

*Design Review Board  
May 1, 2013*

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW BOARD OF THE TOWN OF CLARKDALE HELD ON WEDNESDAY, MAY 1, 2013, AT 6:30 P.M. IN THE MEN'S LOUNGE OF THE CLARK MEMORIAL CLUBHOUSE, 19 N. NINTH STREET, CLARKDALE, AZ.**

A **Regular Meeting** of the Design Review Board of the Town of Clarkdale was held on Wednesday, May 1, 2013, at 6:30 p.m. in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ.

**BOARD MEMBERS:**

Chairperson	Robyn Prud'homme-Bauer	Present
Vice Chairperson	Marsha Foutz	Present
Board Members	Phil Falbo	Present
	Kerrie Snyder	Present
	John Stevenson	Present

**STAFF:** Community Development

Senior Planner	Beth Escobar
GIS/Planner II	Guss Espolt

**Others in Attendance:** None.

1. **AGENDA ITEM: CALL TO ORDER:** The Chairperson called the meeting to order at 6:30 p.m.
2. **AGENDA ITEM: ROLL CALL:** The GIS/Planner II called roll.
3. **AGENDA ITEM: MINUTES:** Consideration of the **Regular Meeting Minutes of March 6, 2013.** Board Member Snyder motioned to approve the Regular Meeting Minutes of March 6, 2013. Board Member Foutz seconded the motion. The motion passed unanimously.
4. **AGENDA ITEM: REPORTS:**

**Chairperson & Member's Special Events Report:**

Chair Prud'homme-Bauer informed the Board the AZ We Dance event this weekend will sponsor a free concert on Friday, May 3 in the Park at 6:00 p.m.

Board member Foutz informed the Board she spoke with the Mayor and Town Manager, who informed her about the proposed walking trails at the Wastewater Treatment Plant. She also stated the birding festival last weekend was very well attended. She also attended the Water 101 meeting on May 1 and the Volunteer Appreciation event on April 24.

The entire Board expressed their gratitude for the appreciation event.

**Staff Report:** Staff provided general information on some upcoming projects.

## ***Design Review Board***

*May 1, 2013*

5. **AGENDA ITEM: PUBLIC COMMENT:** The public is invited to provide comments at this time on items that are not on this agenda. Action taken as a result of public comment will be limited to directing staff to study the matter, or scheduling the matter for further consideration and decision on a later agenda, as required by the Arizona Open Meeting Law. Each speaker is asked to limit comments to **FIVE minutes**. **There was no public comment.**

6. **NEW BUSINESS:**

- a. **DISCUSSION & POSSIBLE ACTION:** DRB-090686 – Su Casa Projecting and Sandwich Sign, 1000 Main St., Clarkdale, AZ.

### **Staff Report**

Ms. Memi Perkins has submitted an application to Design Review for a projecting sign on the Su Casa Restaurant at Parcel # 400-03-189, 1000 Main St.

The Su Casa Restaurant proposed perpendicular sign on the building would help direct visiting traffic.

The proposed sign will be 2' x 4', 8 Sq. Ft. double sided wooden sign, hand painted with a UV protectant to be applied. The lettering styles will be Gabriola and Blackadder ITC.

Proposed sign will be hung just below the 10 ft. high fascia with U-bolts on a pipe.

The pipe will be mounted on the building with lag bolts, below the south west corner of the building near the lighting fixtures facing Main St.

The existing shielded lighting consists of two down projecting lights that will be extinguished at the close of the restaurant by 9:00 P.M.

The proposed sign will hang over the grass area, and not over the walkway into the restaurant.

In addition Su Casa restaurant has a proposed a 2' x 2.5' sandwich board to be placed on the grassy area in front of the restaurant. The proposed sandwich board will display the daily specials written in colored chalk.

