

TOWN OF PAYSON
DESIGN REVIEW BOARD
MINUTES OF THE PUBLIC MEETING
JUNE 24, 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; Jerry Owen, Community Staff Present
Development Director; Tim Wright, Deputy Town Attorney; and Chris Floyd,
Secretary.

D OTHERS PRESENT: Clmn. Rick Croy Others Present

E Sheila DeSchaaf, Planner II, announced that Jerry Owen was retiring at the end of Public
the month. She acknowledged his valuable contributions to the Town and stated Comments
that he was a true leader. She also commented that his knowledge, input, and
experience was greatly appreciated.

Jerry Owen, Community Development Director, thanked Sheila DeSchaaf for all
her efforts working with the Board.

There was some discussion regarding form-based codes.

F Barbara Underwood moved, seconded by Deborah Hughes, to approve the May 27, Approval Of
2008, minutes, pages 56-57; motion carried 7-0. Minutes

G Item B.3 was taken out of order. Item B.3 out
Of Order

Chairman Lieder distributed to the Board a draft letter to Wal-Mart regarding future
improvements, for their review and discussion at the next meeting.

H Su McIntyre commented that she missed the last meeting and since then has Guidelines
participated in a work study with Jeanie Langham and Bill Ensign. She noted that
there were several items she was opposed to in the proposal for Council and would
like to open discussion on some of the issues again.

Deborah Hughes stated that she felt the proposal was lacking in landscaping and
had prepared some suggestions that she distributed to the Board.

Tim Wright, Deputy Town Attorney, explained to the Board the process for getting
the guidelines to the Council for approval.

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Discussion followed regarding the input provided by the work study group.

It was the consensus of the Board to add 'mountain character' to item 2.c on page 3 under Purpose and Intent.

It was the consensus of the Board to add the words 'mountain look' on page 4 line one under Architectural Character.

It was the consensus of the Board to change the sentence to read, 'Mechanical equipment, loading/unloading areas and utility areas should be screened and located in an area of the site not readily viewed by the public'. This is on page 4 line six under Site Character.

There was discussion on the landscaping section on page 5.

It was the consensus of the Board to add the wording, 'Applicants are encouraged, if possible, to integrate landscaping in the Town right-of-way'. Make this line one on page 5 under landscaping.

It was the consensus of the Board to change the wording in line 3 page 5, under landscaping, to read, 'Development should enhance the beauty of the landscape by the preservation of significant natural topographic features, such as rock outcroppings, mature native trees and plants, and floodplains or drainage ways'.

It was the consensus of the Board to add another paragraph under landscaping on page 5, that would read, 'Landscaping in all projects should be maintained in a healthy and attractive condition and replaced as needed'.

It was the consensus of the Board to change the wording in line 4 page 5, under signs, to read, 'Non-illuminated, low profile monument style signs are preferred'.

There was more discussion on signs.

It was the consensus of the Board to add another line under signs on page 5 to read, 'All signs and awnings should be maintained in good repair'.

There was discussion regarding town buildings complying with design review guidelines.

There was discussion regarding proposed 'e' under roofs on page 7 and it was suggested that it be moved to Architectural Character on page 4. This is regarding the 45' height limit.

Under signage on page 7 item 'a' was deleted. Item 'c' was changed to read; 'Signs shall be dark-sky compliant'.

An item was added to Landscaping on page 8 that reads, 'Approved landscaping shall be maintained in a healthy condition with adequate watering, fertilization, and grooming in accordance with industry standards'.

There was discussion regarding landscaping in parking areas.

A sentence was added to item '2' under Application Procedure on page 9 that read, 'Applicants are encouraged to meet with the Design Review Board prior to formal application'.

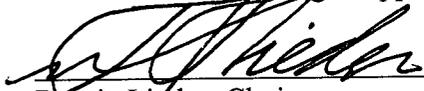
Chairman Lieder asked that the Board review the proposed landscaping plan provided by Deborah Hughes and get any comments to Ms. DeSchaaf by next meeting.

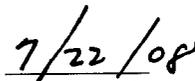
Chairman Lieder also asked that a final draft be brought to the Board at the next meeting. It was noted that this would go to the Planning and Zoning Commission on July 14.

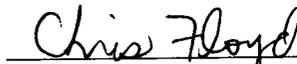
A The next meeting is scheduled for July 8, 2008.

Next Meeting

B With no further items on the agenda, Chairman Lieder adjourned the Design Review Board meeting at approximately 5:25 p.m.


Bernie Lieder, Chairman


Approved


Chris Floyd, Secretary