

Highland City Work Session

May 19, 2004

Present:

Mayor: Jess Adamson
Councilman: Brian Brunson
Councilman: Gwyn Franson
Councilman: Glen Vawdrey
Councilman: Kathryn Schramm
Councilman: Steven King
Commissioner: Steven Draper
Commissioner: Larry Mendenhall
Commissioner: Mike Walch - excused
Commissioner: Brian Braithwaite
Commissioner: Jennifer Tucker
Commissioner: Bryce Flanary

City Engineer: Matt Shipp
City Administrator: Barry Edwards
City Asst. Zoning Admin: Lonnie Crowell
Secretary: Aubrey Bevan

Meeting Convened at 6:05.

Item 1: Work Session with City Council - Highland Village Phase II

Mayor Adamson opened the meeting and invited the applicant, Richard Mendenhall to make his presentation. Richard stated their limitations right now involve the N/W corner and what the city wants to see in the Town Center. He stated tenants would much rather be on a hard corner than on an interior road and are willing to wait for the N/W corner to develop commercial. Richard also stated he feels there is a lack of cooperation from the Planning Commission and the process is far too lengthy. He also stated it is hard for them to have a functioning commercial area without a certain amount of residential surrounding it, there needs to be something to stimulate activity. He stated a higher density residential would be better for this area.

The Mayor asked Rick Carlton what his recommendation would be for the N/W corner. Rick concurred with what Richard stated about the process needing to be quicker and easier. Richard stated something needs to happen with the Town Center, Highland is not showing commitment to the Town Center and without the road it is unworkable space.

Steven King stated he was given counsel by Barry to take a poll of what people would like to see in the Town Center and on the N/W corner. Steve stated there are very few residents who even know about the Town Center. Steve believes they should take a look at developing the N/W corner and a walking Town Center might not be the best solution for the Town Center.

Kathrynn Schramm concurred with Steven King and she also felt the process is a little rough. She stated she felt the N/W corner should be developed.

Bryce Flanary asked Richard how many buildings they are proposing. Richard stated it would be four times what is currently in the area. Bryce stated the back business's in the Shopping Center need more traffic to succeed in that location. Richard stated the businesses feed off of each other, but without the support of the city it will never work. Richard stated with the master plan in place that is what they will follow.

Barry stated commercial development feeds off different things, but it can't be force fed and it has to grow on it's own. Barry believes the N/W corner will go commercial eventually because the owners will hold onto the land forever if they have to until they can sell it commercial. Barry also stated they might need the N/W corner to help the Town Center. Richard suggested making the N/W corner part of the Town Center, they are good with the Town Center if they are in sync with the City Council.

Richard stated with City Hall in the middle of the Town Center it would be an anchor and draw people into the Town Center.

Richard's architect, Jeff, presented some ideas for elevations of the buildings. Jeff presented some ideas, also, on the entrances of the Town Center, to make them attractive and inviting. He stated they design they came up with will be good for walking or driving. Jeff also presented a drawing of a "Mansion Home," which is a design by Trophy Homes, that would be good for the residential area and would make for a good transition from residential to commercial. The mansion house looks like one big house, but can have 3 or 4 entries, like a tri-plex or four-plex.

Richard stated they would like get the ball rolling and see the Town Center go up in a timely manner. The mayor stated he likes the mansion house and also agrees that they could make the process quicker.

Bryce stated he would not like a transient feel. Rick stated the residential housing they are proposing will not look like an apartment complex.

Steve Draper stated he was able to view the design of the residential housing and commercial buildings prior to the meeting and was very impressed with the design and thinks it would be good in the Town Center. He also stated the housing is a good transition from residential to

commercial. Steve also stated he felt they should eliminate the architectural design committee and let that fall on the Planning Commission.

The Mayor stated that the city staff should investigate a way to expedite the Business License process. Richard also stated the Conditional Use process is a little lengthy and difficult for every tenant to get a Conditional Use. The mayor stated the city has standards that need to be followed by everyone. Barry stated they could make the Business License process a little easier.

Barry stated he felt to speed up the process it would be a good idea for the Planning Commission and City Council to meet at the same time in the beginning to avoid the long process. The mayor felt this work session meeting was a good start to determine what everyone wants.

Meeting adjourned at 8:30