

TOWN OF PAYSON
GREEN VALLEY REDEVELOPMENT AREA COMMITTEE
MINUTES OF THE REGULAR MEETING
May 1, 2008

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| A | Chairman Ken Volz called the duly posted and published Public Meeting of the Green Valley Redevelopment Area Committee to order at 8:25 a.m. in the conference room of Community Presbyterian Church. | Meeting Time
and Place |
| B | Members Present: Chairman Ken Volz, Committee Members Mike Amon, Mark Waldrop, Mike Stuart, Ken Mooney, Chuck Proudfoot (Vice Chair Richardson was absent due to illness) | Members
Present |
| C | Staff Present: Office of Tourism and Economic Vitality Director Cameron Davis, Town Manager Debra Galbraith, Executive Assistant Debbie Dawson, Project Manager Cathy Boone | Staff Present |
| D | Council Present: Council Members Andy Romance and John Wilson | Council
Present |
| E | Others Present: Ron Doss and Hank Doss | Others |
| F | Public Comment: None | Comment |
| G | Minutes: A motion was made by Committee Member Proudfoot, seconded by Committee Member Waldrop to approve the minutes of April 3, 2008 and April 17, 2008. Motion passed unanimously. | Approval of
Minutes |
| H | Updates: Ron and Hank Doss discussed their preliminary plans to restore the "bus barn" at 601 W. Main Street keeping the theme of the redevelopment area. Plans are to restore classic automobiles and motorcycles as well as some retail. The project would be done in phases. The owners are verifying historic significance and have many old photos of the community. Chairman Volz and Tourism and Economic Vitality Director Davis agreed to help them through the town system. Council Member Romance suggested the committee get town commitment for the American Gulch as this building would be subject to flooding. | Preliminary
Update on 601
W. Main |
| I | Committee Member Stuart joined the meeting at 9:00 a.m. Ron and Henry Doss left the meeting at 9:25 a.m. | Attendance
Changes |
| J | Review of the Green Valley Redevelopment Area Design Review Regulations: After discussing specific areas of the regulations the direction was given that Cathy Boone should prepare one electronic version showing suggested changes of this meeting as well as those suggested at the March 25, 2008 meeting with Design Review. | Design Review
Discussion |

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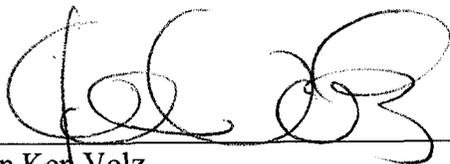
Council Member Romance felt that if form based codes would work anywhere it would be in the redevelopment area.

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| A | Attendance: Town Manager Galbraith and Executive Assistant Dawson left the meeting at 9:50 a.m. | Attendance
Change |
| B | <p>There was discussion on making GVRA proactive and an advocate.</p> <p>Confusion arose on page 3 referring to the applicable area of the GVRA as depicted in Exhibit A of the Design Guidelines for the redevelopment area since there was both shading and bold areas on that map. It was assumed that the bold lined area referred to the portion these design review guidelines apply and the shaded area would restrict the building height. Also, Exhibit A was described as a "study area" which has not been approved by town council. It was suggested that Community Development Director Owen be invited to discuss the history of these maps and further suggested to review possibly having the area approved as a historic area by the town even if SHPO didn't.</p> <p>After much discussion on possible methods of "windshield field survey" and before and after photos of properties that benefited from CDBG funding it was decided that a good starting point would be for Chairman Volz to create a letter requesting town staff to help with the background and changes of properties. The letter will be directed to Tourism Director Davis and then passed along to the Community Development Director. Chairman Volz will continue working on the wording on a Council Decision Request to authorize the GVRA Committee to request authorization from the Mayor and Common Council to re-instate the mechanism previously provided to the GVRA Committee including the years this was previously approved.</p> <p>Business listing from 2000 has been forwarded to Town Manager Galbraith. Office of Tourism and Economic Vitality Director Davis will follow up on this to see if figures can be obtained showing the original tax base and any changes over the years.</p> | Design Review
Discussion
Continued |
| C | Committee Member Amon left the meeting at 12:15 p.m. | Attendance |
| D | Recap of April 17 th meeting and Merchant update were tabled. | Tabled Items |
| E | Special Meeting: A special meeting was scheduled for May 22, 2008 at 8:15 a.m. at Community Presbyterian to continue reviewing the redlined Design Review Guidelines. | Special
Meeting
Scheduled |

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A The meeting adjourned at 12:22 p.m.

Adjourn



Chairman Ken Volz

May 22, 2008
Approved with
corrections



Secretary Cathy Boone