

TOWN OF PAYSON
DESIGN REVIEW BOARD
MINUTES OF THE PUBLIC MEETING
OCTOBER 9, 2007

- A Chairman Lieder called the duly posted public meeting of the Design Review Board to order at 3:00 p.m. in the Community Development Conference Room. Meeting Time & Place
- B MEMBERS PRESENT: Deborah Hughes; Mareena Cords; Bill Ensign; Jeanie Langham; and Bernie Lieder. ABSENT: Levi Amon and Barbara Underwood. Roll Call
- C STAFF PRESENT: Sheila DeSchaaf, Planner II; and Chris Floyd, Secretary. Staff Present
- D OTHERS PRESENT: Alan Willis and Rex Hinshaw. Others Present
- E There were no public comments. Public Comments
- F Chairman Lieder asked that typically the Board would not review residential projects but since this was in a commercial zone they were. Sheila DeSchaaf, Planner II, replied that this particular project was in the GVRA design review area. There is a provision in the GVRA regulations for residential. Ms. DeSchaaf commented that this was a unique condo plat because each of the units looks like a single-family residence but you still own the air space only and not the land. 308 West Frontier St.

Sheila DeSchaaf, Planner II, showed the Board the color board that was submitted for the project. Chairman Lieder noted that there were three (3) color schemes and (3) models. It was noted that the consumer would choose the color scheme and model.

Ms. Deschaaf commented that she had a concern with the outside light fixtures. It was noted that alternate shielded fixtures would be used.

Chairman Lieder commented that he reviewed the landscaping plan and that the three (3) major trees listed were on the approved plant list. Mr. Lieder also questioned the soil treatment and the project applicant commented that each unit would have a landscaping package with it.

Another concern mentioned was the steep slope on the northwest corner. Mr. Willis replied that the Town Engineer had addressed the issue. Chairman Lieder asked if the 6' chain link fence on the west and north was approvable. Mr. Hinshaw stated that the chain link fence could be re-evaluated and see if there is a need. If the chain link fence is a used brown or green vinyl slat could be added.

NOV 01 2007 E.3*

Jeanie Langham stated she felt the project looks nice and would be good for the area. She did have a question regarding location of outside utilities and trash. The trash would be neighborhood pick-up and the A/C units would be on the side of the homes.

There was discussion on the cmu retaining wall and the possibility of painting the wall earth tone colors and striping the joints.

For landscaping it was recommended that the Arizona Ash tree be replaced with the Ponderosa Pine. Also just using two (2) trees, the Pine & Cypress instead of three (3) different trees.

A concern was raised regarding the density and the roadway in the project. Mr. Hinshaw felt that the loop was a safer street.

There was more discussion regarding the landscaping for the individual units.

A Bill Ensign moved, seconded by Mareena Cords, that the Cove @ Sawmill Crossing be approved for permitting with the following stipulations: Motion To Approve Cove @ Sawmill Crossing

- 1. Ponderosa Pine instead of Arizona Ash and Locust
- 2. Decomposed Granite (be incorporated into landscape plan for all disturbed areas)
- 3. Brown vinyl on fence
- 4. CMU wall be painted earth tone colors and the joints striped
- 5. Sheilded lighting
- 6. A/C units not viewed from street

There was discussion during the motion regarding whether additional landscaping was needed as a stipulation. After discussion of the motion, the question was called and the vote taken; **motion carried 5-0.**

B Chairman Lieder took item #3 out of order.

Payson Art League Letter

Chairman Lieder asked if the Board should respond to the letter from the Payson Art League. Mr. Lieder felt that there was a miscommunication and that what had been done didn't inhibit their ability to do public oriented civic art shows. Sheila DeSchaaf stated that the portion of the sign code that addresses civic events wasn't changed.

It was the consensus of the Board that the Chairman should write a response letter to the Payson Art League.

C Sheila DeSchaaf, Planner II, stated that there are at least two projects that had received design review approval at the staff level. One is the Bashas' shopping center where they are changing the eyebrows of the buildings and the other one is the parking lot between National Bank and the old Stockmen's Bank. Proposed Projects

Chairman Lieder stated that he was involved with the re-facing of the old Wal-Mart. He said he just finished the color version of the project. Mr. Lieder also commented that he would be happy to show the Board the project plans.

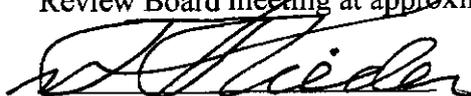
- A Jeanie Langham had a question regarding the Historic District Study area map that is included in the GVRA guidelines. She was concerned that a portion of the GVRA was being exempted from the design review guidelines. Sheila DeSchaaf explained that a certain portion of the GVRA was also part of the Historic District Study Area. According to the design review guidelines for GVRA the area that is in the Historic District Study Area is still subject to the 32' maximum height limit. Sheila DeSchaaf suggested that when the Board reviews the guidelines consider the height issue under the architectural portion and possibly be more specific. Guidelines

Chairman Lieder stated that it was suggested at the last meeting that the Board review both sets of guidelines and redline with proposed changes. How can the Board review the guidelines without taking a long period of time. Mr. Lieder commented that in doing his review he re-wrote it and re-organized it.

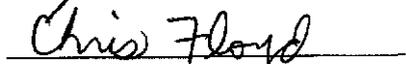
Bill Ensign stated that he would like to see the standard developed then special things, like GVRA, could become an ancillary section of the code.

There was more discussion on the guidelines and possible proposed changes.

- B There was discussion regarding the mission statement. The design review purpose statement could incorporate key points in Town's image statement, general plan and focused future II. Jeanie Langham read what the Ad Hoc Design Review Committee had previously proposed. Mission Statement
- C Chairman Lieder commented that he had admired the work performed by the Roundup since they had re-painted their building. It was his suggestion that the Board give out a Certificate of Merit. This would let people know that aesthetics were important. Certificate Of Merit
- D The next meeting is scheduled for October 23, 2007. Next Meeting
- E With no further items on the agenda, Chairman Lieder adjourned the Design Review Board meeting at approximately 4:55 p.m. Adjournment


 Bernie Lieder, Chairman

10/23/07
 Approved


 Chris Floyd, Secretary