

1 **Highland City Planning Commission**
2 **October 23, 2007**

3
4 **Present:**

5 Commissioner: Larry Mendenhall
6 Commissioner: Brian Braithwaite
7 Commissioner: Jennifer Tucker
8 Commissioner: Brent Wallace
9 Commissioner: Elizabeth Macfarlane
10 Commissioner: Roger Dixon
11 Commissioner: Jerry Gorrell

12
13 City Administrator: Barry Edwards
14 City Planner: Lonnie Crowell
15 City Engineer: Matt Shipp
16 City Planner: Carly LeDuc
17 Secretary: Dawn Corrigan

18
19 Meeting convened at 7:05 pm
20 Prayer given by: Elizabeth Macfarlane
21 Pledge given by: Jay Jorgensen

22
23
24 **Visitors: John Ahmu, George Barton, Jenny Barton, Will Brooksby,**
25 **Brad Curtis, Eric Fossum, Jeremy F., Collin Hoggard, Timo Hoggard,**
26 **Lloyd Hansen, Jonathan Hovorka, Don Hunter, Jacki Hunter, Jay**
27 **Jorgensen, Tyson Jorgensen, Dan Simko, Karlie Thomas, Dallin**
28 **Whitmer, Dyana Whitmer, Jared Whitmer, Joshua Whitmer.**

29
30
31 **Item 1: Simko/Hunter Re-Zone Request ~ Public Hearing &**
32 **Recommendation**

33
34 Larry Mendenhall asked Carly LeDuc to summarize the issue.

35
36 Carly LeDuc explained that Dan Simko and Don Hunter are requesting a rezone.
37 They are surrounded by R-1-40 property, with a junior high across the street.
38 They have about two acres. Lonnie Crowell drew up some examples of what
39 would and would not work on the property and presented them with the staff
40 report. Option 1 shows four lots, and option 2 shows three.

41
42 Larry Mendenhall asked if option 2 conforms to the R-1-40 zone. Lonnie Crowell
43 said no, it's an R-1-20 concept. Neither option presented in the staff report would
44 work under the current R-1-40 zoning.
45

1 Dan Simko said he and Don Hunter are interested in doing three lots, as shown
2 in option 2. He said the lots will be about 30,000 square feet, which he
3 understands means they could fall under the R-1-40 zone. The issue with
4 conforming to the R-1-40 ordinance is frontage. There's almost enough, but on
5 one lot the frontage would only be 115 feet if they were to do three lots.

6
7 Dan Simko explained he bought the Crookston lot and cleaned it up. Then he and
8 his neighbor Don Hunter started talking and realized they could put a lot between
9 them. He said being able to sell the land will make it an affordable house
10 payment for him. He added that he and Mr. Hunter feel their proposal keeps an
11 open feel but allows them to use the frontage they have.

12
13 Donald Hunter said currently there are seven lots along the street. Four of them
14 are kept up, the others are not. He thinks subdividing is a great idea. He said he
15 knows there are rumors they want to try to put fourplexes in, but that's not true.

16
17 Brian Braithwaite asked Carly LeDuc for clarification on the existing zoning.
18 Carly confirmed that it's currently R-1-40. It would have to be rezoned to get an
19 additional lot.

20
21 Larry Mendenhall opened the public hearing.

22
23 Lloyd Hansen said he was present with two other homeowners from the
24 neighborhood, George Barton and Eric Fossum, who would be impacted by this
25 rezone request. They are interested in knowing what the development options are
26 if the rezone request is approved. They're glad someone bought the Crookston
27 property and is cleaning it up, but they aren't excited about adding more homes
28 to the area. He said the existing subdivision is unique. The width of the lots is
29 what's drawn people to them. Residents like lot sizes as they are.

30
31 Lloyd Hansen said he knows the commission is looking at keeping a future vision
32 of open space for Highland. He hopes the commission maintains that. He and his
33 neighbors don't feel subdividing in established subdivisions is prudent. In his
34 opinion, it would be nice if Mr. Simko would clean up the Crookston lot and keep
35 it as is.

36
37 George Barton raised the issue of animal rights, and asked how many homes the
38 applicants intend to put in. Commissioner Mendenhall explained the purpose of
39 tonight's meeting is to determine whether the commission should recommend
40 rezoning. Zoning of the property will determine what can be done. Lonnie
41 Crowell has put together some sample plans showing possible proposals for land
42 use if the property is rezoned.

