

TOWN OF PAYSON
DESIGN REVIEW BOARD
MINUTES OF THE PUBLIC MEETING
FEBRUARY 26, 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; Deborah Hughes; Barbara Underwood; Roll Call Mareena Cords; Bill Ensign; Jeanie Langham and Bernie Lieder.
- C STAFF PRESENT: Sheila DeSchaaf, Planner II; Tim Wright, Deputy Town Staff Present Attorney; and Chris Floyd, Secretary.
- D OTHERS PRESENT: Sue Malinski and Phil Hatch. Others Present
- E Susan McIntyre moved, seconded by Deborah Hughes, to approve the February 12, Approval of 2008, minutes with a minor correction; motion carried 7-0. Minutes
- F Chairman Lieder recused himself from discussion on the proposed project, as he 104 West would be doing the presentation. He then turned the meeting over to Vice- Phoenix Chairman Underwood. Street

Sue Malinski gave a brief overview of the proposed project at 104 West Phoenix Street, which includes a restaurant and a microbrewery.

Bernie Lieder gave an overview of the design of the buildings, site layout, and landscaping. He stated that this project has an approved conditional use permit. The Board asked questions, which were answered by the applicant.

- G Bill Ensign moved, seconded by Mareena Cords, to approve the Western Motion To Village site/master plan with the following stipulations: Approve 104 West Phoenix St.
1. That the aspen trees, to be transplanted on-site, are in keeping with the Water Department's requirements as far as water conservation is concerned.
 2. That the lighting be "dark sky" lighting, the type that does not show the light source.
 3. That the applicant will provide a color board.

Motion carried 6-0-1.

- H Sheila DeSchaaf, Planner II, commented that Jerry Owen had done a PowerPoint Guidelines presentation a few weeks ago and there were some areas that weren't addressed yet in terms of the color, landscaping, and site planning.

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Bill Ensign commented that he, Deborah Hughes, and Jeanie Langham went to Scottsdale last week and met with their Design/Development Review Board. He then gave a brief recap of Scottsdale's process.

Susan McIntyre brought in color samples that are used in the Chaparral Pines and The Rim Golf Club subdivisions. Other color samples were also available to review.

A discussion ensued regarding the possibility of having a work-study meeting to review the proposed projects with the applicant before the official meeting.

The discussion then turned to colors and how to define what color family defines the character of Payson (A mountain town with a western heritage). Also a suggestion was made using a LRV level if a color was not on the acceptable list.

There was discussion about requiring applicants to attend a Design Review Board meeting prior to their formal application and a suggestion was made to add this conceptual meeting requirement to the proposed guidelines.

Then it was suggested that a color palette be established and/or a color of choice with a LRV below a certain percentage. Another suggestion was to take the paint chart that is already approved and further refining those colors the Board wants to approve for use.

- A Deborah Hughes questioned why the Board wasn't aware of an issue scheduled for the next Council meeting regarding proposed signage at Swiss Village. Some believed this was something the Board should review because it is commercial, before going to the Council; others felt it was the board's job to establish the guidelines for these projects and staff's job to review them for conformance to those guidelines. Swiss Village Sign

There was further discussion regarding the sign and the approval process for signs.

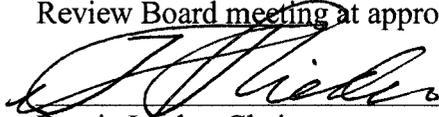
- B Chairman Lieder commented that the Board had been working on these guidelines for eight (8) months. He stated that he had prepared the draft guidelines so the Board could review and make recommendations for changes. There was a lot of review done at a previous meeting when the Chairman was absent. At that time the discussion left off with colors and landscaping. Guidelines

Chairman Lieder moved, seconded by several members, that the Board agree to pick a palette of forest colors and establish the opportunity for an applicant to submit a color, not in the color palette, as long as it does not exceed a LRV of 35 and is approved by the Board. Motion On Color Palette

Motion carried 7-0.

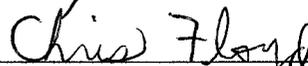
It was suggested that for the next meeting members review colors from the approved color chart that should be used and make recommendations for changes or additions.

- A Bill Ensign requested that nameplates and meeting location be added to the agenda Next Meeting for discussion at the next meeting. The next meeting is scheduled for March 11, 2008.
- B 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

3/11/08
Approved



Chris Floyd, Secretary