

TOWN OF PAYSON
GREEN VALLEY REDEVELOPMENT AREA COMMITTEE
April 19, 2007

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| A | Chairman Wolfe called the meeting of the duly posted and published Public Meeting of the Green Valley Redevelopment Area Committee to order at 8:20 a.m. in the Main Street Office, 600 S. Green Valley Parkway, Payson, Arizona. | Meeting
Time and
Place |
| B | Members Present: Chairman Dick Wolfe, Vice Chair Minette Richardson, Committee Members Mike Amon, Steve Drury, Mike Stuart. Ken Volz had an excused absence. | Members
Present |
| C | Town Staff Present: Green Valley Redevelopment Area Manager Carol McCauley, Community Development Director Jerry Owen, Public Works Engineer LaRon Garrett, Assistant Town Attorney Tim Wright, Secretary Cathy Boone | Staff Present |
| D | Council Present: Council Member John Wilson | Council |
| E | Others Present: Angela Dye, R.L.A. of A Dye Design, Inc. | Public
Present |
| F | Public Comment: None | Public
Comment |
| G | Approval of Minutes: A motion was made by Committee Member Drury, seconded by Vice Chairman Richardson, to approve the March 1, 2007 regular meeting minutes. Voice vote unanimously carried the motion. | Approval of
Minutes |
| H | Report on Design Review Committee: Community Development Director Owen announced the proposed resolution to change the Design Review process and create an official Design Review Board being presented to the Council this evening for a second reading. Community Development Director Owen distributed copies of Resolution No. 2258 for the Committee to review and comment. The Community Development Director would still be responsible for approval of minor requests. The new board would evaluate the current requirements and create new ones for industrial and multi-family. Once a decision had been reached by the Design Review Board, GVRA would become involved if an aggrieved person wanted to appeal. The GVRA members expressed concern they had not been aware of this before to the second reading and felt they should have been involved prior to the first reading. Council Member Wilson and Community Development Director Owen said the first reading had been created by a task force without input from staff. Members were also concerned with the exception allowing two non- | Design
Review
Discussion
and Motion |

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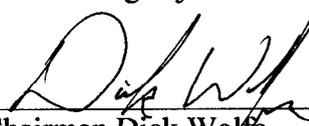
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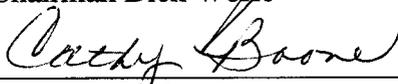
Payson residents to serve on the Design Review Board. Any recommended changes to the current guidelines would have to be approved by GVRA. A motion was made by Committee Member Drury, seconded by Committee Member Amon, to approve with reservations because of the inability to study sufficiently to make an informed decision, the group opposed 33.57B of Exhibit A allowing an exception to the code of not requiring members and officers of the Design Review Board to be town residents, and felt GVRA members should be actively involved in any issues relating to the Green Valley Redevelopment Area. Discussion after the motion focused on the opposition of 33.57B make up of the board and the 15 days to review. Voice vote carried the motion unanimously. Community Development Director Owen will present these concerns to the council on behalf of the GVRA committee.

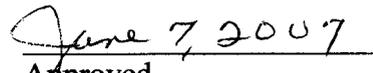
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| A | Assistant Town Attorney left the meeting at 9:10 a.m. | Change in Attendance |
| B | <p>ADOT Enhancement Grant-Landscape Architect Update: Community Development Director Owen distributed copies of the draft scope of services and introduced Angela Dye a registered landscape architect. The intent was to get this firm under contract and ask them to review the RBF concept and present the final design to GVRA for final approval and then begin the ADOT design process. Chairman Wolfe invited Ms Dye to attend a Merchants Committee Meeting if she were in Payson on an evening they meet. Ms Dye stated this draft scope had been created by Community Development Director Owen and they would need to discuss it further. When discussing the dollar amount of the grant and the depreciation over the time span with not having moved forward; recommendations were to refine and possibly do the environmental review for the entire area which would allow us to apply for the next enhancement grant. A motion was made by Committee Member Amon, seconded by Committee Member Drury asking the council to expedite the awarding of the contract to A Dye Design for technical services. Motion passed unanimously.</p> | ADOT Enhancement Grant Landscape Architect Update |
| C | <p>Update on Chilson Ranch Preliminary Plat: Community Development Director Owen distributed copies of the site plan saying they would need to address the reduction of the channel width and the impact on storm water quality. He added the Planning and Zoning Commission had recommended approval with numerous conditions based on if the improvement district goes through or not.</p> | Update on Chilson Ranch Preliminary Plat |
| D | Main Street Update: Property owners have deeded Meadow to the | Main Street |

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- town and contributed money toward paving. Bootleg Alley owners might be encouraged to do the same. Reese Randall owns the property abutting the town owned parking lot and plans to put up two buildings with limited parking on the lot but will build the west end of the town lot and put in a pedestrian connection through his property to the sidewalk. Community Development Director Owen sent a letter to Mike Amon approving his parking analysis. Town Engineer Garrett included paving of the town parking lot in the budget. Update
- A Change in Attendance: Community Development Director Owen, Angela Dye and Town Engineer Garrett left the meeting at 10:07 a.m. Attendance Change
- B Continued Main Street Update Discussion: Chairman Wolfe requested Green Valley Redevelopment Area Manager McCauley provide all members a copy of the enabling ordinance for this committee to know their requirements. She agreed. Continued Main Street Update Discussion
- C Main Street 4-Point Approach Reports: Merchant's Committee – Participation has increased in the co-op advertising group and they adopted the name Main Street Merchant's Guild. The first event will be a First Friday Art and Antique Walk starting the first Friday in May. The Main Street Merchant's Guild will be giving a \$50 gift certificate good at any of the participating stores to the winner of the poker walk during the Stampede. Jerry Galarneau has volunteered to work on the GVRA newsletter and Chairman Wolfe will write articles. 4-Point Approach Reports
- D Attendance Change: Committee Member Amon left the meeting at 10:15 a.m. Attendance Change
- E Roundtable Discussion: Down the Street Art Gallery's open house will be April 5th. Green Valley Redevelopment Area Manager McCauley will be contacting Coyote Auto about some complaints. Elder's have lost their lease but Wick's will continue. Roundtable Discussion
- F Meeting adjourned at 10:30 a.m. Adjourn


Chairman Dick Wolfe


Secretary Cathy Boone


Approved