43
44 George Barton asked if they would still have animal rights. Larry Mendenhall said
45 the rezone request on this property would not affect animal rights on Mr.
46 Barton's property. Mr. Barton asked if there would still be animal rights if

1 condominiums were put in. Commissioner Mendenhall explained such questions
2 come in after the result of the rezone request is determined.

3
4 George Barton said he hoped the commissioners would consider the impact on
5 the value of surrounding homes. Larry Mendenhall assured him they would.

6
7 Larry Mendenhall closed the public hearing.

8
9 Jerry Gorrell said he's sympathetic to the applicants, and if subdividing could be
10 accomplished within the confines of the r-1-40 zone, he'd be willing to consider it.
11 But he doesn't see a compelling reason to change zoning, especially when the
12 property is surrounded by larger lots.

13
14 Jennifer Tucker agreed with Commissioner Gorrell. She observed that R-1-20
15 zoning wouldn't be consistent with neighborhood. She also expressed concern
16 about setting precedent. She said subdividing might be a good idea for this piece
17 of property, and might even increase property values. But if this request is
18 approved, many similar requests will probably be submitted.

19
20 Commissioner Tucker also assured the public there was no need to worry about
21 condos or townhouses, as they aren't permitted in the R-1-20 zone.

22
23 Brian Braithwaite explained that when the commissioners review applications
24 such as this one, they consider whether there is a compelling reason to make the
25 change, and ask how it will impact the neighborhood. They don't consider what's
26 a good deal for property owners. Commissioner Braithwaite also echoed
27 Commissioner Tucker in expressing concern that the commission would be
28 setting a dangerous precedent by recommending approval of this application.

29
30 Brent Wallace told the applicants he thought it was admirable they made the
31 purchase to clean up the neighborhood, but if they bought it to turn a profit they
32 might be putting the cart before the horse. The likelihood of this rezone request
33 being approved is negligible.

34
35 Elizabeth Macfarlane and Roger Dixon agreed with the other commissioners.
36 Commissioner Macfarlane said they'll want to be sure to list their reasons for
37 recommending denial in their motion.

38
39 Larry Mendenhall read part of a letter the commission received from resident
40 Steven Graves in response to this application. Commissioner Mendenhall asked
41 that the excerpt from the letter be read into the minutes. It read as follows:

42
43 "All of us who purchased or built homes on properties requiring an acre
44 understood from the outset that this was the town code. The placement of home,
45 fencing, driveways all reflect the original size of the lots. To subdivide such a
46 property would in almost every case be unattractive and incongruous with
47 neighboring properties, create access issues or place homes in very close

1 proximity, contrary to the intent or desire of several previous mayors, town
2 councils and zoning commissions.”

3
4 Commissioner Mendenhall said the rest of the letter could be paraphrased as
5 “Highland is distinctive because of how prudently it’s developed its land.” He
6 summarized the applicant’s request, observing that the property in question is
7 bordered by existing R-1-40 property on the north, east and west, and 10400
8 North and a junior high to the south. He observed that because the property is
9 surrounded by R-1-40 property, to change the zone would be to change the
10 property’s look and feel, as indicated in the letter from Mr. Graves.

11
12 Barry Edwards reiterated Commissioner Macfarlane’s suggestion that the
13 commissioners should be sure to put all findings in their motion.

14
15 **Motion by Brian Braithwaite, Planning Commission to recommend**
16 **that City Council deny the request to amend the General Plan land use**
17 **map and the zoning map for the property located at 5472 and 5500**
18 **West 10400 North, based on the findings of fact that 1) there is no**
19 **compelling reason to downzone the area; 2) a downzone would not be**
20 **consistent with the surrounding property; 3) approving the request**
21 **would not be consistent with historical precedent; and 4) the request**
22 **is not consistent with the General Plan.**

23
24 **Seconded by Roger Dixon.**

25
26 **Motion by Jennifer Tucker, Planning Commission to add the**
27 **additional finding of fact that the property in question is also**
28 **surrounded by R-1-40 zoning on all sides.**

29
30 **Seconded by Jerry Gorrell.**

31 **Unanimous vote, amendment to the motion passed.**

32
33 **Amended motion, Planning Commission to recommend that City**
34 **Council deny the request to amend the General Plan land use map and**
35 **the zoning map for the property located at 5472 and 5500 West 10400**
36 **North, based on the following findings of fact:**

37 **1) There is no compelling reason to downzone the area; and**
38 **2) a downzone would not be consistent with the surrounding**
39 **property; and**
40 **3) approving the request would not be consistent with historical**
41 **precedent; and**
42 **4) the request is not consistent with the General Plan; and**
43 **5) the property in question is surrounded by R-1-40 zoning on all**
44 **sides**
45 **passed unanimously.**

1 **Item 2: Highland “Future Vision” ~ Discussion &**
2 **Recommendation**

3
4 Larry Mendenhall invited Lonnie Crowell to speak.

