TOWN OF PAYSON
GREEN VALLEY REDEVELOPMENT AREA COMMITTEE
MINUTES OF THE REGULAR MEETING
June 1, 2006

A	Chairman Dick Wolfe called the duly posted and published Public Meeting of the Green Valley Redevelopment Area Committee to order at 8:30 a.m. in the Main Street Office, 600 S. Green Valley Parkway, Payson, Arizona.	Meeting Time and Place
B	Members Present: Chairman Dick Wolfe, Committee Members Mike Amon, John Landino, and Mike Stuart	Members Present
C	Resignation Letter: Chairman Dick Wolfe read the brief letter of resignation from Committee Member Miller, noting the Committee now has two vacancies.	Resignation Letter
D	Town Staff Present: Green Valley Redevelopment Area Manager Carol McCauley, Secretary Cathy Boone. Community Development Director Jerry Owen (arrived at 8:55 a.m.)	Town Staff Present
E	Council Liaison: None	Council Liaison
F	Others Present: None	Others Present
G	Public Comment: None	Public Comment
H	Approval of Minutes: A motion was made by Committee Member Landino and seconded by Committee Member Amon to approve the minutes as presented for the May 4, 2006 and May 11, 2006 meetings. Voice vote carried the motion unanimously.	Approval of Minutes
I	Chairman Wolfe suggested taking items out of order to allow Community Development Director Owen time to arrive and participate in the discussion on the Payson Unified Development Code Section 15-02-013.	Suggestion to Take Items Out of Order
J	American Gulch Amenities Meeting: The ad hoc committee met on May 25th and consisted of Committee Members Landino, Stuart, Amon, and Bob Hershberger and Hallie Overman. The meetings will continue and Hallie Overman will share her research and plans for amenities to see if they should be incorporated into the entire project. Once the ad hoc committee makes a decision it will return to the entire GVRA Committee for approval. Suggestions had been made to use stamped concrete to look like a boardwalk and using areas offset with benches being out of the traffic pattern.	American Gulch Amenities Meeting

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A	Main Street 4-Point Approach: Design Review had no report. Green Valley Redevelopment Area Manager McCauley reported the Organization Committee quarterly newsletter was done in-house and would be placed in local businesses. Suggestions were made for subsequent issues to include pictures of the new brown point-of-interest signs, to add Judy Pittman as editor, and should be included on the town's website and copies placed at the Chamber and Town Hall. The Merchant's Committee had not met since the last update. No update on Economic Restructuring. Committee Member Stuart reported the next Merchant's Meeting would be the first Monday of June.	4-Point Update
B	Community Development Director Owen arrived at 8:55 a.m.	Joined Meeting
C	Promotion Committee: Committee Member Landino reported the Payson Stampede Street Festival would be June 17th.	Promotion Committee
D	Payson Unified Development Code Section 15-02-013: Suggestions were made to discuss items in order while reviewing comments submitted by previous Member Romance. The committee suggested eliminating items 1-3 on page 37 A. Purpose and Intent. Page 38 items 5 and 6 would be deleted and possibly incorporate #7 with #4. While on the topic of pedestrian friendly environments the decision was made to have a special meeting in the near future to discuss the comments made by the consultant as a result of their recent visit to Main Street. The map on page 39 should be amended administratively to expand the boundary map to include the Julia Randall School and Zane Grey Cabin and Main Street Office. Page 41 C. Development Standards, 1. Parking a) refers to a requirement for business owners to provide a ten foot wide landscape buffer or provide money for the town to provide public parking. Community Development Director Owen suggested they rewrite and clarify relaxed parking requirements in GVRA. Also, the last sentence refers to deviations being made through a conditional use permit and might want to change to being approved by GVRA or someone other than P and Z. Page 41 C. Development Standards: 4 Space Between Buildings should delete "required space between". Also, all reference to Uniform Building Code needs to be International Building Code. Page 41 C. Development Standards 2. Building Density was discussed but no definite changes suggested. Page 41 C. Development Standards 3.b. should remain.	GVRA Special Plan District
A	Committee Members Landino and Amon left the meeting at 10:07 a.m. after agreeing to attend a special meeting as soon as	Members Left Meeting And

	possible to continue the overlay discussion and input on the ADOT plan. Community Development Director Owen thanked the group for the detailed discussion on the overlay.	Agreed to Special Meeting
B	Green Valley Redevelopment Area Manager McCauley reported on the great outcry from the general public on the possibility of losing the Pieper Mansion. The owner is willing to sell or trade the property. Chairman Wolfe is on a committee for an art gallery and had encouraged them to locate on Main Street.	Main Street Update
C	No Round Table discussion.	Round Table
D	The meeting adjourned at 10:15 a.m.	Adjourn

Dick Wolfe
Chairman Dick Wolfe

July 6, 2006
Approved

Cathy Boone
Secretary Cathy Boone