



---

# APPENDIX A

---

Public Engagement Summary



MAY 5, 2016

**STREILER PLANNING, LLC**



The following tables summarize the Citizen Survey that was developed and administered for the purpose of obtaining citizen feedback regarding issues relating to the 2016 Comprehensive Plan Update. The survey was posted on the City’s website throughout the fall and winter of 2015-2016. Hard copies of the survey were distributed at all Focus Session Meetings, Special Events and made available at City Hall. The City received 40 surveys, many of which were representative of entire households.

1. **Threats:** Survey takers were asked to rate the following issues the City of Byrnes Mill will face over the next 10-20 years from what they were most concerned about (5), to (1) for issues of no concern.

Ranking of the Top Issues facing the City of Byrnes Mill					
Top Community Threats (in order of ranking)	No Concern	←————→			Most Concern
	1	2	3	4	5
<i>Ranking</i>					
1. Neighborhood stability	4.15				
2. Road conditions (drivability, safety, traffic)	4.10				
3. Property maintenance	4.03				
4. Quality of City services	3.72				
5. Open space/natural resource preservation	3.69				
6. Crime (violence, drugs and safety issues)	3.64				
7. Parks & recreation for all age groups	3.56				
8. Access to quality shopping & dining	3.29				
9. Economic development	3.18				
10. Revitalization of commercial areas	3.15				
11. Development of a Town Center/Downtown	2.74				
12. Annexation of a Town Center/Downtown	2.74				
13. Availability of commercial property	2.72				
14. Expansion of the current city limits	2.50				
15. Public transit & senior transportation needs	2.21				
16. Affordable housing options (Apartments, condos, villas, etc.)	1.92				

**SUMMARY:** “*Neighborhoods Stability*” was the #1 concern or threat with a ranking of 4.15 out of 5. Eight-five (85%) of all respondents ranked Neighborhood Stability a “4” or higher on a scale of 1-5, 5 bring the highest concern. “*Road Conditions*” was the 2nd highest ranked concern or threat with a ranking of 4.10 out of 5 and “*Property Maintenance*” was the 3rd highest ranked concern with a ranking of 4.03. “*Affordable Housing Options*”, “*Public Transit*” and “*Expansion of the City Limits*” were the three (3) lowest ranked concerns with rankings of 1.92, 2.21 and 2.50 respectively.



2. Agree/Disagree: General Questions

Personal Preference Questions					
Agree/Disagree Statements (in order by ranking)	Disagree		Agree		
	1	2	3	4	5
	Ranking				
1. Byrnes Mill is a great place to live?	4.00				
2. Byrnes Mill is a great place to raise children?	3.90				
3. Byrnes Mill is a great place to retire?	3.55				
4. I am happy with the City's parks & recreation activities?	3.32				
5. Byrnes Mill is a great place to visit?	3.20				
6. Byrnes Mill should grow in size and population?	2.90				
7. Byrnes Mill is a great place to own/operate a business?	2.48				

**SUMMARY**

The highest ranked personal preference statement was **“Byrnes Mill is a great place to live”** with a ranking of 4 out of 5. The 2<sup>nd</sup> highest ranking statement was **“Byrnes Mill is a great place to raise children”** with a ranking of 3.9 out of 5.

The lowest ranked personal preference statement was **“Byrnes Mill is a great place to own/operate a business”** with a ranking of only 2.48 out of 5. **“Byrnes Mill should grow in size and population”** was the 2<sup>nd</sup> lowest ranked personal preference statement with a ranking of only 2.90.



3. **Strengths/Assets:** Rate each of the following strengths/assets as they apply to the City of Byrnes Mill from most valuable (5) to least valuable (1).