5
6 Lonnie Crowell said City Council has been reviewing and updating the General
7 Plan. The word rural comes up frequently in those meetings. The Mayor asked
8 that “rural” be specifically defined so everyone is on the same page. At the
9 previous meeting, Council members asked the Planning Commission to look at
10 this issue and define whether Highland City is rural, sub-rural, or some other
11 qualifier, and how that category is defined. The survey results give a starting
12 point for the discussion.

13
14 Barry Edwards said the question to consider is whether Highland is suburban,
15 based on a traditional definition, or a combination of suburban and rural.

16
17 Larry Mendenhall said that in one of the discussions, someone said rural was a
18 look and feel. So, when the commission comes up with a definition, it should
19 define the look and feel.

20
21 Roger Dixon observed that when City Council referred this issue to the
22 commission, they also referred a paragraph about future values and a mission
23 statement, but those materials weren’t included in the staff report. Discussion
24 ensued about which items were referred to the commission. It was determined
25 Commissioner Dixon was correct. Lonnie Crowell apologized and said the other
26 materials will be presented to the commission at their next meeting.

27
28 Jerry Gorrell referred to the draft of the Vision Statement presented by staff on
29 page 12 of the agenda. He said he likes the first paragraph. “Sub-rural” seems to
30 capture most of the elements the commission has discussed. He’s not sure,
31 however, what the second paragraph adds. It doesn’t flow very well and doesn’t
32 seem complete. You could probably add twenty more items to it.

33
34 Brent Wallace said he agrees with much of the first paragraph, but doesn’t think
35 it’s within the city’s control. The city can’t control mature trees. When they’re cut
36 down it takes years to replenish. The city can’t control barbed wire fences. People
37 sell their lots for development for their retirement. What the city can control is
38 frontages, lots sizes, and what goes into subdivisions.

39
40 Roger Dixon said there’s some language in the draft he doesn’t want included,
41 such as the language about barbed wire fences, farming and farm equipment. He
42 thinks there are some good ideas in the second paragraph that could be
43 incorporated into the whole. However, he feels the commission is putting the cart
44 before the horse, inasmuch as he thinks the mission statement should be worked
45 on first.

1 Elizabeth Macfarlane agreed. She also asked if sub-rural appears in the mission
2 statement. Barry Edwards said no. He said the purpose of the term “sub-rural” is
3 to try to characterize Highland. The draft of the General Plan that’s under review
4 refers to rural throughout. The question is, is Highland truly rural? Is it a
5 combination of suburban and rural? “What is Highland?” would be another way
6 of phrasing the question.

7
8 Larry Mendenhall said a recurring factor in his thinking on this topic is the ability
9 to preserve the original premise of Highland, which was R-1-40. The city should
10 try to preserve that look and feel. However, it’s besieged with requests to change
11 them. He added he would prefer not to use the term sub-rural because it sounds
12 like sub par.

13
14 Jerry Gorrell suggested a specific term might not be necessary. The commission
15 can just refer to Highland. However, Lonnie Crowell reminded the commission
16 that the usage of “rural” in the General Plan needs to be accounted for.

17
18 Roger Dixon said he has concerns about the term sub-rural as well. Instead, he
19 suggested the commission could use the phrase “rural atmosphere,” then define
20 what that means.

21
22 Brent Wallace suggested the commission should focus on things it can control.
23 Lonnie Crowell pointed out the commission can control all items defined in his
24 draft. Brent Wallace disagreed, saying the city can’t, for example, control whether
25 a farmer sells his barn. Lonnie Crowell said in that situation the city does have
26 options. The city can buy the barn, or pay the farmer to keep it. Barry Edwards
27 added that in regard to trees, the city could have a heritage tree ordinance.

28
29 Brent Wallace said he remembered a time when Mr. Iverson wanted the city to
30 buy his property and maintain it as it was, but the city couldn’t afford it. Barry
31 Edwards said he didn’t recall that option ever being offered to the city.

32
33 Elizabeth Macfarlane suggested maybe the commission just needs to say it wants
34 to “maintain the look and feel” of the city, but Brent Wallace said the guidelines
35 need more substance.

