

TOWN OF PAYSON
GREEN VALLEY REDEVELOPMENT AREA COMMISSION
MINUTES OF SPECIAL MEETING
JUNE 23, 2009

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| A | The meeting of the duly posted and published Public Meeting of the Green Valley Redevelopment Area Commission was called to order at 4:00 p.m. at Community Development Conference Room, 303 N. Beeline, Payson. | Meeting Time and Place |
| B | Present: Chairman Ken Volz, Vice Chair Minette Richardson, Commission Members Gary Cordell and Mark Waldrop
Excused: Charles Proudfoot and Ken Mooney | Roll Call |
| C | Project Manager Cathy Boone, Planner II Sheila DeSchaaf | Staff Present |
| D | Design Review Chairman Bernie Lieder | Others Present |
| E | None | Comment |
| F | Members were given the proposed 4-page regulations for the newly described "Historic Main Street" Design Review Guidelines. He explained when the town wide design regulations were redone it was anticipated that the Green Valley regulations would become a chapter in the town wide regulations. In that process the Design Review Board had renamed the district to "Historic Main Street" as Green Valley is a huge area and parts are in the current GVRA and parts were covered in the town wide regulations. The proposal encompasses 200 feet north and south of Main Street from Highway 87 to Oak Street. The new version was condensed by removing information that applies town wide. Chairman Lieder stated an appendix would be added using pictures for clarification. Pictures demonstrating architectural character, preferred design for windows and doors, overhead structures, signage and lighting had been preliminarily voted on by the Design Review Board. Chairman Lieder said pictures receiving the most votes would be entered in the appendix and reviewed during a later Design Review meeting and if more pictures were needed they could be gathered and a vote take place. During the Design Review regular meeting one hour prior to this meeting some changes in wording had been suggested. Those areas were explained by Chairman Lieder as well as the vision and purpose statements focusing on the 1890-1930's era. | Presentation by DRB Chairman |
| G | Chairman Volz praised Chairman Lieder and the Design Review Board for the job in reviewing these guidelines, especially their reference to Main Street being a destination | Discussion/Action Regarding DRB Guidelines |

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GREEN VALLEY REDEVELOPMENT AREA COMMISSION MINUTES
JUNE 23, 2009

experience. Chairman Lieder said the Design Review Board was another body that supported the Green Valley Redevelopment Commission to focus on marketing development. Chairman Lieder said the focus was not placed on any buildings that might still exist that might be historical, but on the street itself to be developed and reenergized to economic vitality. Chairman Lieder said the emphasis of their review was to make the process open and as applicant-friendly as possible.

The Commissioners learned that the previous historic color chart was being deleted and colors would have to conform to the town wide requirement LRV 35 or less to prevent exceptionally bright color choices except for the copy area which could be brighter.

Chairman Lieder pointed out changes agreed upon by the DRB members during the meeting that were not reflected in the version being seen by GVRA now. Those included the following word changes to Part IV Regulations and Development Requirements as follows:

- Adding "Historic" in the last line of the purpose statement to read, "Building facades, street furniture, landscaping, public and private graphics, all with historic Main Street era elements will encourage this rebirth of Payson's **Historic** "Main Street".
- Adding street names to the map at the bottom of page 1.
- Change the words "may also" to "should" on 1 D.
- Page 2 #4a needs to strike an extra "on" from the sentence

The GVRA Commission suggested a change to 2a on page 2 regarding materials to include, "See examples in appendix D".

The GVRA Commission and Chairman Lieder agreed page 3 #5 Signage d should include the statement, "See examples Appendix D"

The GVRA Commission and Chairman Lieder agreed to strike "or the Community Development Director" from page 4 #12 since that was a conflict. Planner II DeSchaaf said this would be corrected.

The GVRA Commission suggested a change to Signage 5d on page 3 to also include, "See examples in appendix D".

GREEN VALLEY REDEVELOPMENT AREA COMMISSION MINUTES
 JUNE 23, 2009

Chairman Lieder said Design Review Members would now focus on landscaping on the town wide and would have a small section on this area.

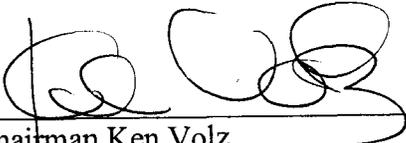
Chairman Lieder said the DRB had approved the draft with changes to go to Planning and Zoning and Town Council. It would be given to the Planning and Zoning Commission on July 6 for the July 13 Planning and Zoning meeting and August 6th for the first reading to the town council. He was given the authority to meet those deadlines with the support of GVRA.

A motion was made by Vice Chair Richardson, seconded by Commissioner Cordell to accept, with changes, the Design Review Regulations.

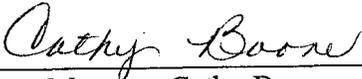
After the motion and second, Chairman Volz opened the item for discussion. Clarification was suggested for the motion.

Vice Chair Richardson and Commissioner Cordell amended the motion to read, The Green Valley Redevelopment Area Commission agrees to accept the Part IV Regulations and Development Requirements for Historic Main Street Payson with the aforementioned changes. Motion passed unanimously.

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| <p>A Planner DeSchaaf explained that Angela Dye had made a presentation to the Town Council on July 18th.</p> <p>This item was tabled so the GVRA Commissioners could review the town council meeting of July 18th.</p> | <p>A. Dye Design's Highway 87 and 260 Landscape and Sign Guidelines</p> |
| <p>B None</p> | <p>Updates</p> |
| <p>C Discussion/possible action regarding A. Dye Design's Highway 87 and 260 Landscape and Signage guidelines.</p> | <p>Future Items</p> |
| <p>D Meeting adjourned at 5:05 p.m.</p> | <p>Adjourn</p> |



 Chairman Ken Volz



 Project Manager Cathy Boone

August 6, 2009

 Approved