

TOWN OF PAYSON
DESIGN REVIEW BOARD
MINUTES OF THE PUBLIC MEETING
JULY 24, 2007

- A Chairman Lieder called the duly posted public meeting of the Design Review Board to order at 3:00 p.m. in the Community Development Conference Room. Meeting Time & Place
- B MEMBERS PRESENT: Levi Amon; Deborah Hughes; Barbara Underwood; Mareena Cords; Bill Ensign; Jeanie Langham; and Bernard (Bernie) Lieder. Roll Call
- C STAFF PRESENT: Jerry Owen, Community Development Director; and Chris Floyd, Secretary. Staff Present
- D OTHERS PRESENT: Clmn. Andy Romance; Shirley McGeary; and Jim Garner. Others Present
- E A question was asked regarding the proposed sign study to be done by the Tjedo Group. Jerry Owen, Community Development Director, stated that the group hadn't responded to the proposal. Public Comments
- F Deborah Hughes moved, seconded by Bill Ensign, to approve the minutes of the July 3, 2007, meeting, pages 001-003; motion carried 7-0. Approval of Minutes
- G Jerry Owen, Community Development Director, gave the Board a copy of Ordinance 723. Mr. Owen explained that this ordinance would create a new PAD zoning district. The current PAD is set up for an overlay district. The new PAD would be a zoning district itself that would allow mixed uses. It would be site specific and the applicant/developer would have to do a lot more upfront work before the zone change. Mr. Owen stated that there would be a design review aspect. Every subsequent approved PAD will be subject to design review. Before applying for the zone change the applicant/developer would have to show a very detailed submittal. Proposed PAD Change
- The Board asked questions, which were answered by staff.
- Mr. Owen felt this would encourage good planning and the General Plan would have to be followed.
- H Jerry Owen, Community Development Director, stated that this proposed code change has been to Council for 1st reading. Mr. Owen explained that most of the building height in Town is 35' from grade level to top of peak of roof. This proposed change would keep the occupiable space limit at 35' but would allow Proposed Building Height Change

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roofs to go up an additional 10'. Mr. Owen stated that this change would apply to C-1, C-2, C-3, and PAD zoning districts. In the R-2, R-3, M-1, & M-2 could request the same provision with a conditional use permit.

Questions were asked, which were answered by staff.

There was discussion regarding the type of roof wanted in that 10' of unoccupiable space.

- A Jerry Owen, Community Development Director, wanted to talk about a schedule and any suggestions on how to review the design standards. There is the wide standards and the GVRA standards, which need to be blended. The Council has also asked the Board to review and make a recommendation regarding multi-family and manufacturing standards.

Review of Design Review Standards

There was discussion regarding how to proceed with the review, a suggestion to consider what other communities have done for design review, and to use the newly adopted image statement for the Town.

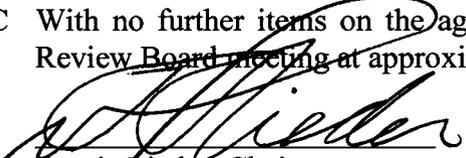
- B Jerry Owen, Community Development Director, commented that for the next agenda would be the temporary sign code issue. He stated that the Council decided a week ago to refer this item to the Design Review Board for review and a recommendation by August 31, 2007.

Next Meeting

The next meeting is scheduled for August 14, 2007.

- C With no further items on the agenda, Chairman Lieder adjourned the Design Review Board meeting at approximately 4:55 p.m.

Adjournment


 Bernie Lieder, Chairman

8/14/07
 Approved


 Chris Floyd, Secretary