36
37 Brian Braithwaite said there were several things he would change about the draft
38 presented. He would start with the end of the first paragraph, by saying “Sub-
39 rural means an open aesthetic and feel, with many view corridors,” and go from
40 there, defining which details provide the open aesthetic and view corridors. He
41 wouldn’t specify barbed wire, which the community probably can’t maintain
42 forever, but instead would say the city encourages “minimal fencing, such as split
43 rail fences.”

44
45 Discussion ensued about what elements should be included in the definition.
46 Jennifer Tucker suggested all farm elements will be gone from the city in five
47 years. Barry Edwards told the commissioners they should ask themselves “what

1 about Highland today do they want to preserve for the future? What would they
2 be really sorry to see gone?" and then draft a statement that reflects those things.
3 Otherwise, Commissioner Tucker is right that all those things will be plowed
4 under, and the city will be nothing but streets and houses.

5
6 Elizabeth Macfarlane suggested adding the phrase "including greenbelt" to the
7 language about unimproved parcels. Barry Edwards said that was exactly the sort
8 of thing he meant. Once that language is included, staff can devise strategies to
9 preserve those elements.

10
11 Roger Dixon said he was working on a rewrite of the statement presented in the
12 agenda. He suggested starting with language about maintaining the rural
13 atmosphere of Highland, then using the last sentence of the first paragraph, then
14 starting a new sentence that begins "To accomplish this, we should search for
15 ways to," followed by a list of specific items and elements.

16
17 Jennifer Tucker observed that in addition to specifying the older population of
18 Highland, she'd like to mention the younger population as well. She's afraid the
19 tax rates will drive young families away from Highland. Elizabeth Macfarlane
20 said she wants to preserve mention of the older population also.

21
22 Jerry Gorrell said he still thinks the second paragraph does what a mission
23 statement should do. It's more action than vision. He advises cutting the second
24 paragraph and folding it into the mission statement. Barry Edwards said a vision
25 statement should be large and captivating, and perhaps just a bit beyond
26 attainable. The mission statement is how you get to your vision statement.

27
28 Roger Dixon asked about the goals that were handed out at the previous meeting.
29 Barry Edwards suggested the goals don't mean anything without the right vision
30 statement. Roger Dixon said the commissioners will need to look at the whole
31 package at some point.

32
33 Jerry Gorrell said the commissioners have all talked about why people came to
34 Highland: because it seemed like a great place to raise a family. That's what needs
35 to be maintained. Brian Braithwaite said when it comes to preservation, the two
36 things he would add are ridges and nature corridors/ravines. Elizabeth
37 Macfarlane asked if that's different from greenbelt. Brian Braithwaite said
38 greenbelt is more pasture. Roger Dixon said in Boulder, Colorado, greenbelt is
39 literally a belt around the city. Brent Wallace said greenbelt is where the animals
40 want to go. Commissioner Braithwaite said the commission could use both ideas
41 in its definition.

42
43 Elizabeth Macfarlane said she felt the commissioners were close. She would like
44 to see them use "rural/suburban" as the terminology.

45
46 Larry Mendenhall summarized the changes the commissioners had discussed
47 thus far. Barry Edwards pointed out City Council doesn't meet again until

1 November 20. Therefore, the commission has some time to work on its
2 recommendation. He suggested each commissioner could work on a draft for
3 review at the next meeting, observing that drafting language in committee is
4 difficult.

5
6 Further discussion ensued about the elements that would be included in the
7 vision statement. Jerry Gorrell suggested the statement should include several
8 sections defining how commercial areas, residential areas, agricultural areas, and
9 open areas will look and feel. Lonnie Crowell stressed that this definition, in
10 conjunction with the General Plan, will give direction in the writing of future city
11 ordinances.

12
13 **Motion by Elizabeth Macfarlane, Planning Commission to continue**
14 **discussion of this item at its next meeting, with the stipulation that**
15 **the Planning Secretary will clean up the language of the Vision**
16 **Statement, based on the commissioners' recommendations, and**
17 **distribute it to the commissioners for review before the next meeting.**

18
19 **Seconded by Brian Braithwaite.**

20
21 **Motion by Roger Dixon, Planning Commission to amend the original**
22 **motion to state that the new draft of the Vision Statement will be**
23 **written up by appropriate staff, who will also distribute the Highland**
24 **City Mission Statement and City Values to the commissioners for**
25 **review before the next meeting.**

26
27 **Amendment passed by general consent.**

28
29 **Amended motion, Planning Commission to continue discussion of**
30 **this item at its next meeting, with the stipulation that appropriate**
31 **staff will clean up the language of the Vision Statement, based on the**
32 **commissioners' recommendations, and distribute it, along with the**
33 **Highland City Mission Statement and City Values, to the**
34 **commissioners for review before the next meeting, passed**
35 **unanimously.**

36
37
38 **Item 3: Setbacks, Density, Building Mass ~ Discussion &**
39 **Recommendation**

40
41 Larry Mendenhall asked Lonnie Crowell for a brief synopsis of this item.

