

TOWN OF PAYSON
GREEN VALLEY REDEVELOPMENT AREA COMMITTEE
and
DESIGN REVIEW BOARD
MINUTES OF THE SPECIAL MEETING
March 25, 2008

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| A | Vice Chairman Minette Richardson of Green Valley Redevelopment Area Committee and Chairman Bernard Lieder of Design Review Board called the meeting to order at 8:05 a.m. in the Town Council Chambers, 303 N. Beeline Highway, Payson, AZ. | Meeting Time and Place |
| B | GVRA Members Present: Vice Chair Minette Richardson, Members Mike Amon, Mike Stuart, Chuck Proudfoot, Mark Waldrop

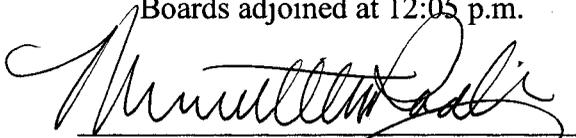
Design Review Members Present: Chair Bernard Lieder, Members Mareena Cords, Susan McIntyre, Deborah Hughes, Barbara Underwood, Bill Ensign, Jeanie Langham | GVRA and DRB Members Present |
| C | Staff Present: Community Development Director Jerry Owen, Office of Tourism and Economic Vitality Director Cameron Davis, Planner II Sheila DeSchaaf, Deputy Town Attorney Wright, Secretary Chris Floyd, Secretary Cathy Boone | Staff Present |
| D | Council Present: Council Member John Wilson, Council Member Elect Michael Hughes | Council Present |
| E | Facilitators Present: Jordan Feld and Lisa Henderson | Facilitators |
| F | Others Present: Dick Wolfe, Don Harmon | Others Present |
| G | Members of the Design Review Board and Green Valley Redevelopment Area Committee introduced themselves and their background. | Introductions |
| H | Suggestions were made to change the wording of "shall" to "should" in most areas and specifically page 6, #7 Development Standards: a. Pedestrian and vehicular circulation (2). Two types of standards are confusing. Page 6, #7 Development Standards: b. Building setbacks (4) rear setbacks were very loose and should use matrix and it was suggested to keep flexibility. A matrix could be completed by staff. Page 7 c. Parking facilities – should put parking in the rear; if not, variance should be obtained. Again replace "shall". Page 7 (f) Structural Design (c) expand definition such as saying one row, etc. (d) Say if it applies to 20% etc. Page 7, f. Structural Design, (2) building materials – define percentage | Suggestions |

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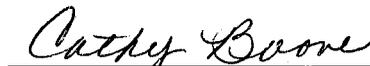
of stucco allowed, etc. Page 7, f. Structural Design (4) Building Height limitations caused both groups to question Exhibit D and suggested having a separate workshop on this. Page 7 & 8 f. Structural Design (4) Building Height second sentence is unmanageable. Page 8, (6) Façade Treatment (a) was determined to be subjective. Page 8, (6) Façade Treatment (b) group should come up with criteria. Page 8, (6) Façade Treatment (c) no one knew what this was since there are no "Arizona Standards". Page 8, (6) Façade Treatment (d) wording should be changed from "shall" to "should". Page 8, (6) Façade Treatment (f) suggestion was to put a percentage of glass block that would be allowed as it could be a nice design element. Page 8, (6) Façade Treatment (g) extend the façade to side to screen from public view. Page 9, (8) Signage (b) "significant grade change" could mean different things to different people; a diagram would be helpful. Page 9, (8) Signage (c) If terms such as "Boomtown" are being used bold and show the definition even if the definition is in another location. Page 9, (8) Signage (e) change wording to say "copy area". Page 9, (8) Signage (h) very broad and should be integrated with building proposed. Allow 2' into right-of-way. Page 9, (9) Lighting, (a) it was suggested this should be across the board and this section should be eliminated. Page 9, (9) Lighting, (b) according to SHPO "historic" could be challenged. Page 9, (10) Utility Areas (a) look at town wide and remove from here. Page 9, (10) Utility Areas (b) clarify wording. Page 9 (11) Landscaping (1) should be the same as town wide. Page 9 (11) Landscaping (c) conflicts: is screening required? Page 9 (11) Landscaping (d) current wording of "deciduous" prevents use of pine trees. Page 10 (12) Hardscape (b) town wide and remove ADA reference. Overall the regulations should start with *principles* and go to *regulations*. Facilitator Jordon Feld expressed a desire to stay involved in the process. Members of GVRA and DRB again agreed they would like to have another joint meeting.

A Adjourn: Both Green Valley Redevelopment and Design Review Adjourn
Boards adjoined at 12:05 p.m.


GVRA Vice Chair Minette Richardson

4/3/08 4/8/08
Approved GVRA Approved DRB


Design Review Board Chair Bernard Lieder


Secretary Cathy Boone