Ranking of the City of Byrnes Mill Top Strengths					
Top Community Assets (in order of ranking)	Least Valuable	←————→			Most Valuable
	1	2	3	4	5
<i>Ranking</i>					
1. Wooded areas & the Big River	4.23				
2. Housing & neighborhoods	4.03				
3. Family-friendly atmosphere	3.97				
4. Location	3.89				
5. Municipal services	3.85				
6. Local roadways	3.79				
7. Resident population (the community)	3.79				
8. Highway access & visibility	3.77				
9. Police	3.73				
10. Heritage	3.29				
11. Parks, trails & recreation programs	3.28				
12. Religious institutions	2.92				
13. Schools	2.87				
14. Organizations & committees	2.82				
15. Commercial & retail establishments	2.71				

**SUMMARY**

The top ranked community asset according to the survey respondents was “**wooded areas & the Big River**” with a ranking of 4.23 out of 5. The 2<sup>nd</sup> highest ranked community asset was “**Housing & Neighborhoods**” with a ranking of 4.03, followed by “**Family-friendly atmosphere**” and **Location** with rankings of 3.97 and 3.89 respectively.

“**Commercial & retail establishments**” was the lowest ranked community asset with a ranking of only 2.71 out of 5 followed by “**organizations & committees**” with a ranking of 2.82 and the third (3<sup>rd</sup>) lowest ranked asset was “**schools**” with a ranking of 2.87.



4. **City Services:** Survey takers were asked to rate the following municipal services based on their level of importance from 1-5, with 1 being very important, AND, rate how well the services are performed from excellent (5) to poor (1).

Ranking & Quality of Municipal Services						
Municipal Service (in order of level of importance)	Level of Importance (1-5)	Quality of Service				
		Poor ←————→ Excellent				
		1	2	3	4	5
1. Fire	4.33	4.15				
2. Winter Maintenance - Snow Plowing/Salt	4.33	4.28				
3. Drinking Water	4.27	3.95				
4. Sanitary Sewer	4.12	3.72				
5. Police	3.97	3.93				
6. Planning & Zoning	3.82	3.62				
7. Building/Property Maint, Code Enforcement	3.82	3.20				
8. Trash/Recycling	3.82	3.80				
9. Stormwater Management	3.64	3.33				
10. Yard Waste Collection	2.85	2.69				



5. Yes/No Specific Issue Questions:

<b>Yes / No General Quality of Life Questions (in order listed on the survey)</b>	<b>YES</b>	<b>NO</b>
a. The City of Byrnes Mill should expand through annexation.	51.3%	48.7%
b. The City should have more sidewalks and bike paths.	60.0%	40.0%
c. I would support a tax or bond to fund <b>street</b> improvements.	59.0%	41.0%
d. I would support a tax or bond to fund <b>park</b> improvements.	46.2%	53.8%
e. I am generally pleased with the City's Public Services.	90.0%	10.0%
f. There are sufficient housing options in the City.	84.2%	15.8%
g. Byrnes Mill should have more parks and walking areas.	35.9%	64.1%
h. Traffic congestion is a problem.	12.8%	87.2%
i. Byrnes Mill has adequate street lighting?	59.9%	41.0%
k. There are sufficient recreation programs for youth.	41.7%	58.3%
l. There are sufficient recreation programs for seniors.	40.0%	60.0%
m. Byrnes Mill should invest in incentives to attract business	50.0%	50.0%
n. There are sufficient employment opportunities in town.	25.0%	75.0%



6. Surveyor Demographic Questions:

Surveyor Demographics				
Gender	Male	54%	Female	46%
Resident?	Yes	92%	No	8%
Ward	1	2	3	
	63%	13%	25%	

Age	17 & Under	18-29	30-45	46-64	65 and over
	0%	13%	10%	53%	25%
Education	Some high school	High school grad	Some college	College grad	Master or PHD
	0%	18.4%	5.3%	55.3%	21.1%



## Planning Workshop & Interview Summary

### 1. **Vision:** What is your vision for the future of Byrnes Mill? **What improvements would have the most positive impact on the future success of Byrnes Mill?**

