

TOWN OF PAYSON  
GREEN VALLEY REDEVELOPMENT AREA COMMITTEE  
MINUTES OF THE SPECIAL MEETING  
MAY 22, 2008

- |   |  |                                       |
|---|--|---------------------------------------|
| A | Chairman Ken Volz called the duly posted and published Public Meeting of the Green Valley Redevelopment Area Committee to order at 8:20 a.m. at Community Presbyterian Church, 800 W. Main Street. Payson, Arizona.  | Meeting Time<br>and Place             |
| B | Members Present: Chairman Ken Volz, Committee Members Mike Amon, Mark Waldrop, Mike Stuart, Ken Mooney, Chuck Proudfoot  | Members Present                       |
| C | Staff Present: Office of Tourism and Economic Vitality Director Cameron Davis, Town Manager Debra Galbraith, Executive Assistant Debbie Dawson, Community Development Director Jerry Owen, Planner II Sheila DeSchaaf, Project Manager Cathy Boone   | Staff Present                         |
| D | Council Present: Council Members John Wilson and Andy Romance  | Council Present                       |
| E | Others Present: Angela Dye, Jeannie Langham, Jamie Cowgill, Jim Steely   | Others Present                        |
| F | Public Comment: Leadership Forum registration is open.   | Comment                               |
| G | Minutes: A motion was made by Committee Member Proudfoot, seconded by Committee Member Amon to approve the minutes of May 1, 2008 with corrections: Page 596 continuation of Item J from Page 595 should reflect that Council Member Romance felt that if form based codes would work anywhere it would be in the redevelopment area. Item B of Page 596 should include that Exhibit A is referring to the Design Review Regulations for the redevelopment area. Motion passed unanimously.  | Minutes                               |
| H | Updates: Angela Dye discussed cultural and archeological resources and Jim Steely of SWCA recommended creating a historic district. 1991 photographs of the buildings plus the designation of the Oxbow on both the state and national historic registry would be helpful in creating a district. Payson's groundwork has been done with the formation of the Historic Preservation Conservation Committee (HPCC) and Certified Local Government (CLG). Holbrook used CLG funds to cover 70% of their costs according to Mr. Steely. | Updates Main<br>Street<br>Streetscape |

Committee Member Amon left the meeting at 9:40 a.m.

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A motion was made by Committee Member Stuart, seconded by Committee Member Proudfoot, to support the overall visionary concept shown by Angela Dye to the GVRA on March 18, 2008 and May 22, 2008 including the architectural and cultural history with the understanding that site specifics would be on a case-by-case basis. The motion passed unanimously.

A motion was made by Committee Member Proudfoot, seconded by Committee Member Stuart asking staff to prepare a CDR requesting council to reactivate the Historic Preservation Conservation Committee. Motion passed unanimously. Town Manager Galbraith recommended attaching applications of those interested in serving on this committee so they could be appointed by council at that time to expedite the process.

Council Member Wilson left the meeting at 10:00 a.m.

- A Recap of April 17 GVRA Special Meeting: Many positives from the meeting such as keeping Main Street with GVRA. Recap

Members were appointed to each of the Main Street 4-points as follows: Committee Members Stuart and Waldrop to Economic Restructuring, Committee Member Mooney and Chairman Volz to Design, Committee Members Proudfoot and Amon to Organization and Vice Chairman Richardson to Promotions.

Town Manager Galbraith agreed to review the 2000 property list as a means to establish the sales tax revenue base.

A strategic plan workshop should be held in January with an update to council shortly thereafter.

Town Manager Galbraith agreed to ask Town Attorney Streichman to give an opinion on ways GVRA can move forward in offering incentives.

The GVRA committee should reach out to all businesses in the redevelopment area.

Town Manager Galbraith and Executive Assistant Dawson left the meeting about 10:40 a.m.

- B Main Street Merchant Committee Update: Tabled

Merchant  
Committee

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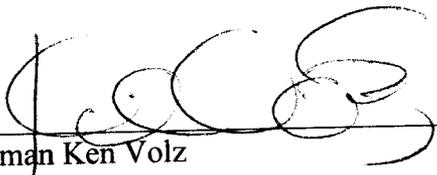
- A Review of Green Valley Redevelopment Area's Design Review Regulations and Review of Possible Updates and Revisions: Community Development Director Owen explained the maps of the GVRA Design Review Regulations Exhibit A. Design Review Regulations

Conversation continued on ways to include this committee on new projects in GVRA and will revisit the appeal process.

Jeannie Langham left the meeting about 11:40 a.m.

Community Development Director Owen suggested that due to the difficulty of conveying thoughts to code, OTEV Director Davis should give clear instructions to Planner DeSchaaf and she would work with the town attorney to get into code.

- B Future Agenda Items: Committee would continue discussion on appeal procedure. Future Agenda Items
- C Next Meeting Date: Due to procession of the Viet Nam Memorial Wall during the regular meeting date of June 5, 2008, the next meeting was changed to June 12, 2008 at 8:15 a.m. at Community Presbyterian Church. Next Meeting Date and Time
- D Adjourn: Noon Adjourn

  
Chairman Ken Volz

June 12, 2008  
Approved

  
Secretary Cathy Boone