

MINUTES OF HIGHLAND CITY COUNCIL WORK SESSION

Thursday, January 11, 2007

PRESENT: Mayor Jay W. Franson (joined later in the meeting)
Councilperson Brian Brunson
Councilperson Steve King
Councilperson Kathryn Schramm
Councilperson Claudia Stillman
Councilperson Glen Vawdrey

STAFF PRESENT: Barry Edwards, City Administrator
Matthew F. Shipp, Director Public Works/City Engineer
Lonnie Crowell, Director of Community Development
Winifred Jensen, City Recorder
Lynn Ruff, City Finance Director

The meeting was called to order at 7:00 p.m. by Mayor Pro Tem Brian Brunson. An invocation was offered by Brian Brunson, and those assembled were led in the Pledge of Allegiance by Kathryn Schramm. The meeting was called as a special work session, and notice of the time, place, and agenda had been provided the *Deseret News*, *Daily Herald*, *Salt Lake Tribune*, and *New Utah* on January 4, 2007.

1. Architectural Approval for CR Zone Buildings “A, B, F, G, I, and In-Line Retail”

Barry Edwards indicated the City Council wasn't able to come to a position to vote on the Architectural Approval and this meeting was called to come to a conclusion.

Kathryn Schramm discussed what she felt Highland's identity should be in considering architecture for the CR Zone. She referred to three architectural styles pictured and defined in a file prepared for the Council by City Planner, Lonnie Crowell, as being what she would like to see in Highland. They pictured a simpler classical architectural type with more substantial looking rock work and gables. She believed that a simpler historical architecture type with more substantial looking rock and gables belonged in Highland.

Claudia Stillman indicated she appreciated the opportunity to get input from a couple of people as she had no expertise in the architecture. She asked Randall Paul to give feedback and she suggested considering the three ideas he came up which included: soften tone of colors, increase amount of stone veneer vs stucco, and larger awnings. Mr. Paul suggested consulting Soren Simonsen and (#1) concerning the cohesiveness of the three corners. Soren Simonsen felt there was too much stucco and there was a need for more stone masonry. He also suggested more awnings and canopies. Claudia Stillman recommended these suggestions and felt some of the corners could have a little gray coloring.

The architect indicated there are newer colors than what was presented to the City

Council.

Steve King recommended awnings, entry way treatments over the doors which would emphasize the individual businesses, extra use of stone and less stucco, a different color treatment for each store to individualize each store. He liked pedestrian walkways which established a travel pattern like what has been done in the Meadows. He preferred a different look for Building I and wanted to see something similar to the Bank of American Fork's building.

The architect recommended steering away from fabric awnings as they fade and tear and are hard to get replaced, but indicated there are other alternatives to achieve the same appearance.

Brian Brunson concurred with Claudia Stillman's and Steve King's comments with regard to reducing the stucco. He liked soft color tones, wondered about using curves and angles to break up the structure so as to not make it look like a row of boxes. He liked the comments of tying the structure to history but preferred the colonial early American style.

Lonnie Crowell suggested the use of exterior lighting and windows as the theme, then the buildings don't look the same.

The architect indicated they had tried to make the architecture look like five different buildings.

Brian Brunson wanted to create the desire to walk from one store to another and didn't see this in the design.

It was noted Randall Paul had suggested doing the signs at the same time as the architecture approval. This matter was discussed and comments included the fact some businesses have logos, trademarks, and colors. Brian Brunson noted if stone is required then the area could be covered up with signs. Lonnie Crowell suggested restricting the size of the sign similar to the existing zones. Tom Hulbert explained it has been the practice for each tenant to be provided a signage packet and gone to the extent of showing the facade of the building so the sign area is uniform. They would require the signage to be uniform, have specific colors, and allow for trademarks. Lonnie Crowell indicated the Planning Commission is looking at the sign ordinance for the CR Zone. This needs to be added to the code, and the Council will see this ordinance for its approval.

Mayor Franson joined the meeting at this point in time, and Mayor Pro Tem continued conducting the meeting..

Kathryn Schramm indicated she would like to see some arches incorporated into the design as it softens the approach, but she was happy with a lot of the things that had been designed.

Discussion on Office Building A & B

The architect informed the Council of the different materials proposed. Discussion addressed use of awnings, breaking up the windows into separate windows, to provide vertical shade, the use of the top of the arcade for plantings or access, stone on the columns, reducing the stucco, increase of stone, and change in color tones.

Discussion on Buildings G and F

Recommendations from the discussion on Buildings G and F included an arbor/trellis over the eating areas, stone treatment on the corners, and awnings on the street side.

In-Line Retail Building

Recommendations from the discussion of the in-line Retail Building included adding awnings, storefront elements, color changes, and more rock in different areas.

Building I

Recommendations for a more residential-looking building, including a hipped roof on the building, a gable over the entry, and a flat roof over drive-up windows. They suggested something more similar to UCCU or Bank of American Fork. Glen Vawdrey recommended waiting to approve the architecture after it is known what bank wants to occupy the building.

Signs

Recommendations to see how the signs look after the architecture has been defined. The Council wanted to see the signs with the new elevations at the next Council Meeting.

Trees

Lonnie Crowell indicated the trees may change. It was noted the developer has asked for some changes. Claudia Stillman wants to see what is planned. Glen Vawdrey felt some of the decisions were not a consensus of the Council.

Mayor Franson asked the Council to come prepared to act on the architecture on each building at the January 16, meeting. He then took over presiding over the meeting.

2. Capital Improvements

Matt Shipp distributed a breakdown of the proposed capital projects by different categories, i.e. culinary water, parks and trails, pressurized irrigation, sanitary sewer, streets and sidewalks, storm water, other. Mayor Franson requested the City Council pick two projects in each area and these will be tallied to see how many votes there are for the projects. He requested

the City Council turn in their recommendations by January 16, and a work session was scheduled for January 30, at 7:00 p.m. to consider prioritizing the capital projects.

Barry Edwards asked the Council to note if there is a project the Council members do not want to see done, as well.

3. Adjournment

Meeting adjourned at 10:10 p.m.