42
43 Lonnie Crowell explained that at the last City Council meeting, Councilman King
44 and others asked the Planning Commission to review setbacks, frontages, and
45 building mass.

46
47 Brian Braithwaite commended Lonnie Crowell for his work on the staff report.

1
2 Jerry Gorrell said he'd like more information on FAR (floor area ratio) planning.
3 Lonnie Crowell explained that FARs (Floor Area Ratios) are used to determine
4 the percentage of a lot that can be developed. For example, if half the lot is
5 permitted, then builders can calculate permitted square footages for a rambler or
6 a two-story, and make a decision on which to build. He said cities that go this
7 route generally define one FAR with minimum setbacks.
8

9 Brent Wallace asked if Lonnie was able to find a typical standard. Barry Edwards
10 gave an example from Belmont, California, where the FAR was 35%. He said they
11 also limited total square footage to 3500 square feet because they didn't want to
12 mansionize the community. Lonnie Crowell said the standard is different
13 everywhere. Usually FAR planning is associated with commercial zoning but it
14 can also be used in residential.
15

16 Larry Mendenhall observed that FAR planning goes hand in hand with setbacks.
17 Barry Edwards said that's true sometimes. Jerry Gorrell said with setbacks,
18 people can build all the way out to the setback limit, then add a second story.
19 Larry Mendenhall said the city could use setbacks plus a FAR to prevent that.
20 Barry Edwards cautioned that state ordinances might frown upon it.
21

22 Larry Mendenhall suggested that using a FAR seems like a better way to control
23 growth. Barry Edwards said when people spend \$350,000 for a lot, they expect to
24 be able to build a certain way. If the goal is to control growth, then using a FAR is
25 one way to do it. However, when staff and the Council toured the city recently,
26 they found that what mattered most, in terms of creating the desired effects, was
27 how far apart the homes were.
28

29 Barry Edwards said City Council is struggling with how best to deal with the
30 future. Some members are saying maybe 30,000 square feet is too much for the
31 R-1-40 zone, others are saying maybe the rear setback doesn't matter. The
32 question is whether there should be a zone that would have less yard, and also
33 allow more affordable housing.
34

35 Larry Mendenhall said it sounds like the commission's first recommendation
36 should be about setbacks and frontage. The building pad can be controlled by
37 setbacks. Barry Edwards suggested the commissioners might want to drive
38 around the city first and see what they like. He observed that Canterbury North
39 has relatively small lots, but in his opinion it's a great subdivision. Highland
40 Hills, on the other hand, feels a little crowded. It has nice homes, but it feels
41 different. Barry suggested the commissioners should drive through the
42 subdivisions and determine which ones feel good. Then they can figure out why.
43

44 Larry Mendenhall said he agreed with Barry's assessment of Canterbury North.
45 Dry Creek Bench, on the other hand, is a subdivision he thinks doesn't have the
46 same feel. Jennifer Tucker said she thought Vintage Estates feels fine, as opposed
47 to, say, Twin Bridges.

1
2 Barry Edwards said reducing the size of the lots by reducing backyards could
3 reduce cost. But if people buy a \$400,000 lot they have to put quite a house on it
4 to bear that cost. Jennifer Tucker said that's what's frustrating about the field
5 near her house. She observed that the Canterbury North lots were developed
6 before lot prices had risen to \$300,000 and up. She added she thinks R-1-20
7 subdivisions with appropriately sized homes are beautiful.

8
9 Barry Edwards said the commissioners had articulated the problem well. He
10 asked them to consider how they would feel about allowing smaller lots but
11 controlling home sizes.

12
13 Lonnie Crowell directed the commissioners to page 31 of the agenda, where he
14 provided an example of an R-1-40 lot that's perfectly dimensioned to split. He
15 said unless something is changed, people will keep asking the commission to
16 allow them to split existing lots. There will be a lot of smaller infill lots.