- 2016 marks the City's 30<sup>th</sup> Anniversary 1986- 2016- the City should promote this and plan something special.
- Make Byrnes Mill the envy of Jefferson County –get adjacent residents to embrace Brynes Mill. Start small. Prove that the City can obtain grants and outside funding to beautify the High Ridge Main Street area, market our police department, make annexing areas want Byrnes Mill. Promotion should be our #1 priority. Offer police protection (neighborhood policing), winter maintenance, trash hauling, recycling. We need this.
- Love what we already have – great neighborhoods with green space and the rural feel of Byrnes Mill.
- Make Byrnes Mill cleaner
- Lots of pride in Byrnes Mill – keep it that way.
- Keep Byrnes Mill the way it is.
- Preserve Byrnes Mill's rural feel/atmosphere.
- A City with lots of open space.
- I've lived here all of my 73 years. I have always loved the rural aspect of Byrnes Mill. It has changed too much with all the new people moving in.
- Future planning should include the protection of our natural surroundings, e.g., low lighting options, sign limitation and rules for both business and residents. Strict building codes that will eliminate cheap housing materials to be used and ugly buildings. There should be care taken to keep, preserve and protect the history of our community and our neighboring communities.
- The real value to Byrnes Mill is the two to four acres lots that will attract signal family homes. "
- Need controlled growth to help provide funding for more amenities
- Preserve Byrnes Mill's low-density, quality neighborhoods
- Make Byrnes Mill the City of choice for 55 and older
- A bedroom community with great services and entertainment, open spaces and great places to eat.
- Standardized HOA covenants or other means to ensure property values stay high.
- Balance development that does not impact existing neighborhoods.
- Annex to Wal-Mart.
- Annex High Ridge and House Spring to create a robust economy needed for Byrnes Mill and the surrounding areas to prosper.





- Expand commercial areas to increase the City's revenues.
- Expanded upon the City's businesses district(s) and provide a more diverse selection of commercial services and retail offerings.
- Recruit a café, Starbucks, cleaners, and sit down restaurants.
- More food establishments
- We need more revenue options to maintain what we have as well as for future projects.
- No new taxes, we need to come up with other revenue sources to fund our city.
- Our park is great, but how can we grow our parks? We need a new park.
- Develop a recreation center.
- Develop sports fields.
- Connect parks along the Big River with trails.
- More sidewalks, wider roads and better lighting.
- Road improvements which would include sidewalks and wider roads that connects to the Park.
- Better traffic flow on 30.
- Better traffic calming for 30. We need to reduce speeding along 30.
- Don't let 30 become Manchester Road.
- More streetlights to improve safety
- More fire hydrants to improve fire safety.
- Consolidate to one trash hauler

## 2. Strengths:

- Byrnes Mill is great the way it is. The police are great and do a great job! We don't need any more subdivisions and traffic. The country atmosphere is wonderful.
- Rolling hills
- River
- Taxes are low
- Meadowview Annexation
- Large lots
- Excellent snow removal
- Proximity to services.
- Access to 30.
- Moderate to slow growth- 1.8%.



- Lots of adults age 45-64- mature population.
- Median age 39.4 (highest of all peer cities)
- High owner occupancy rate (81.5% - higher than all peer cities)
- Low rental rate (18.5%)
- Low vacancy rate (6.9%)
- High median household value (\$170K)
- City Park. It's a great park and makes a nice impression of Byrnes Mill. The riverfront is great. The park may have helped Silver Stone sell houses. Expand the park to connect with a regional trail system and introduce geocaching.

### 3. Weaknesses & Threats

#### a) Image:

- Home owners not taking care of their properties, e.g. homes that need painting, trash on roads, and empty homes.
- Too many rental properties and slum lords taking advantage of not having to keep their properties in a good condition.
- Too many trailers, trailer courts and apartments that affect the type of residents that do not invest monies in their properties. It attracts low income housing. Townhouse and condos does the same thing, therefore we need good planning to attract homeowners that want to be long-term residents.
- Big River Hills (dilapidated structures, bad roads –visually unattractive)
- Vogt Road – apartments are junk.
- Highway MM and Hunter Lane
- Big River Hills (sewers, roads, visual).
- Encourage the local subdivisions to uphold their own higher standards of property maintenance rather than defaulting to Byrnes Mill standards. It is too easy then for the general appearance of the smaller properties to look cluttered.
- The City needs to conduct a city-wide cleanup.
- Main streets have trash scattered throughout the length of the road on both sides.

#### b) Access:

- MoDOT will not allow access to 30 due to their access management standards. No access to 30 for much of the City's undeveloped land. A restricted right in / right out would be better than nothing. If we don't provide the necessary improvements & access, development will occur elsewhere and we will miss out.
- Access to 30 / Lack of service road constrains potential business development.



