at Sunnyside so the intent is for Rollandet to move traffic and connect with Sunnyside and 25th Street and Gallatin are also classified as collectors and there could be additional safety things that need to be done in order to make those streets work, but that is the plan for traffic to resolve the northern section of Rollandet. Beutler stated that the changes being made are an implementation of a plan. Beutler stated that Rollandet does not have curb gutter and sidewalk in every location and those improvements will come as development occurs. Dixon asked if the staff report is wrong as it states that both streets have been improved. Beutler stated that Rollandet is paved, and McNeil is improved and part of Rollandet was County. Beutler added that the City will have to do improvements along the Zoo for curb gutter and sidewalk. Beutler stated that Rollandet is also designated as a bike/ped route in the City's Plan, so the improvements will have a large enough right of way to have sidewalk and bike/pedestrian access as well. Beutler showed on the zoning map and stated that when the property was rezoned in 2018 the parcels to the south were not part of the City and the annexation of those parcels didn't happen until later, so at the time the rezone took place the only adjacent zone was a manufacturing zone so that was recommendation from staff to match. Beutler stated that they weren't looking at the use because the Development Workshop to the north is not an industrial use. Beutler stated that there are facilities in the LC zone to the north and those uses wouldn't be allowed in those zones. Beutler stated that the industrial zone was adjacent and that was the thinking, however the properties to the south were

annexed and those annexations include Residential Estate, rezone from Residential Estate to LC and that was to accommodate residential development. Beutler clarified that adjacent zones that allow for residential are LC which is a mixed-use zone that allows for commercial and high density residential. Beutler stated that the applicant chose R3 and could have chosen LC however the Commission has indicated that they want the applicants to be straight forward with intentions so the purpose of R3 is because their intent is to build higher density residential. Beutler stated that between McNeil and Rollandet to the south towards Sunnyside the uses diversify.

Dixon stated that there was additional information emailed to the Commissioners concerning properties that would be on the southern edge of the map along McNeil where there was a request to rezone to R3A and the commission recommended approval, and City Council denied the application for reasons of industrial traffic. Beutler stated that the lots along McNeil on the east side are substantially smaller than the lots on the west side which make industrial development difficult, so over the years there have been requests for the lots to rezone to commercial type uses and the residential neighbors had concerns with those uses because they see it as residential and not industrial or commercial. Beutler stated that they had a request for R3A and the challenge with that property is the only access is McNeil so there was the conversation of the mix of traffic and there is no way for that property to have an alternative entrance, so City Council did deny that rezone. Dixon wanted to make sure that those 3 documents are part of the record. Beutler agreed that those documents have been added to the record and will be forwarded on to Council.

Black asked if the City usually likes residential next to Industrial and manufacturing. Beutler stated that they are not ideal neighbors and when they do associate them you are looking for a setback or a buffer between the uses such as a right of way like McNeil or Rollandet as a buffer and keep the uses separate across the road as well as built in buffer standards. Beutler stated that if they had an adjoining parcel line, they would be more concerned. Beutler stated that the Comprehensive Plan shows high density residential, and they believe that it is because they are trying to buffer Tautphaus Park from the industrial uses.

Denney asked how much of the 5-acre parcel would be dedicated to parking. Beutler stated that it is a minimum of 2 parking spaces per unit. Beutler stated that density is tricky because they have to provide parking, storm water, landscaping (20% landscaped). Denney asked if there is a height restriction for R3. Long indicated that there is not a height restriction in R3.

Dixon asked if nearby streets are used for parking where higher density is built. Beutler agreed that there are some areas of town that the parking spills over and parking is tighter. Beutler reminded the Commission that on street is for parking and it is paved, and they want people to use it for parking and on street parking is encouraged. Dixon asked if this development would be required to upgrade Rollandet to City standards. Beutler agreed and stated that bike/ped designation allows for on street parking as well as the bike path as it is a wider street section, and they would pipe the ditch to accommodate that.

Black asked if residents could use McNeil and Rollandet. Beutler stated that both are public rights of way, and they would have access to both streets.