17
18 Larry Mendenhall asked if the city can legitimately trade back yard setbacks for
19 open space. Barry Edwards said yes, as long the end result is greater density.
20 Lonnie Crowell added that you can use a TDR (Transfer of Development Rights)
21 agreement where you keep frontage but end up with smaller lots.

22
23 Jerry Gorrell expressed concern about making backyards too small. He said it's
24 possible to have neighborhoods where you drive through and it feels nice from
25 the street, but when residents step into their backyards, their neighbors are 50
26 feet away, and the good feeling is lost. Barry Edwards agreed, saying the trick is
27 to find a happy medium. He said the question is whether there's room for an
28 additional zone in Highland. He also observed that the city currently sees a lot of
29 infill, citing Timp Ranchettes as an example. Jerry Gorrell asked if that's likely to
30 be a threat with the newer subdivisions, noting the requests the commission has
31 seen recently are in older subdivisions. Lonnie Crowell said he worked with
32 developers in Sandy City on infill for three years. It was surprising what they
33 could accomplish.

34
35 Brent Wallace asked if staff was suggesting something like an R-1-30 zone. Barry
36 Edwards said something like that, yes. Lonnie Crowell suggested the
37 commissioners should look at all of Highland. In areas where they're okay with
38 infill, they can leave it as is. In other areas where they don't want infill, they can
39 look at a new zone. Barry Edwards suggested you could go to something like a
40 130"x200" lot. You would still have a fairly large lot with a good backyard, but it
41 would also allow the developer to put a few more lots in.

42
43 Brent Wallace observed that he recently returned from a trip to Virginia. In the
44 area he visited, the homes are close together, but there's a lot of open space and
45 large trees. They've made a compromise to maintain open space and wildlife.

1 Barry Edwards asked the commissioners to consider what undeveloped
2 properties are left. He said there's the Buhler property, the Reinhard property,
3 the Doc Richards property, Siggard, Burgess, Badger, some hillside owned by
4 Ivory, and some land near the high school that's owned by the state, which is
5 always an unknown. That's all that's left.

6
7 Elizabeth Macfarlane asked if the commission could draft an ordinance that
8 forbids infill. Barry Edwards said doing so would not be inappropriate. However,
9 over time a council could be elected that wants infill. It would then simply change
10 the ordinance. The alternative is to change the ordinance now and develop the
11 city according to the commission's vision for it. He said Steve King's idea was to
12 raise the minimum square footage for the R-1-40 zone to 40,000.

13
14 Brian Braithwaite observed that most residents came to Highland for its look and
15 feel. However, when you have a yard that goes back 300 feet, you might enjoy it,
16 but others don't see it. He said residents with big lots won't want them forever.

17
18 Elizabeth Macfarlane pointed out you have to allow for corner lots. Barry
19 Edwards agreed, saying some zoning ordinances have special restrictions for
20 corner lots so they aren't negatively impacted.

21
22 Jerry Gorrell said he lived in Moses Lake, Washington, where lots were wider
23 than they were deep. He said residents did notice the difference, because every
24 street was 200 feet apart. The neighborhood felt denser because of the extra
25 streets.

26
27 Larry Mendenhall suggested it might be helpful for the commissioners to take a
28 field trip. Barry Edwards agreed. He said staff can arrange for transportation. The
29 field trip would probably have to start earlier than the regular meeting time.

30
31 Elizabeth Macfarlane asked if there's anything in nearby cities the commissioners
32 should look at. Barry Edwards said he couldn't think of anything. Jennifer Tucker
33 asked if it was necessary for the commissioners to go together. Barry Edwards
34 said there's a group dynamic that can be useful in such situations.

35
36 Discussion ensued about a good time for the field trip. It was determined the
37 commissioners and staff will meet at the city building on November 17th at 8 am.

38
39 **Motion by Roger Dixon, Planning Commission to continue discussion**
40 **of this item until after its field trip on November 17th at 8 am, at which**
41 **time the commission will review some Highland subdivisions to look**
42 **at setbacks, frontages, and building mass.**

43
44 **Seconded by Elizabeth Macfarlane.**
45 **Unanimous vote, motion carried.**

1 **Item 4: Approval of Meeting Minutes for October 9, 2007**
2
3 **Motion by Jerry Gorrell, Planning Commission to approve the**
4 **Meeting Minutes for October 9, 2007, as amended.**
5
6 **Seconded by Brent Wallace.**
7 **Unanimous vote, motion carried.**
8
9
10 Meeting adjourned at 9:25 p.m.