

TOWN OF PAYSON
DESIGN REVIEW BOARD
MINUTES OF THE PUBLIC MEETING
AUGUST 28, 2007

- A Chairman Lieder called the duly posted public meeting of the Design Review Meeting Time Board to order at 3:00 p.m. in the Community Development Conference Room. & Place
- B MEMBERS PRESENT: Levi Amon; Deborah Hughes; Barbara Underwood; Bill Roll Call Ensign; Jeanie Langham; and Bernie Lieder. ABSENT: Mareena Cords.
- C STAFF PRESENT: Jerry Owen, Community Development Director; Sheila Staff Present DeSchaaf, Planning Specialist; Vicki Holmes, Water Resource Specialist; and Chris Floyd, Secretary.
- D OTHERS PRESENT: Gordon Whiting and Shirley McGeary. Others Present
- E There were no public comments. Public Comments
- F Barbara Underwood moved, seconded by Levi Amon, to approve the minutes of Approval of the August 14, 2007, meeting, pages 006-008; motion carried 6-0. Minutes
- G Chairman Lieder questioned if there was an overlay zoning on this property to Sawmill which the reply was no that it was C-2. He then referenced the Design Review Lodging regulations and commented that there were missing details from the submittal. Project Chairman Lieder then asked if staff had done a checklist on the submittal to which the reply was no. Jerry Owen, Community Development Director, noted that this project was in the GVRA and those guidelines needed to be considered. Chairman Lieder then asked if this review should be delayed until there was a complete submittal. Barbara Underwood asked if this project had been to the GVRA Board to which Mr. Owen replied that the GVRA Board is the appeals board so it doesn't need to go there first. Chairman Lieder commented that he had briefly reviewed the landscaping proposal and noted that there were several plants listed that were not on the Payson list. It was also noted that this is the first project under the new building height regulation.

Gordon Whiting gave a brief overview of how the submittal came together. He mentioned that he brought color samples for the Board to see. Mr. Whiting commented that they were rushing to try and get a building permit before the new water development fees went into effect. He also stated that the landscaping would be a continuation of Sawmill Crossing.

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Chairman Lieder commented that he probably didn't have a complete submittal.

Mr. Whiting commented that he thought there was a complete set of construction drawings for the Town to plan check that would have had adequate information for the Board to review.

Jerry Owen, Community Development Director, asked the Board to consider the key issues. There was only one sheet of the grading plan. No architectural site plan was submitted. Parts of the plan talked about signage but didn't show the location.

Mr. Whiting stated that this was his first time in dealing with proto-typical plans. He said he had the civil and landscape plans done here. He said that Tetra Tech did all the site work and should have asked them to do a site plan.

Chairman Lieder stated that another concern he has is the front of the building with the gable that makes it appear to have a fourth floor.

Gordon Whiting asked that his application be pulled from this agenda.

- A Barbara Underwood commented that she would like to see the Town be user friendly and asked if there was something more specific needed to assure that the applicants were submitting everything. Submittal Process

There was further discussion regarding the submittal process, what is required, and what the Board may consider.

Barbara Underwood asked if the Board would be available for a meeting next week if the Town could work with Mr. Whiting and get things ready. Several Board members stated they were willing to work on it.

- B Chairman Lieder moved, seconded by Barbara Underwood, that the Design Review Board is 100 % in favor of the AmericInn project, we want to do everything we can as a Board to facilitate this project, we respectfully request the applicant complete his submittal and re-apply working with Planning and Zoning department. We also request respectfully the Council consider the applicant's situation and potentially investigate waiving of the water increase impact fees for this project, if it's legal to do so. Recognizing that everyone is under duress and time constraints. It is the intent of the Design Review Board to cooperate in every manner with the applicant. After discussion of the motion, the question was called and the vote taken; motion carried 5-1 with Bill Ensign casting the dissenting vote. Motion To Work With Applicant

- C Jerry Owen, Community Development Director, asked if the Board would consider Board Review

reviewing their concerns of this project and then he could contact Mr. Whiting with some suggestions from the Board. The Board then preceded to discuss some of the issues with this project. Those issues were the site layout, architectural character, landscaping, signage, and overall compliance.

Of Sawmill
Lodging
(AmericInn)

- A Chairman Lieder stated that what he handed the Board he would like to present in the form of a motion to the Council. He commented that this was the result of a conversation he had with the Mayor regarding the sign question.

Sign Code
Issues

A discussion ensued regarding the sign issue and some felt that a more in depth review needs to be done on the whole sign code issue either by Town staff or a professional group. The Board felt that they should be involved with the aesthetics of the sign.

- B Bill Ensign moved, seconded by Deborah Hughes, the Board agrees with the decision of the Town Council’s Review Board involved in the decisions regarding the sign ordinance. However, the time allocated to the Design Review Board is not adequate to give justice to the assigned task.

Motion
Regarding
Council
Decision
Request

We think most would agree that a professional should be engaged to accomplish this task.

We have attempted to respond to the Council request but have not, in our opinion, been able to deliberate properly.

Motion carried 6-0.

- C Chairman Lieder stated that regarding Ordinance 719 there was some concern with the language. Jerry Owen, Community Development Director, commented that Ordinance 719 is gone which makes this a mute point. If or when Ordinance 719 comes back then this could be applicable.

Ordinance 719

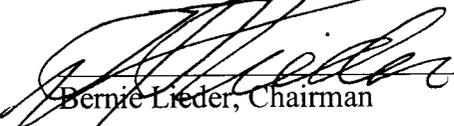
- D Chairman Lieder handed out a paint scheme chart for temporary signs. Barbara Underwood stated that she would like to see what colors Mareena Cords can get lettering in before considering colors.

Colors For
Temporary
Signs

- E The next meeting is scheduled for September 11, 2007.

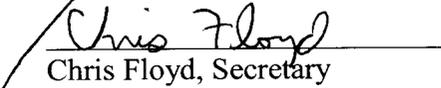
Next Meeting

A With no further items on the agenda, Chairman Lieder adjourned the Design Adjournment Review Board meeting at approximately 4:58 p.m.



Bernie Lieder, Chairman

9-11-07
Approved



Chris Floyd, Secretary