Kirkham wanted to clarify about the mention of emails sent to the Commission and asked if the emails were sent individually or by someone in the community or was it part of the packet that

was received. Dixon clarified that they received 3 or 4 emails all from staff and 3 of them were the letters that are part of the record, and one of them was sent 2x, and the other email had 3 documents in the email including an unsigned letter; a compilation of the presentation slides; and the minutes from the meeting where the Commission looked at the property to the south; and the record of the presentation to Mayor and City Council and their decision.

Applicant: Sky Hazlehurst, 4120 Ross Drive, Ogden, UT 84403. Hazlehurst stated some of the information presented was new to him tonight. Hazlehurst stated that none of the problems are new to him as a developer. Hazlehurst stated that developers inherit the history of the property. Hazlehurst stated that he cannot solve all the traffic concerns, but he can work on his piece of property and commit to working on it. Hazlehurst stated that he appreciates Bates coming forward and he can provide an answer to her about her irrigation ditch, and they would be required, and they plan to bury the ditches with pipe and not disrupt her irrigation connection. Hazlehurst stated that they will be paying for sidewalks and roadway improvements including dedication of 10 feet of additional land to the City which gives them space to do bike path, etc. then they would have a grass strip, then sidewalk and buffer. Hazlehurst doesn't know about anything between the current owner and Mr. Walker. Hazlehurst stated that they could ask for LC and state that they are considering doing retail and apply for a multi-family, but they want the neighbors to know the intention from the beginning. Hazlehurst stated that the site plan would have the controls to address traffic flow, etc. Hazlehurst is only asking for a decision on the rezone today. Hazlehurst stated that there are a lot of site planning options that have to be approved but they would make the McNeil access for emergency access only. Hazlehurst wants to address safety concerns and if they can get all the traffic off of McNeil. Dixon asked how much frontage is on Rollandet. Hazlehurst stated 344'. Dixon asked if they could do two entrances on Rollandet and that would take care of the emergency access too. Hazlehurst stated that they would have to look at spacing requirements. Hazlehurst is not trying to force a safety concern. Hazlehurst stated that they aren't doing a 4-5 story building or a parking garage. They plan on having a 2-3 story and market rate luxury apartments, with amenities such as a pool/hot tub, pickle ball court, etc. Hazlehurst stated that he found on a National Database that there are just over 600 cars a day on Rollandet, and his development would add another 6-7% to the traffic flow 400 trips a day. Hazlehurst was aware of the denial of the residential and agreed that Rollandet needs to be the access point because McNeil is mostly industrial.

Dixon asked if there is some plan in the future to improve Rollandet along the Cemetery, ball parks, Tautphaus Park, Zoo at the City expense. Beutler agreed with Dixon.

Dixon closed the public hearing.

Black stated that she has conflicting thoughts, and although the City is desperate for housing and this large lot could accommodate the housing that is needed, but this is right next to industrial and light manufacturing. Black stated that the Comprehensive Plan shows an employment center buffer, but in reality, the use next to the property is industrial and light manufacturing. Black does appreciate the applicant choosing R3 so that the Commission is clear on the intent. Black stated that she has voted in favor of housing in an industrial area previously, but that was one lot that backed up against trees and didn't have the large trucks component that would go through this neighborhood. Black stated that this property is next to highway and railroad access, and it is more of an industrial/commercial area. Black was the lone vote against the previous southern parcel, and for the same reasons, she is voting against this application.

Hicks stated that traffic is a problem all over this City and every area that comes forward traffic is an issue. Hicks concurs with Black that this is an industrial park and has been and will be industrial. Hicks stated that the City needs housing and there are places that are not within an industrial park. Hicks cannot support the application.

Cantu is concerned with the traffic on Rollandet and McNeil and feels it is already impossible to get on 17th or Sunnyside from Rollandet. Cantu cannot imagine what the traffic would be like with a housing development.

Denney is torn because having the apartment complex near the park sounds beautiful, but it is too close to the industrial.

