

TOWN OF PAYSON
DESIGN REVIEW BOARD
MINUTES OF THE PUBLIC MEETING
JUNE 24, 2014

- A Chairman Garner called the duly posted public meeting of the Design Review Meeting Time Board to order at 3:00 p.m. in the Town Council Chambers. & Place
- B MEMBERS PRESENT: Barbara Underwood; Bill Ensign; Barbara Klavuhn; Jerry Roll Call Bancroft; Jim Garner; and Otis Garnand. ABSENT: Kenneth Woolcock
- C STAFF PRESENT: Doni Wilbanks, Planning Technician; Tim Wright, Town Staff Present Attorney; Chris Floyd, Executive Assistant.
- D OTHERS PRESENT: Dave Szabo, True Life Companies; Parker Rounds, True Others Life Companies; Ron Tinney, Miramonte Homes. Present
- E Barbara Underwood moved, seconded by Barbara Klavuhn, to approve the minutes Approval of for February 11, 2014, page 207-208. Minutes
- Motion carried 6-0.
- F Dave Szabo, True Life Companies, gave a brief overview of the proposed Timber 300 West Ridge subdivision at 300 West Rumsey Drive. The project will consist of 150 Rumsey Dr. housing units. There will be single family, townhomes, and multi-family units. Timber Ridge They will preserve as much of the trees and vegetation as possible.

Ron Tinney, Miramonte Homes, gave an overview of what the units would look like.

The Board asked questions which were answered by the applicant and staff.

There was discussion regarding the 4-plexes and if they would be condo platted or single family attach which could make this a mute point.

Chairman Garner then reviewed the multi-family residential development standards beginning with the architectural character, materials with discussion on the stucco; roofs; window and doors; signage; colors; site character which includes landscaping, lighting, fences, parking and pedestrian systems, topography, building placement, setback, orientation, common areas.

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Barbara Underwood moved, seconded by Bill Ensign, to approve DR14-010 300 West Rumsey Drive – Timber Ridge Planned Area Development as submitted. Motion To Approve

Jerry Bancroft felt there were a lot of undetermined areas and asked what assurances there would be that this would be the same product when completed. It was noted that there were provisions for staff to make minor changes. DR14-010 Timber Ridge

Chairman Garner amended the motion to include that when the Final Plat is done and a landscaping plan is designed that it comes back to the Board but would accept a staff review. This amendment was seconded by Jerry Bancroft.

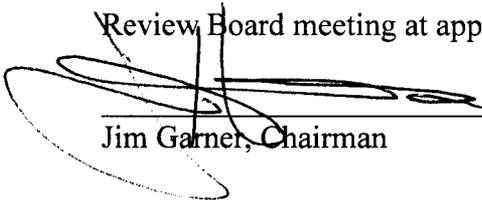
Motion carried 6-0 on the amendment.

Motion carried 6-0 on the main motion.

- A Chairman Garner commented that he had seen some inconsistencies in two parts of the code so then he discussed it with the Town Attorney. In Section 15-02-007 relating to the PAD says it is subject to Design Review for multi-family. He said that Section 33.56 relating to duties and responsibilities specifically removes single family and two (2) family residences. Design Review Regulations

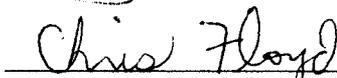
There was further discussion regarding the definition of multi-family. It was suggested that staff review and recommend a possible change regarding design review for a PAD including landscaping, color, materials, common areas, screening and roof lines.

- B With no further items on the agenda, Chairman Garner adjourned the Design Review Board meeting at approximately 5:02 p.m. Adjournment



Jim Garner, Chairman

Approved



Chris Floyd, Executive Assistant