- Better access needed for Vott Road to allow for future development.
- Future development hinges on MoDOT authorizing access to 30.
- Property maintenance and access to the Highway 30 corridor

c) Economic Development:

- Ability to draw businesses into the City; negative press about city services; public schools lagging behind other areas; recreational activity and fitness pursuits difficult due to roads & lack of sidewalks-families may choose to purchase homes elsewhere
- Lack of funding. Minimal nonresidential revenue. Need more commercial.
- Taxes are low, but that means Byrnes Mill struggles to provide road, infrastructures and park improvements.
- Economic development - commercial, shopping, dining, city beautification, image."
- Lack of commercial/business district.
- Lack of employment opportunities throughout the metro area (not just in Byrnes Mill).
- People in the area do not patronize the small business in the area. They instead drive to Gravois Bluffs. The community does not help small businesses to grow.

d) City Limits:

- City footprint is static. It would be best if we could grow.
- The lack of prime areas in which to develop for commercial/retail establishments.
- We would like to annex Wal-Mart and High Ridge, but State Statues say 4th Class Cities cannot do "Flag Pole" annexations.
- No place for commercial growth
- Rocky, hilly areas are not conducive to commercial development.

e) Traffic & Roads:

- Quality of life is disrupted when Byrnes Mill drivers do not obey speed limits especially on Lower Byrnes Mill Rds.
- Too much (highway) noise.
- It's unsafe to cross Byrnes Mill Rd. to go to mail box. Some people travel 60 mph. Police need to park somewhere to catch speeders.
- Quality of work on public projects. IE, The chip and seal job and striping is nothing like the quality of PP.
- Hunter Lane (McDonalds) is problematic – improvements needed.
- Speeding is an issue along 30.



- Hardee's property needs to be looked at- control is needed.
- Roads are narrow.
- More lighting at horse barn on lower Byrnes Mill.
- The gravel roads along Lower Byrnes Mill that spill rocks along the pavement creating safety issues. Consider paving the aprons of these roads, installing culverts and other improvements as needed to address stormwater.
- Franks Road- speeding and safety issues. Need to slow down the speeds. 50 MPH is too fast, it should be 30.
- Traffic safety - stoplights needed on 30.

f) City Services

- City focusing on wrong items (trying to annex house springs) vs. providing services to existing residents
- Past Police issues are still festering.
- Corrupt police and government.
- The ability to attract higher income families by providing better roads, sidewalks, fire hydrants and park facilities.
- More sidewalks, parks and open spaces.
- Lack of walking parks and sidewalks.
- Fire hydrants needed to help the firefighters do their jobs. Currently High Ridge has to depend on two other fire districts for water to be brought in for areas that have streets with no fire hydrants.
- Street lights at street entrances to help emergency workers find homes.
- Isolated neighborhoods that don't interact with each other. No central interactive area other than park or city hall. No real identity other than "speed trap." Park & City Hall need to be used more - entertainment events, music, lectures, educational series, etc.
- Crime - drugs, home invasions, robberies.

g) Schools

- Improvement within the local school district. Some people still look down on Northwest School District.
- Expansion of private schools."
- Schools are not as desirable as many other districts. Not maintaining subdivision roads.
- Education and activities to keep kids busy and out of trouble is lacking.

**4. Opportunity Areas**



- **Possible Hwy 30 Annexation**
  - **Jefferson College property.** This is a great future development opportunity since it is not currently being used nor does the college have plans to use to the property. Great location for future attached single –family or multi-family.
  - **North side of 30.** Potential development opportunity along 30 and Upper Byrnes Mill Road if access can be addressed. This would be a great location for a mixed use development.
  - **Area along 30 from UBM to LBM.**
  - SE of the southernmost city limits is a great opportunity area for commercial and industrial development.
  - Annex property to the west and along MM.
  - Area between Franks Road and PP, UBM and HWY 30
  - City Hall
  - Highway W (add concrete area – Hallmark Dr.)
  - Take over Rockford Beach Park and link to City Park via a greenbelt/trail system.
  - Built upon existing trails, make them wider and longer.
  - Stage areas (improve curb appeal, lighting, landscaping, etc.) to encourage future development.
  - Meadowview
  - Need an advocate to promote Byrnes Mill.
5. **Public Services:** What improvements, if any, to the City’s infrastructure or municipal services are recommended?
- a) Transportation & Mobility:
- City needs to make sure all public roads are improved to City standards.
  - The decision to take over roads will be a difficult decision the City will have to face.
  - Give back roads and take on problem areas. City not coming out on roads. Byrnes Mill needs a road tax (sales/use tax).
  - Impose a transportation tax.
  - Wider roads and bridges. Roads are too narrow.
  - Sidewalks are needed along both sides of all new streets. There are no areas to walk or run. It would be great to have sidewalks along all new or improved roads.
  - We need some place to walk.
  - Trails should be installed where practical.