### **Staff Analysis**

Pertinent Design Guidelines as reviewed by DRB on 02/06/2013

1. ***No more than three different fonts should be used in the text for the sign.*** The proposed sign has (2) two different fonts and does not exceed the suggested font counts.
2. ***Sign should have no more than 50 percent opacity. Dark background colors are preferred.*** The Su Casa Restaurant sign complies with the new criteria.
3. ***Signs should be non-reflective.*** The proposed sign has no reflectivity.

**Design Review Board**  
**May 1, 2013**

4. **Signs should be readable from the closest major road.** The readability of the Su Casa Restaurant projecting sign complies with the new criteria.

Pertinent Code

PROJECTING SIGN

**Zoning Code chapter 7, Section 7-8 I. Permitted Signs. Projecting Signs:** The Su Casa restaurant projecting sign complies with this code.



1. **Maximum height equals top of wall.** Su Casa Restaurant building height is 10 ft.
2. **No signage shall extend over public property except in the Central Business district and in no case shall the bottom of the sign be nearer than 9 vertical feet to grade, nor shall the leading edge of the sign be nearer than 2 linear feet to the curb.** Application complies.
3. **Maximum number equals one per business.** Su Casa Restaurant projecting sign complies with projecting sign counts.
4. **An agreement indemnifying the Town of Clarkdale from any liability is required if the sign projects over public right-of-way.** Proposed sign is not in the public right-of-way.
5. **See Section 7-9 of this Code for maximum sign square footage.** The maximum sign square footage for this parcel is estimated to be 136 square feet based on a measured 90.89 linear street frontage. Including the existing installed sign estimated at 6.51 square feet, the addition of the projecting sign brings the total square footage of the sign area to 14.51 square feet.
6. **Height shall not exceed top of wall.** Su Casa Restaurant projecting sign complies with the height requirements.

**Zoning Code chapter 8 Outdoor Lighting Code Section 8-7 N Lighting Requirements:** The Su Casa Restaurant sign lighting complies with this code.

N. Lighting used for all externally illuminated signs shall conform to all restrictions of this Ordinance, shall be fully shielded, and shall be turned off at 10:00 p.m. or at the close of business whichever is later.

SANDWICH BOARD SIGN

## ***Design Review Board***

*May 1, 2013*

**Zoning Code chapter 7 Sign Code Section 7-8 H Portable Signs applicable code:** The Su Casa Restaurant sandwich sign complies with this code.

***1. Permitted in the Commercial and Central Business Districts with the following restrictions:***

- a. Maximum size is six (6) square feet.*** Sandwich board sign is (5) five square feet.
- b. Information on signs shall be current.*** The proposed sandwich board will display the daily specials.
- a. Signs shall be of sufficient weight and durability to withstand wind gusts and storms so as not to blow over or become airborne.*** The proposed sandwich board will have an under-mounted sandbag counter weight.
- f. One portable sign is allowed per business.*** Only one proposed sandwich board is submitted.
- j. One five (5) foot wide pedestrian passage way must be maintained around signs on a public sidewalk. Proposed sandwich board will be positioned on the grassy area of Su Casa Restaurant.*** The sign will be located on the applicant's property outside of the public sidewalk.
- l. No attachments to a portable sign are permitted.*** Proposed sandwich board has no attachments.
- m. Portable signs shall be displayed only during the posted hours the business is open.*** Proposed sandwich board will be removed at the close of business hours.

### **Possible Actions**

The Design Review Board may approve the signage submitted, conditionally approve the signage with stipulations, or disapprove the application as filed.

### **Staff Recommendations**

Staff recommends the signage as presented be approved with the following stipulations:

1. The Su Casa Projecting sign and installation must be inspected by the Town of Clarkdale Building Official.
2. Su Casa must repair sandwich board to comply with ***Zoning Code chapter 7 Sign Code Section 7-2 H. General Provisions:*** Signs shall be maintained and be free of chipping paint, visible cracks or gouges, or general deterioration.

### **Applicant Presentation**

Ms. Memi Perkins introduced herself and advised the Board she was available to answer questions.

