

TOWN OF PAYSON
DESIGN REVIEW BOARD
MINUTES OF THE PUBLIC MEETING
OCTOBER 23, 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: Deborah Hughes; Barbara Underwood; Bill Ensign; Roll Call
Jeanie Langham; and Bernie Lieder. ABSENT: Levi Amon and Mareena Cords.
- C STAFF PRESENT: Jerry Owen, Community Development Director; Sheila Staff Present
DeSchaaf, Planner II; and Chris Floyd, Secretary.
- D OTHERS PRESENT: Gordon Whiting, Forrest Switzer, and Shannon Long. Others Present
- E There were no public comments. Public
Comments
- F There was discussion on the minutes with no recommended changes. Approval of
Minutes
- Bill Ensign moved, seconded by Jeanie Langham, to approve the October 9,
September 25, and September 11 minutes as written; motion carried 5-0.
- G Jerry Owen, Community Development Director, noted that Mr. Whiting stated that 201 West
the architect was available via a conference call. Mr. Whiting suggested that the Nugget St.
architect might have some comments and then the Board could address the AmericInn
architectural issues. The architect then joined the discussion telephonically.

Sheila DeSchaaf, Planner II, discussed the light fixtures and clarified that the up lighting was gone. It was suggested as a recommendation that fully shielded fixtures be used.

Bill Ensign questioned the purpose of the three (3) little windows on the top and it was noted that it was for looks. Mr. Ensign also asked about the galvanized metal roof in regards to the color. Mr. Whiting replied that they were trying to match the Sawmill Crossing. It was suggested that stone be used, along the vertical rows of windows, instead of the stucco in that area. The architect mentioned that vertically between the windows was not stucco but a metal panel and painted the same color as the stucco.

There was discussion regarding the roofline.

Jeanie Langham stated that according to the guidelines for this area the preferred

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building materials are wood, stone, brick, and adobe. Stucco and synthetic materials may be considered. She felt that the rough stucco wasn't desirable for that area and asked if the texture of the stucco could be changed to a smoother look. Mr. Whiting stated that he wants this building to blend with Sawmill but if the Board approves the stucco he would make an effort to make it a finer finish. Also Mr. Whiting noted that if a change to the exterior were appropriate then he would bring it back to the Board for review.

Gordon Whiting commented that last time he didn't feel that he had as complete a site plan as was available today. He stated that Forrest Switzer, from Tetra Tech, had done the updated site plan and was here to answer questions.

Forrest Switzer gave a brief overview of the site plan. There was some discussion regarding the pathway along the American Gulch.

- A Barbara Underwood moved, seconded by Deborah Hughes, for approval of the submittal for the 201 West Nugget Street, AmericInn project, with the following conditions: Motion To Approve AmericInn

1. The lighting fixtures be changed to comply with the lighting standards of the Town.
2. The stucco finish matches the existing theatre building. If the applicant chooses to change the exterior surface, the proposed change will be brought back before the Board for review.
3. The applicant *investigate* the possibility of adding additional stonework to the bottom 2/3's of the wall area separating the double rows of windows on both sides of the front entryway.

Motion carried 5-0.

- B There was discussion after the motion regarding the proposed consideration of the water development fees. Sheila DeSchaaf, Planner II, read a portion of the letter that the Board sent to the Council on the water development fees for this project. More Comments Re: AmericInn

Gordon Whiting also noted that the projected start date is March 1, 2008. He said that right now they are working on the construction budget. The proposed opening date is before the holiday next year.

Chairman Lieder asked that staff work with engineering regarding the extension of the pathway to Westerly Road.

There was a suggestion that Ponderosa Pines be used instead of the Morning Cloud and the Austrian Pine.

Gordon Whiting thanked the Board for their reception today, the constructive

comments and for the outcome.

- A Item D was taken out of order. Proposed
Project On
W. Main St.
 Shannon Long gave an overview of his proposed project on West Main Street. It would include an apartment and garage in the back and an office building with four (4) small suites in the front. It would have parking in the rear and a western look on the front. There was discussion on the overall project.

- B Jerry Owen, Community Development Director, stated that regarding temporary signs first reading was done at the last Council meeting. He commented that further refinements had been made between staff and the Town Attorney's office. Temporary
Signs

Sheila DeSchaaf, Planner II, commented that Council was looking for input from the Board on the style of signs. She stated that ideas could be organized for the next meeting for consideration.

Jeanie Langham asked if the Town was going forward with the signage study and felt that it would be a good idea for the consultant to do.

Chairman Lieder stated that basically they were looking for color scheme and type of sign.

Jerry Owen, Community Development Director, stated that the second reading would be at the November 1 Council meeting.

- C Chairman Lieder asked if any proposed changes to the guidelines had to go to Council. Jerry Owen, Community Development Director, replied that it depended on the type of document but if you were making changes to the existing guidelines then yes it would go to Council. If you were talking about things that could be in a brochure or a handout to assist the developer then no it doesn't have to go to Council. Guidelines

There was discussion regarding the use of stucco and what is a limited quantity.

Jeanie Langham asked for a clarification on the GVRA map regarding the purple area that is the Historic Study Area. Jerry Owen, Community Development Director, stated that the dark area is the GVRA design review boundary and the purple area is the historic study area within the GVRA. Chairman Lieder noted that this exhibit was prepared to show the area excluded from the 45' height limit. There was discussion regarding the 32' height limit in the historic study area and a portion of Main Street not being in the historic area.

Jeanie Langham commented that we are trying to create a Main Street that is going to be viable, profitable, and successful and look like Payson used to look. The provisions of the new building height ordinance would allow for 45' tall buildings

on portions of Main Street.

Jeanie Langham also questioned the review procedure and design review can be done at staff level if the project is under 5,000 square feet. Jerry Owen noted that this applied to additions. Mr. Owen also noted that every project didn't need to come before the Design Review Board.

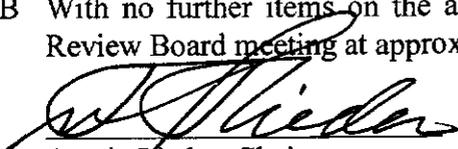
The discussion went back to the stucco issue. Chairman Lieder commented that he would like to have influence over the color of the stucco and not so much the quantity.

There were some comments made regarding the guidelines that the Chairman had rewritten a portion for the Board to review. It was suggested that the words 'see approval list' be added to the landscape and color board section. Chairman Lieder stated that he would make changes, based on comments today, and bring to the next meeting.

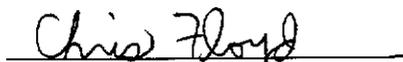
A The next meeting is scheduled for November 13, 2007.

Next Meeting

B With no further items on the agenda, Chairman Lieder adjourned the Design Review Board meeting at approximately 5:03 p.m.


Bernie Lieder, Chairman

11/27/07
Approved


Chris Floyd, Secretary