- Sidewalks would be nice, but not a priority. The City has bigger issues to deal with.
- Winter work Tony does is second to none!"
- Access to and from Hunter Lane.
- Address traffic at McDonald's intersection.
- Consider a frontage road or reverse frontage road near Hess Road providing access to the undeveloped property (currently being listed by DESCO) from 30.
- Construct a frontage road along 30.
- A bridge near the park.
- Move utility poles on Franks Road away from White Line.
- Storm water control. Not river flooding. Rather puddles that form at regular places
- Sometimes it is impossible to get into the far left lane from Byrnes Mill Rd. to make the J turn. Folks are also illegally making turns here.
- Stop light needed at Upper Byrnes Mill Rd. & Hwy 30.
- Better street lighting needed.

**Recommended locations for street lighting:**

- Streets leading into Upper Byrnes Mill Rd.
- Upper & Lower Byrnes Mill Rd.
- Clearview subdivision
- Along Hwy 30
- Street entrances that connect to main streets with high traffic volume.
- At each street entrance onto private and public roads along Upper and Lower Byrnes Mill roads, Frank Ct. etc.
- Along any areas where the road is windy and narrow.
- Along busy roads
- We don't want any more street lights
- Live in the country don't want or need photo voltaic trespassing

b) Parks

- Park is great, but it's not large enough to host big events.
- Adult playground at Park needed.
- Need to expand our park to include sand volley ball and other activities.
- Sidewalks, wider roads, streetlights and more parks
- Rockford Beach Park (Annex into the City, make it a city park)



- Create a kayak/canoe training & recreation destination at Rockford Beach Park.
- Install sidewalks to current parks.
- Byrnes Mill need a recreation center, like a YMCA or similar. I hope we can one day have a recreation or aquatic center in the city limits.
- Bike lanes, trails, parks, playgrounds. I see people riding bikes along both upper & lower Byrnes Mill and I am concerned about their safety.
- There is a need for parking at the Byrnes Mill Park.
- An archery range would be nice.
- A full analysis and open door discussions with the public should be held for determination. Access, highest populated areas and safety should be reviewed. At this time there may not be ground available to buy that would work for a park.
- Trail addition/ maintenance at the park and beyond to the area on the other side of the river.
- Improve our park and maybe add one around the Municipal Complex
- I would like to see a boat ramp put in at the Byrnes Mill City Park, or other city owned property along the river downstream. I also would support a boat ramp on the downstream side of Rockford Beach spillway.

**Recommended locations for future parks and walking areas:**

- Invest within existing parks and purchase land adjacent to existing parks.
- Along Upper and Lower Byrnes Mill Road, and along the river where possible.
- Wherever it will improve safety.
- Floodplain area by the horse farm and Franks Road would be good for ball fields / parkland but access is a problem.
- Anywhere we can make it happen! The park should be an access focal point. A bike/ hiking trail on the land we own on the other side of Big River with access via bridge to the existing park would be fantastic!
- Near Byrnes Mill Park. It is dangerous for any pedestrians along those roads.
- It would be nice if the city would pattern its bike path system off of the city of Wildwood....and possibly seek a way to connect to another trail system."
- Not cost effective too much grading and land purchase premiums to be effective.
- Walking path (paved) at City Park
- Between Highway 30 and Park
- Expansion of Byrnes Mill Park.
- Walking path by City Hall.
- Where every home has easy access to one.
- Lower Byrnes Mill.