### **Discussion**

## *Design Review Board*

*May 1, 2013*

Chairman Foutz asked why the 'Delicious Food' section of the sign was so large. Ms. Perkins pointed out the existing Su Casa wall sign will remain, and the purpose of this new projecting sign was to distinguish the property as a restaurant.

Board member Falbo asked about the lighting. Ms. Perkins stated fully shielded lights will be placed above the sign.

Board member Foutz stated she liked the oval shape of the sign.

Board member Falbo asked what type of rod will be used to hang the projecting sign. The applicant responded that some form of pipe will be used. The Board began a discussion about what the pipe will look like and expressed concerns that an unattractive pipe will be used. The applicant agreed to stipulate that a non-reflective material that complements the architectural theme of the restaurant will be used.

Chair Prud'homme-Bauer explained to the applicant that this was the first review the Board conducted under the recently adopted Sign Code. The Board does not want to dictate anything that is cost prohibitive to the applicant; however, the comments from the Board are designed to help the applicant produce a quality sign.

The Board next discussed the sandwich board. Board member Foutz stated she didn't like the chalk because it projects a 'homemade' feel. Ms. Perkins responded that the chalk is quaint, and in keeping with the small town feel of Clarkdale. Ms. Perkins stated the frame of the board will be painted and she understands the board shall be kept well maintained.

**Action / Motion:** Board Member Snyder motioned to approve DRB-090686 – Su Casa Projecting and Sandwich Sign, 1000 Main St. Clarkdale, as submitted with the staff recommended stipulations and an additional stipulation that the projecting sign shall be hung from a rod with a non-reflective surface and must complement the existing rustic architecture of the building. Board Member Falbo seconded the motion. The motion passed unanimously.

**b. DISCUSSION & POSSIBLE ACTION:** DRB-090697 – Su Casa Fence Design, 1000 Main St., Clarkdale, AZ.

### **Staff Report**

Ms. Memi Perkins has submitted an application to Design Review for a steel fence on the Su Casa Restaurant at Parcel # 400-03-189, 1000 Main St.

The Su Casa Restaurant's proposed steel fence will be a nice accent to their flagstone patio area.

The proposed fence will be 3' tall welded, powder coated black steel.

Proposed welded, powder coated black steel fence will be inside the wood rail fence area along the edge of the flagstone facing Tenth Street and Main St. The steel fence will be mostly screened by the tall rose bushes located between the rail fence and the steel fence.

There will be 2 gates installed that will be kept closed, and used for ingress and egress in case of

***Design Review Board  
May 1, 2013***

There will be 2 gates installed that will be kept closed, and used for ingress and egress in case of emergencies: one facing Main Street and one facing Tenth Street.

**Pertinent Code**

**Town of Clarkdale Zoning Code**

***General Provisions chapter 4, Section 4-8 Fence Height:***

***B. Fence height in residential districts other than the R1L or RS3 zone districts shall be as follows:***

- 1. Fences may not exceed four (4) feet in height in required front yard areas. Application complies.***
- 2. Fences may exceed four (4) feet in height along the exterior side yard of a corner lot provided sight distance triangles as defined in Section 4-8 A 1. b or c are maintained; Application complies.***
- 3. Fences may not exceed four (4) feet in height along the exterior side yard of a reverse corner lot; Applicant complies.***

***D. Fences adjacent to streets in the Commercial (C) and Industrial (I) zone districts may exceed four (4) feet provided sight distance triangles as defined in Section 4-8 A 1. b or c. are maintained. Applicant complies.***

**Possible Actions**

The Design Review Board may approve the proposed Su Casa fence submitted, conditionally approve the proposed Su Casa fence with stipulations, or disapprove the application as filed.

**Staff Recommendations**

Staff recommends the Su Casa fence as presented be approved with the following stipulations:

- 3. The Su Casa welded, powder coated black steel fence and installation must be inspected by the Town of Clarkdale Building Official.**
- 4. Su Casa must repair the existing split rail fencing.**

**Applicant Presentation**

Ms. Memi Perkins introduced herself and advised the Board she was available to answer questions. She explained the fence comes in pre-formed panels.

