

TOWN OF PAYSON
DESIGN REVIEW BOARD
MINUTES OF THE PUBLIC MEETING
FEBRUARY 12, 2008

- 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: Susan McIntyre (arrived late); Deborah Hughes; Barbara Roll Call Underwood; Mareena Cords; Bill Ensign; Jeanie Langham and Bernie Lieder.
- C STAFF PRESENT: Jerry Owen, Community Development Director; Sheila Staff Present DeSchaaf, Planner II; Tim Wright, Deputy Town Attorney; and Chris Floyd, Secretary.
- D OTHERS PRESENT: Sue Malinski; Phil Hatch; Mark Shoemacher, NRP Group Others Present LLC; and Charles Mosher, Acanthus Architects.
- E Mareena Cords moved, seconded by Bill Ensign, to approve the January 8, 2008, Approval of minutes as written; motion carried 6-0. Minutes

Mareena Cords moved, seconded by Deborah Hughes, to approve the January 15, 2008, minutes as written; motion carried 7-0.

Mareena Cords moved, seconded by Deborah Hughes, to approve the January 22, 2008, minutes as written; motion carried 7-0.

- F Charles Mosher gave an overview of the proposed Center Ridge Apartments at 105 105 East Main East Main Street. The proposed project will essentially have three (3) buildings, Street which includes a clubhouse. The Board asked questions, which were answered by the applicant.

There was discussion regarding the fence, colors, lighting, and landscaping.

- G Barbara Underwood moved, seconded by Mareena Cords, to approve the project (Center Ridge Apartments) with the following stipulations:
1. The existing CMU fence be painted to match the new CMU wall, which will be painted to match the main building color. The inside of the new CMU fence to be split face block.
 2. That they remain rental units not condos.
 3. No pool as per plan.
 4. Fire hydrant on the alley to remain.
 5. Drawdowns on the colors be submitted with main body color on actual material sample as soon as practical and prior to building permit

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approval.

- 6. The “SA” light fixtures to be the “Dark Sky” version.
- 7. Local crushed granite color be used, no desert gold.
- 8. Landscape plan shall match legend quantity and show irrigation to all new plant material.

Motion carried 7-0.

A Item D.1 was taken out of order.

Conceptual
Plan For
Steakhouse

Chairman Lieder recused himself from discussion regarding the proposed project at 104 West Phoenix Street, as he would be doing the presentation. He then turned the meeting over to Vice-Chairman Underwood.

Mr. Lieder gave a brief overview of the conceptual plan for the proposed steakhouse at 104 West Phoenix Street. The Board asked questions, which were answered by the applicant.

B Sheila DeSchaaf, Planner II, commented that the Council chamber was available on March 25, 2008, to have a joint meeting with the Design Review Board and the Green Valley Redevelopment Area Committee (GVRA). This meeting would be to review the GVRA design review regulations with someone from the Department of Commerce to facilitate.

Joint Meeting

C Barbara Underwood commented that regarding the guidelines the concern was the color. She felt that the Board needed to be in agreement with color suggestions for the applicants. It had previously been suggested that LRV (Light Reflective Value) colors of 50% or less be used. Sue McIntyre stated that the Town was trying to go historic, western, rustic, and mountain and felt that the Town should reflect those colors of nature. Sheila DeSchaaf and Jerry Owen showed the Board a color fan chart that had LRV’s listed.

Guidelines

There was discussion regarding colors and which hues to use. Sue McIntyre suggested that she bring in the color chart that is used by Crescent Development for their architecture.

Jeanie Langham stated another big concern is landscaping. She recommended having a local landscape and/or nursery owners come to a meeting to discuss the different plants/trees.

There was discussion regarding the Town’s approved plant list and other landscape issues.

D The next meeting is scheduled for February 26, 2008.

Next Meeting

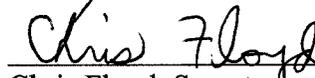
A With no further items on the agenda, Chairman Lieder adjourned the Design Adjournment Review Board meeting at approximately 5:10 p.m.



Bernie Lieder, Chairman

02/26/08

Approved



Chris Floyd, Secretary