- All over! Sidewalks should be considered for Upper Byrnes Mill Rd. to the park as the bulk of the population lives there with expansion plans for the future.
- Wherever we own ground.
- Anywhere possible
- Sidewalks needed throughout City.
- Franks Road.
- One side of all subdivision roads.

c) Public Safety

- Byrnes Mill is very safe. No safety concerns.
- Police do a good job.
- Everybody looks out for each other- great community.
- Fire is great- 4 fire stations
- Limited police force due to revenue shortfall
- More police officers needed.
- We need the police to spend more time patrolling and community policing in our neighborhoods and less on highway 30.
- Police corrupt
- The Police department needs to hire more officers so there can be 2 officers on patrol at all times.
- Police is much better w Gary. Perception will improve w time.
- Safety: 4 out of 5 – always room for improvement
- Police/Fire: 5 out of 5.
- Will we be able to retain the Police Department? Concerns regarding the City's ability to maintain police department. We need more police officers, higher pay (to encourage officers to stay).
- No way to call City after hours, except 911.
- Increased development would lead to safety issues, so be careful with annexations. We don't want to create problems the City cannot manage.
- We are better off than most communities when it comes to safety. Neighbors look out for one another. This is our selling point.
- Better tornado sirens needed.
- Swimming should not be encouraged in the Big River, it's very dangerous.
- Sidewalks and trails are needed along main roads to provide safe areas to walk, run and be active.





- Street light in high traffic areas and pedestrian use areas would be great.
- Fire hydrants needed so all areas have top rate fire protection services.

d) Code Enforcement

- Building maintenance & code enforcement could be improved, especially trash and dumping on properties.
- Adopt ordinances for littering.
- Construction inspection needs to also be improved/
- Keep up code enforcement efforts to make sure properties are well maintained and look nice.

e) Utilities

- More/better sewers needed.
- Expanded sewer service needed. Sewers needed along Franks Road.
- Water District 6 – water is bad.
- Do whatever it takes to keep Byrnes Mill a desirable place for existing residents and businesses.
- Would like to see one trash hauler (save on roads)
- Get 1 trash company
- Rebid trash hauling contract to have one hauler for trash and recycling.
- Curbside recycling would be nice.
- Need one garbage hauler with recycling.

6. **Future Commercial Uses:** What businesses would you like to have in Byrnes Mill?

- Byrnes Mill needs a bakery, upscale restaurant, more retail selection, boutique shops, dry cleaners, mini target and other uses that provide for the daily needs.
- Planned commercial development at highway intersections.
- A bakery and a café would be nice.
- Restaurants (sit down)
- Starbucks
- Near City Hall – great location for a QT, bakery, Starbucks, Bread Company, café, etc.
- A “Homegoods” store would be nice.
- QT



- Promote commercial nodal development along 30. Preserve area in-between.
- Commercial development on the Jefferson College property would be nice.
- No more fast food restaurants. Nice sit-down restaurants would be nice.
- No more auto parts.
- No more fast food, self-storage.
- No more convenient stores. We need more commercial retail and sit down restaurants.

**7. Future Residential Uses Housing:** What housing types and price ranges do you recommend for future development?

- Promote new construction of single-family detached homes.
- Byrnes Mill needs to diversify the housing stock to include condos, villas, duplexes and attached housing.
- Diversify housing stock – more choices needed. Consider garden apartments – and more renter-by-choice options.
- Need more medium-priced housing.
- Need more housing options than just large homes.
- Villas, apartments and senior housing
- Condominiums would be a good addition.
- Attached housing (villas) along Lower Byrnes Mill (LBM) Road.
- Townhomes, condo and nice garden apartments are needed. Consider the location near Hess Road and 30.
- Villas for seniors would be nice. Consider a location along 30 and along Upper and Lower Byrnes Mill mixed with commercial development. Similar to the residential condos adjacent to Gravois Bluffs.
- The Upper Byrnes Mill area would be good for high end villas or condos.
- New housing is needed including nice quality built single family homes, villas, townhomes and condos, but no apartments.
- No multi-family or mixed use.
- Single family homes, town houses and condos.
- Expand the city's housing stock but no more apartments.
- We need rental options such as townhomes and duplexes and higher density home-ownership options, especially for our seniors, such as villas, condos and ranch homes on small lots (consider cottage courts like at Old Town St. Charles.)
- Subdivisions along LBM.
- Active living needed.



