

TOWN OF PAYSON
GREEN VALLEY REDEVELOPMENT AREA COMMITTEE
MINUTES OF THE REGULAR MEETING
OCTOBER 2, 2008

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| A | Chairman Volz called the duly posted and published Public Meeting of the Green Valley Redevelopment Area Committee to order at 8:23 a.m. at Community Presbyterian Church, 800 W. Main Street, Payson, Arizona. | Meeting Time
and Place |
| B | Chairman Ken Volz, Vice Chair Minette Richardson, Committee Members Mike Amon, Ken Mooney (8:25 a.m.), Chuck Proudfoot, Mike Stuart, Mark Waldrop | Members
Present |
| C | Office of Tourism and Economic Vitality Director Cameron Davis, Planner II DeSchaaf, Zoning Administrator Ray Erlandsen, Project Manger Cathy Boone | Staff Present |
| D | Council Members John Wilson and Richard Croy | Council |
| E | Design Review Chairman Bernie Lieder | Others |
| F | Payson Main Street received 3 finalist awards and 2 first place honors at the Governor's Rural Development Conference in Carefree on September 26, 2008. Minette Richardson was a finalist for Individual of the Year. Top honors went to First Friday Night on Main Street for Event of the Year and the Town of Payson Tourism Website won for Best Promotional Material. Since this event the website has had additional traffic. | Public
Comment |
| G | A motion was made by Vice Chairman Richardson, seconded by Committee Member Proudfoot to approve the minutes of September 4, 2008. Motion passed unanimously. | Minutes |
| H | Chairman Volz thought the process currently takes the applicant directly to the Design Review Board. Recommended changes from town staff would have the application go to staff and if there were no issues then staff would approve without it going to Design Review Board. Committee Member Stuart questioned the process for concerns after the fact if the design review committee had not seen the project and during construction they did not agree with staff. Committee Members Amon and Richardson thought Design Review had been approved by council to review projects town wide and the DRB relieved staff and taxpayer money from having to review design and this change would make DRB a repeal board. | Design Review
within GVRA |

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Committee Member Amon said he had not experienced problems going before the Design Review Board and felt the Design Review Board should stay that, not an appeals board. Council Member Wilson thought now was the time to have the most input on this as the council needed to be informed so they can make a decision. He added that decisions do not come from the top down; but bottom up. Committee Members Stuart, Amon and Richardson agreed. Committee Member Proudfoot questioned when GVRA gets included in the process. Committee Member Amon thought DRB would use the guidelines for the area of Main Street with specific requirement guidelines and base their review of that based on color, height, zero lot lines, pedestrian flows, etc. in the historic district with a GVRA member attending those meetings to add comments. He felt that when projects were reviewed by staff GVRA only learned of the details when the applicant was moving dirt. Committee Members Richardson and Stuart agreed with Committee Member Amon. Design Review Chairman Lieder explained the DRB had been established between 18 and 20 months ago and charged to review and revise the existing design review regulations. They had completed the task and it had gone to the town council. He said today's discussion was on the process rather than the regulations which they had not been charged to review. DRB Chairman Lieder said he met with Mayor Evans and Committee Member Proudfoot where he had been given a vision statement but when he asked staff if that statement had been officially acted upon by GVRA and they replied that it had not so he was still waiting on that. Mr. Lieder said the vision statement from Resolution 1394 included six special areas, five of which are not in the redevelopment area so he was not sure why they were included. The original GVRA, colored magenta on exhibit A of the Design Review Guidelines, Area of Application from page 11 of the Design Review Regulations Amended April 19, 2007 is still applicable.

A motion was made by Chairman Volz, seconded by Committee Member Stuart, that GVRA authorizes Design Review Board to move forward to revise design review regulations specific for GVRA special outlined Exhibit A of the Design Review Regulations and the vision statement on page 22 of the Green Valley Redevelopment Area Plan passed and adopted by town council in 1999.