**Discussion**

Chair Prud'homme-Bauer stated the new patio area was very attractive.

## ***Design Review Board***

*May 1, 2013*

Board member Snyder stated she believed the fence was a requirement to comply with liquor license regulations.

Board member Falbo cautioned the applicant to pay attention to any cuts or welding done to the power coated fencing, since this will harm the integrity of the finish.

**Action / Motion:** Board Member Foutz motioned to approve DRB-090697 – Su Casa Patio Fence, 1000 Main St. Clarkdale, as submitted with the staff recommended. Board Member Falbo seconded the motion. The motion passed unanimously.

**c. DISCUSSION & POSSIBLE ACTION:** DRB-090696 – Snowbird Red Rock, LLC, - Wildhorse Acre Estates, Sign Request, Clarkdale, AZ.

### **Staff Report**

Steve Liberman, the new real estate agent for the Wildhorse Acre Estates subdivision, lots 406-27-094 through 406-27-099 inclusive is requesting approval for a replacement sign indicating the updated real estate information for the subdivision (see attached exhibit 2). The sign dimensions are 6' W x 3' H; the sign materials are vinyl over wood. The sign will be installed in place of the dilapidated one presently installed (see attached exhibit 1).

### **Staff Analysis**

Pertinent Code - Town of Clarkdale Zoning Code, Chapter 7, Section 7-8 Permitted Signs, N. Subdivision Advertising, Directional and Identification:

#### **3. On-Site Advertising and Directional:**

- a. Maximum height shall equal 10 feet – *Application complies as it is installed at 6'8"*.
- b. The edges of all signs shall be boxed – *Application complies.*
- c. Such signs shall be maintained until such time as 95% of the lots in the subdivision are sold, or the sales office closes, whichever occurs first – *Application complies.*
- d. Such signs shall not be located nearer than 50 feet from a lot containing an occupied residence – *Application complies.*

### **Pertinent Design Guidelines as reviewed by DRB on 02/06/2013**

- 1. *No more than three different fonts should be used in the text for the sign.*** The proposed sign has (2) two different fonts and does not exceed the suggested font counts.
- 2. *Sign should have no more than 50 percent opacity. Dark background colors are preferred.*** The proposed sign complies with the new criteria, featuring white lettering on a blue background.
- 3. *Signs should be non-reflective.*** The proposed sign has no reflectivity.
- 4. *Signs should be readable from the closest major road.*** The readability of the sign complies with the new criteria.

### **Possible Actions**

**Design Review Board**  
**May 1, 2013**

The Design Review Board may approve the signage submitted, conditionally approve the signage with stipulations, or disapprove the application as filed.

GIS/Planner Espolt informed the Board that he recommends a stipulation be added, per Section 7-2 I of the sign code, that the back of the freestanding sign shall be finished with a non-reflective surface. Mr. Espolt has informed the applicant of this stipulation.

**Applicant Presentation** – The Chair noted the applicant was not present.

**Discussion**

Staff clarified the location of the subdivision for the Board.

**Action / Motion:** Board Member Foutz motioned to approve DRB-090696 replacement subdivision sign for Wildhorse Acre Estates as submitted with the staff recommended stipulations. Board Member Falbo seconded the motion. The motion passed unanimously.

**7. AGENDA ITEM: FUTURE AGENDA ITEMS:**

- Chair Prud'homme-Bauer asked staff to place a discussion item on the next agenda regarding design guidelines for hardware and materials used to affix signs.
- Staff informed the Board that a projecting sign for the new wine tasting facility may be on their June agenda.

**8. AGENDA ITEM: ADJOURNMENT:** Board Member Stevenson motioned to adjourn the meeting. Board Member Falbo seconded the motion. The motion passed unanimously. The meeting adjourned at 7:30 p.m.

**APPROVED BY:**

**SUBMITTED BY:**



**Chairperson**  
**Robyn Prud'homme-Bauer**



**Beth Escobar**  
**Senior Planner**