

TOWN OF PAYSON
DESIGN REVIEW BOARD
MINUTES OF THE PUBLIC MEETING
AUGUST 12, 2014

- A Chairman Garner called the duly posted public meeting of the Design Review Board to order at 3:00 p.m. in the Town Council Chambers. Meeting Time & Place
- B MEMBERS PRESENT: Barbara Underwood; Bill Ensign; Barbara Klavuhn; Kenneth Woolcock; Jim Garner; and Otis Garnand. ABSENT: Jerry Bancroft Roll Call
- C STAFF PRESENT: Sheila DeSchaaf, Planning and Development Director; Doni Wilbanks, Planning Technician; Chris Floyd, Executive Assistant. Staff Present
- D OTHERS PRESENT: Ty Vance, Jimmy John's. Others Present
- E Barbara Underwood moved, seconded by Bill Ensign, to approve the minutes for June 24, 2014, pages 210-211. Approval of Minutes
- Motion carried 5-0-1 (with Kenneth Woolcock abstaining).
- F Ty Vance, Jimmy John's, gave a brief overview of the proposed two (2) tenants building that will include a Jimmy John's on one half and another tenant on the other side. Both tenants will have a drive-thru. 200 North Beeline Hwy Jimmy John's

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

There was discussion regarding the red paint being used, landscaping on front of the building, HVAC equipment being concealed, and sign/or raised letters around the truss. Sheila DeSchaaf, Planning & Development Director, commented that the light fixture was not dark sky compliant so it needs to be addressed.

- Barbara Underwood moved, seconded by Barbara Klavuhn, to approve DR14-014, Jimmy John's at 200 North Beeline Highway, with the following conditions; Motion To Approve DR14-014 Jimmy John's
1. The sign package for the building was not submitted with the application. Therefore, prior to application for a sign permit, the sign package shall be brought before the board for review.
 2. A substitute full cut-off fixture is required for the "Town Commons" light fixture as this fixture does not meet Payson's lighting requirements that the source of illumination not be visible.

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3. Landscaping in front of building didn't meet the criteria but because it was enhanced in the right of way, the board approves the landscaping.
4. The Heartrob Red trim color shall be amended to comply with the provision that all colors be of a natural hue and weak chroma, unless it was selected as a match to the red color with Jimmy John's signage/logo.

Otis Garnand moved, to amend the motion to include that red color be muted to meet the criteria. The amendment failed due to a lack of a second.

Motion carried 4-1-1.

- A Sheila DeSchaaf, Planning and Development Director, commented that this Review discussion was regarding art on private property that is visible from the public way. Process For She noted that the non-copy area of the sign needs to comply with the colors and Murals materials that are stated in the design review for the buildings in commercial. She showed a couple of pictures for examples. Right now there is no criteria for reviewing murals.

There was further discussion regarding some sort of criteria but how to be fair and consistent, possibly getting direction from the Council on the ability to review, something that relates to our mountain community and with the same coloring.

Chairman Garner suggested that staff check with other communities and see if they have any type of guidelines. Sheila DeSchaaf agreed that it was a good idea and she would work on it.

- B Chairman Garner stated that after the last meeting he had concerns relating to Multi-Family multifamily housing, condominiums, townhouses, etc. ownership, definition and Definition & the review process. He felt there was a conflict between the Unified Development Review Code and the Design Review manual regarding the review process for Planned Process Area Development's.

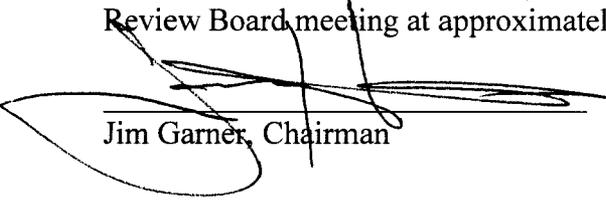
There was discussion regarding the codes needing to be unified, how to review PAD's, and clearly define multi-family or multiple dwelling.

Staff will provide a proposed amendment to the multi-family housing for review of three (3) or more.

Barbara Underwood left the meeting at 4:53 p.m.

- C Sheila DeSchaaf, Planning and Development Director, stated that there was a Administrative freestanding pergola at Maverick; repaint approved for Del Taco; and a fence to be Approvals constructed around the new mini golf. Native Grill was approved for two (2) towers that will define the front entryway and an open air patio on the back.

A With no further items on the agenda, Chairman Garner adjourned the Design Adjournment Review Board meeting at approximately 4:57 p.m.



Jim Garner, Chairman

Approved

Chris Floyd

Chris Floyd, Executive Assistant