- Maintain open spaces in residential areas.
- Too many apartments, trailer courts, trailers that attract slum lords.
- No HUD housing.
- Not everyone wants condos and townhomes – they don't think they fit in.
- No apartments. Apartments do not fit with Byrnes Mill's existing housing stock and quality established neighborhoods.
- No condos or townhouses that eventually turn into low income rentals should be under consideration.
- Builders wanting to build cheap housing should consider other locations.
- Byrnes Mill does not need to diversify the housing stock. The housing stock is pretty good as is.

**8. Future growth areas**

- Annex commercial areas. Annex north and south along 30.
- Annex to High Ridge – to take in existing commercial uses and provide necessary growth opportunities for future growth.
- Annex High Ridge to Wal-Mart and take in High Ridge Boulevard and the adjoining uses.
- Annex to Wal-Mart.
- Annex Wal-Mart, Walgreens, High Ridge Boulevard, fire house and offer fire protection, TIF and create a High Ridge Business District.
- Annex to House Springs – take in existing commercial areas to have better control over future development.
- Annex to Junk Yard and to Buchheidts.
- Annex the subdivision next to City Hall.
- If accepted by those being annexed. Either High Ridge towards Wal-Mart or House Springs.
- Need reason to expand - improve area, increase tax base, etc.
- Do not annex!! It will break down community goodwill and potentially lead to disincorporation movement.
- As beneficial opportunities/locations arise
- High Ridge first then House Springs if possible. The city should try annexation over building a city center or change present zoning that would take away building one family houses with larger lots. I like the two acre and 4 acre lot sizes currently in place.
- High Ridge area and House Springs if possible, with the caveat that House Springs can keep their name since it has a historical significance for the Jefferson county residence as a whole.
- Where ever we can



- The most obvious is down MM, but up towards High Ridge would be good, also.
- Byrnes Mill needs to expand.
- Where ever we are wanted
- The plot of land that exists between Old Gravois and Hwy 30 from near Weber Hill Lake to the intersection near Hardee's and Hwy 30.
- Not by trying to buy the land around Wal-Mart

**9. Pros & Cons of annexing High Ridge area**

- If the businesses want it, it's a good thing.
- The business in the area would be stronger if they worked together towards a common goal or purpose.
- It would be nice to clean up or add vitality to the Boulevard, but what exactly can Byrnes Mill do to make it a better business district?
- Most people that work or own a business on the Blvd. are from the area.
- Upgrading the buildings would be nice.
- Better exposure to 30 and better promotion of the High Ridge area would benefit the businesses and community at large.
- Developing the Elks Lodge Site would be big, it would provide the opportunity to bring in an anchor-type development to compliment Wal-Mart and bring vitality to the Boulevard Side of 30.
- Anything that unifies the High Ridge businesses community is a good thing.
- Promote the safety, affordability and sense of community of High Ridge.
- Byrnes Mill is a bedroom community that would really benefit from a commercial center for shopping as well as bringing people together
- People move to an area because they want to live there. If someone wanted to live in Byrnes Mill they would have moved there. If someone moved to unincorporated High Ridge, it's because they don't want to be in Byrnes Mill or any other Muni.
- Byrnes Mill has a bad reputation.
- There is a perception that the Byrnes Mill Police Department is corrupt.
- If Byrnes Mill were to successfully annex, I would relocate my business.
- We don't want another layer of government which would result in business licenses and more permits, inspections and fees.
- The County Sheriff Department does a fine job. There is a sub-station at Dillion Plaza, just up 30.
- The widely publicized negative press received by Byrnes Mill will take years to overcome.



- Residents of High Ridge might be willing to support an annexation if the name Byrnes Mill was dropped.
- This is just a money grab by Byrnes Mill.
- The current Police Chief was the second in charge when all the corruption took place, so the corruption is still present.
- This would add yet another layer of bureaucracy that nobody needs or wants. We need to shrink our government. I am opposed to anything that makes government bigger.
- The County police do a great job; they are in my business all the time and have a good reputation.
- Byrnes Mill police profile and are not respectful.
- Quit trying to grow in size. It only makes the surrounding areas mad. Police is improving its image with new leadership, but it will take time. The timing is not right, now.
- We would support annexation if it were wanted by the population in the area considered for annexation."