

TOWN OF PAYSON
GREEN VALLEY REDEVELOPMENT AREA COMMITTEE
MINUTES OF THE REGULAR MEETING
September 7, 2006

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| A | Chairman Dick Wolfe called the duly posted and published Public Meeting of the Green Valley Redevelopment Area Committee to order at 8:15 a.m. in the Council Chambers, 300 N. Beeline Highway, Payson, Arizona. | Meeting Time
and Place |
| B | Members Present: Chairman Dick Wolfe, Vice Chair Steve Drury, Committee Members John Landino, Mike Amon, Mike Stuart, Minette Richardson (Judy Buettner had excused absence due to medical issues) | Members
Present |
| C | Town Staff Present: Green Valley Redevelopment Area Manager Carol McCauley, Secretary Cathy Boone, Public Works Engineer LaRon Garrett | Town Staff
Present |
| D | Council Members Present: Council Members John Wilson and Andy Romance | Town Council
Present |
| E | Others Present: Susan Keown, Paul Bates, Karyn Nelsen, Dr. Nel Gusimat, Joy Richards, J.R. Hudsteth, Stan Sisson | Others Present |
| F | Public Comment: Chairman Wolfe invited any member of the public to step forward with any comments. There was no public comment. | Public
Comment |
| G | Approval of minutes: No minutes were approved since there was not an August meeting and July minutes will be on the next agenda. | Minutes |
| H | Street Closure: Green Valley Redevelopment Manager McCauley reported the street closure for the 6 th Annual Electric Light Parade would be on Council Agenda and she requested the support of this committee. A motion was made by Vice Chair Drury, seconded by Committee Member Amon to support the street closure for the Electric Light Parade. Chairman Wolfe hoped someone from Parks and Recreation would look at the town tree prior to it being decorated as it was not looking healthy. | Street Closure |
| I | Chilson Project: Green Valley Redevelopment Manager McCauley explained the project had been tabled by Planning and Zoning awaiting comments from this committee. Chairman Wolfe invited Hallie Overman to explain her project and she highlighted items from the Development Agreement and discussed the differences between the 3 different plans: #1) the original master | Chilson Project

Plan #1 |

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plan submitted and approved in the March 2006 Development Agreement showing a gated community including commercial component; **#2) master plan as modified in subsequent meetings with community development** which removed the commercial component (showing all residential) with the addition of a public road through the center of the project and no gated community. This version included the P & Z staff report containing 17 conditions recommended by Community Development Director Owen (dated August 17, 2006); **3) was an amended plan requested by Hurlburt Development, Inc.** This version was the same as #2 above, without the public street through the project previously recommended by community development, and retaining all of the residential and still showing project as a gated community as in the approved Development Agreement dated March 15, 2006, but with no commercial. Ms Overman stated 80 units would be workforce housing ranging in price from \$190,000 to \$240,000 which was below the state requirement for workforce housing. They have worked on getting financial assistance from the state and federal government for funding for first time home buyers. They will also work with the affordable housing task force to see if the town can assist such as a five year forgiving grant on impact fees. Ms Overman discussed the sales tax going to the town directly. Phase I and II sales tax would be \$655,000 to the town from the state. Workforce housing sales tax would be \$307,800. She added the Green Valley Redevelopment Area was to receive 1.5 percent of the 2.65 percent tax credits. Chairman Wolfe said the town had been unable to determine that income. She added they would bring over 2,000 jobs in a four year period of time. Sustainable employment would be 10 staff members. Committee Member Amon verified this applicant was working with Messenger on the American Gulch concept. Ms. Overman and J. R. Hudsteth (builder) confirmed that they were. Ms Overman reported a Planning and Zoning Commissioner had asked if they would be part of the moratorium and Ms Overman pointed out to this committee that page 3 of her development agreement dated March 15, 2006 made provisions preventing this project from being burdened by conditions such as these. She also highlighted excerpts she felt pertinent from this development agreement. Green Valley Redevelopment Area Manager McCauley pointed out the P & Z staff report included in their packets which contained the list of conditions recommended by Community Development Director Owen and encouraged the committee to review these prior to making a motion as well as apply any additional conditions if they felt they were necessary. J. R.

Plan #2 and
Plan #3

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Hudsteth with Pinnacle discussed the differences in the plans and the reasoning for their proposed changes in redesigning a new plan incorporating many of the items suggested by town staff but they opposed the roadway bisecting the property. He added the tribe had no plans of letting this roadway go through their property and other outside engineers had substantiated this would not alleviate traffic. Public Works Engineer Garrett reported his reasoning in support of the roadway. He pointed out currently only Main Street runs east and west in this part of town. GVRA and Community Development had been pushing to make Main Street less traffic friendly and more pedestrian friendly plus the original plan had approved the road for an alternate route for traffic of residents in the area, or otherwise it would become less traffic friendly.