Hicks moved to recommend to the Mayor and City Council denial of the rezone from LM to R3, Black seconded the motion. Dixon called for roll call vote: Hicks, yes; Denney, yes; Black, yes; Cantu, yes; The motion passed unanimously.

Dixon called for a 5-minute recess.

Dixon called the meeting back to order.

2. ANNX 21-014: ANNEXATION/INITIAL ZONING. Annexation and Initial Zoning for R1 for 11.185 Acres.

Dixon opened the public hearing.

Applicant: Sky Hazlehurst, 4120 Ross Drive, Ogden, Utah 84403. Hazlehurst is requesting to annex the subject property with initial zoning of R1. Hazlehurst is wanting to match the rezone to the west. Hazlehurst stated that they don't have a layout and they are waiting for the annexation to move forward before they work out plans. Hazlehurst has worked with the City for access onto Holmes and all of that will be done and worked through before they submit the plat. Hazlehurst stated that they are working with the developer on 49th Street to share the cost of putting the road in and have access to 49th.

Foster presented the staff report, a part of the record.

Hicks asked if there is a road in that area. Foster indicated that currently they have a development proposed for the north leg and the south leg of the property to the west, and it is still under technical review and should go to City Council, but there isn't any infrastructure in the two properties.

Dixon asked if there was a plat for the leg next to the school. Foster stated that they did have a preliminary plat that was a PUD and the second phase had twin homes.

Support/Opposition

Larren Bean, 365 E 49th South, Idaho Falls, Idaho. Bean indicated that on his property he has an easement that is a farm to market easement across the west side of his property and the east side of this neighbors. Bean is not willing to use his easement to put a road across his property and his easement lines up with Sunterra. Bean showed his house on the map and showed where the easement on his property is. Bean indicated that he has a 50' easement going across his property and his neighbors (37.5' on Bean property) and the easement is a Farm to Market

easement and not a road easement. Dixon stated that Bean's property is not part of the request, so there is no effort to use the easement as part of the request.

Dixon closed the public hearing.

Hicks moved to recommend to the Mayor and City Council approval of the Annexation of 11.185 Acres in the S ½ of the SE ¼ of the SE ¼ of Section 31, T2N, R38E, with initial zoning of R1, Denney seconded the motion. Dixon called for roll call vote: Black, yes; Cantu, yes; Denney, yes; Hicks, yes. The motion passed unanimously.

Miscellaneous.

Comprehensive Plan Update. Beutler stated that the Comprehensive Plan is out on ImagineIF.City website and they should have received a draft copy. Beutler stated that they are in the public comment phase, and they have sent an invitation to the 300+ emails that they received when they did the public outreach and invited those individuals to review the plan and comment on the plan. Beutler stated that they have received some feedback and will be compiling those and bringing those to the Commission on October 19, 2021. Beutler stated that they will be looking for a recommendation from the Commission on October 19, 2021.

Dixon asked if they are going to change the maps from the draft that was sent to Commissioners. Beutler stated that they don't currently have a plan to adjust the maps other than fine tuning. Dixon recommended looking at the map on the west side as it implied the main road was Pancheri rather than Broadway.

Hicks asked if the meeting will be at 7 p.m. Beutler indicated it is the regular meeting time and it is the only agenda item.

Dixon indicated that the Commission should study the Plan before the meeting. Beutler agreed and stated that the Commission should be prepared to get some public comment and feedback at the hearing.

Dixon asked about the entire document being 100's of pages. Beutler stated that the Plan document on the website and the appendix you are 400+ pages, including the appendix and all of the survey data they did and the public outreach, survey report completed, analysis on property rights. Beutler stated that the Plan itself is 167 pages.

Dixon urged the Commissioners to study the document and be prepared for the meeting.

Beutler stated that ImagineIF.City gives easy access to the plan. Hicks and Dixon asked for paper copies.

Next Meeting October 19, 2021.

Dixon adjourned the meeting at approximately 9:00 p.m.

Respectfully Submitted

Beckie Thompson, Recorder