Discussion continued that this committee would like to reserve the right to review any further modifications in the areas outside the area.

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Motion passed unanimously.

Planner DeSchaaf said changes had been discussed at a council meeting on September 18, 2008, recommending that Community Development Director or his/her designee review changes. Council Member Wilson had asked for input and the GVRA committee recommended that not be adopted as they preferred to remain a board review. GVRA still opposed the definition of Review Procedures on page 4 of the Design Review Regulations.

Chairman Volz cautioned about imposing additional time constraints on applicants as the town had a reputation for not being customer friendly. Committee Member Amon said the reputation of being difficult to work with has been around longer than the design review board process. He said it basically boiled down to town staff and that DRB should do the job as assigned and minor changes need to be clarified and then let staff do the minor change approval but 5,000 square feet; regardless of the size of the building should not be considered a minor change. He stated it was time to stop letting developers do whatever they wanted which created a town of hodgepodge. Vice Chair Richardson agreed. Committee Member Proudfoot wanted staff to be involved without design review board involvement but not to the point that staff could get too much power. Chairman Volz suggested having staff review with input from the chairman of the DRB.

Chairman Volz suggested a motion that GVRA oppose any amendments in the development process that would exclude the design review board from being in direct line with the eventual approval of that project.

Chairman Volz made a motion that GVRA Members oppose any changes to the existing overall process. Motion was seconded by Committee Member Amon. After further discussion they realized that not all projects currently go through DRB when they are "minor" changes which include an addition or accessory structure to an existing building and does not exceed the lesser of 25% of the existing building floor area or 5,000 square feet. GVRA members want all applications to go through the Design Review Board. **The motion was withdrawn.**

Council Member Wilson suggested not making any motion on this as staff and Design Review Chairman Lieder understood the intent of this committee. Design Review Chairman Lieder said the Design Review Committee would give updates as the process continues.

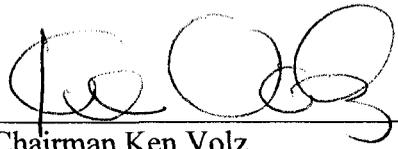
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Chairman Lieder said he had received a message from the GVRA Committee that they want the minor change definition stricter and he would take this message to DRB and would prepare a draft and once that Board drafts something they would send a copy to GVRA for comments.

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| A | GVRA Committee Member Amon and DRB Chairman Lieder left about 10:00 a.m. | Attendance |
| B | Project Manager Boone reported the addresses had been verified and returned to Town Manager Galbraith per her request. Chairman Volz had spoken with previous GVRA Chairman Wolfe who said we would not be able to gain this information. The Committee agreed that Town Manager Galbraith had said she could give us percentages but not exact dollar amounts. The committee appreciated the help Town Manager Galbraith had given so far. | Reinstating
Sales Tax
Incentives |
| C | No update on Ron Doss project. No update on Hallie Jackman's grant. The slab has been poured for the Hinshaw building at 405A West Main. Qwest executives are coming to continue talks about their façade in November. Tenant improvements are being done at Patti Blackmore's building at 401 B West Main for retail sales. Whiting Hotel project still waiting on funding. | Updates |
| D | Vice Chairman Richardson reported the promotion committee has had two meetings discussing the holiday parade and other events. Many of these would be focusing on the award-winning First Friday Events. Committee Member Proudfoot will help locate artificial trees for school children to decorate.

Office of Tourism and Economic Vitality Director Davis has been in contact with a civil war reenactment group. | Main Street
Current Events |
| E | Members were asked to continue reviewing information on the Four Point Approach, Angela Dye's visioning presentation and Town of Payson General Plan Update adopted by council on May 8, 2003. | Future Items |
| F | Next regular meeting, November 6, 2008. | Next Meeting |
| G | Meeting adjourned 10:47 a.m. | Adjourn |

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Chairman Ken Volz

Nov. 6, 2008

Approved

Cathy Boone

Secretary Cathy Boone