Committee Member Landino questioned how this could improve traffic when the road only goes into the subdivision dead ending at the pool and then goes back to McLane. Public Works Engineer Garrett replied it would take traffic to Green Valley Parkway but the owners to the west (currently the tribe) were not willing to let this go through today but eventually they will be required to comply when they want to develop their property. He agreed it would be nice to have Aero Drive go through but that could not happen at this time. Mr. Garrett added that the town has a written agreement with Dr. Justice and the Humane Society. Chairman Wolfe was concerned the only revenue would come from the sale of the residential units with no ongoing revenue which would have come from commercial. Chairman Wolfe added this committee had long looked forward to the parking, since there is a serious parking issue on Main Street and this had been looked at as a means to alleviate that problem and without that he could not support this project. Chairman Wolfe opened public discussion. Local business owner Karyn Nelsen thanked the developer for the public meetings gaining input from the business owners in the area and supported the project as presented in plan #3, but opposed the roadway shown in plan 2. Mrs. Nelsen also added she had to provide her own parking for her business and this owner could not be expected to provide parking for the other businesses on Main Street. After much discussion a motion was made by Vice Chairman Drury and seconded by Committee Member Stuart to adopt and promote the site plan and land use plan dated August 17th (plan #3) which did not include the thoroughfare through the property. The committee did not recommend the 17 conditions recommended by Community Development Director Jerry Owen nor did they add any conditions of their own. Voice vote carried the motion 5-1. Ayes: Vice Chairman Drury, Committee Members Landino, Amon, Stuart, and Richardson. Nays:

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Chairman Wolfe

- A Public Attendance: Members of the public left the meeting at this time. Attendance
- B Main Street 4-Point Approach: Green Valley Redevelopment Manager McCauley reported signs had been approved for Artists of the Rim and Bootleg Alley Antiques through Design Review. Committee Member Stuart reported Economic Restructuring (Merchant's Committee) was working on new events and supports the Historic Society's plans to celebrate the 125th birthday of Payson and other major milestones in our history. Organization Committee has worked on the newsletter for October. Judy Pittman is moving out of state and would be missed as she had been compiling the newsletter and working on the electric light parade. Promotion Committee would start planning the electric light parade. Committee Member Landino suggested that promotions get a closer tie with the Merchants Committee (Economic Restructuring) to handle the different events discussed. Green Valley Redevelopment Area Manager McCauley invited everyone to the dedication of the Mail Trail plaque at Deming History Park on Saturday. Soap Box Derby is having a point rally for 2 days, September 30 and October 1. Payson Stampede will be in April the weekend prior to the car show. 4-Point Update
- A Attendance: Committee Member Landino left the meeting at 9:40 a.m. Attendance
- B Main Street Update: Report was attached. The Committee questioned the need for a conditional use permit where Byrne Auto had been. Chairman Wolfe reported on the success of the co-op art gallery. Main Street Update
- C Roundtable: Vice Chairman Drury asked for an update on the American Gulch. Chairman Wolfe replied both Messinger and Overman were complying. Committee Member Amon reported Messinger was working on creating a land improvement district for the entire area so it would be cohesive. Green Valley Redevelopment Area Manager McCauley discussed the scoping document for the ADOT grant. Roundtable
Council Member Romance suggested GVRA govern any uses instead of relying on conditional use permits. The committee agreed to discuss this further at the next regular meeting. Discussion ensued on the conditional use permit being requested for 310 W. Main for an auto mechanic's garage. They agreed any

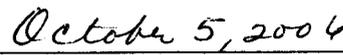
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maintenance work should be behind the fenced area, not out in view from the street. Green Valley Redevelopment Area Manager McCauley invited members to attend the public meeting on Friday, September 15th at 3:00 p.m. at Tiny's. She added the results of that meeting must be forwarded to Community Development before going to Planning and Zoning. Committee Member Stuart congratulated Chairman Wolfe on receiving the Arizona Main Street Man of the Year award. Green Valley Redevelopment Area Manager McCauley expounded on the prestige of winning this award.

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| A | Next Meeting: October 5, 2006 | Next Meeting |
| B | Adjourn: Chairman Wolfe adjourned the meeting at 9:55 a.m. | Adjourn |



Chairman Dick Wolfe



Approved



Secretary Cathy Boone