

*Design Review Board*

JULY 1, 2013

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW BOARD OF THE TOWN OF CLARKDALE HELD ON MONDAY, JULY 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 Monday, July 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:** John Diets, Bill Snyder, Jessie Weston, John Alvey, other unidentified public.

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 May 1, 2013.** Board Member Snyder motioned to approve the Regular Meeting Minutes of May 1, 2013. Vice Chair Foutz seconded the motion. The motion passed unanimously.
4. **AGENDA ITEM: REPORTS:**

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

Chair Prud'homme-Bauer stated she wanted to take a minute to acknowledge the Yarnell tragedy that took the lives of 19 Prescott Firefighters. Our thoughts are with their families and the community.

Vice Chair Foutz thanked the other board members for their flexibility with rescheduling tonight's meeting.

**Staff Report:**

Senior Planner Escobar announced that the Town was planning to incorporate recognition of the Yarnell tragedy into the 4<sup>th</sup> of July activities.

Escobar also informed the Board that the sign application has been modified to reflect requirements for lighting and all related structural.

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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. **AGENDA ITEM: DISCUSSION & POSSIBLE ACTION:** DRB-090715 – Spirit of Joy Church Columbarium – 330 Scenic Drive

**Staff Report:**

**Background:**

Mr. John Diets has submitted an application for design review of a Columbarium on the property of the Spirit of Joy Church at Parcel # 406-29-070E, 330 Scenic Drive. The Columbarium is proposed to be located north of the recently constructed church.

The application before the board is for the design elements of the Columbarium.

The proposed Columbarium structure will be 6' high x 8'- 6" wide with 50 niches on either side of the structure for a total of 100 niches. Two additional structures of same size and design may be built on the west and east of first Columbarium if needed in the future. A stone veneer finish is proposed. Two concrete benches will be placed on either side of the Columbarium.

The Columbarium area will be bordered on the north by three 3' to 4' high screen wall sections broken up by two planting areas. The walls will be free-form stucco with a capstone top finish. Memorial plaques will be mounted on the walls. The ground surface in front of proposed wall will be of crushed granite material. In the center of the Columbarium will be a raised planter.

A 6 foot-wide ADA-compliant paved walkway will connect the church patio fellowship area with the proposed Columbarium. At the end of the walkway will be a 10' high archway with an 8' high entrance. The archway will have stone veneer that will match the church. A connection from the walkway to the existing trail that intersects with the Crossroads at Mingus trail system is proposed.

**Review Criteria for Design Review**

*A. The Design Review Board shall review applications for design approval of new construction, alterations, additions, or renovations to existing buildings or structures and shall have the power to approve, conditionally approve, or disapprove all such requests. The decisions will be based on the following criteria:*

*1. **ARCHITECTURAL MERIT:** The architecture and design shall be visually compatible with the buildings, structures and places to which it is related.*

The architectural design is of the same character as the church building.

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2. ***PROPORTION:*** *The relationship of the width of the building or structure to its height shall be visually compatible with the buildings, structures and places to which it is related or shall be maintained as original whenever feasible.*

The highest point of the archway structure is 10 feet.

3. ***OPENINGS:*** *The relationship of the width of the windows and doors, to the height of windows and doors in the building shall be visually compatible with buildings, structures and places to which it is related.*

There are no windows.

4. ***PATTERN:*** *The relationships of solids to voids in a facade of a building or structure shall be visually compatible with buildings, structures and places to which they are related.*

The submitted Columbarium finishes are of flagstone veneer. The accent colors work well with the surrounding residential area.

5. ***SPACING:*** *The relationship of the building to the open space between it and the adjoining buildings shall be visually compatible to the buildings, structures and places to which it is related.*

The submitted structure has been strategically placed to not impact the environmentally sensitive areas around the site, such as the wash at the north of the structure.

6. ***ENTRANCES, PORCHES AND PROJECTIONS:*** *The height, projection, supports and relationship to streets and sidewalks, of entrances, porches, awnings, canopies and balconies of a building shall be visually compatible to the buildings, structures and places to which it is related.*

The exterior accents are compatible to the church building.

7. ***MATERIAL, TEXTURE AND COLOR:*** *The materials, textures and colors of the facade of a building shall be visually compatible with the predominant materials, textures and colors used in the buildings and structures to which they are related.*

The submitted exterior finishes are flagstone veneer. The exterior accent colors work well with the adjacent residential area.

8. ***ROOFS:*** *The roof shape and materials of a building shall be visually compatible with the buildings to which it is related.*

Not applicable.

9. ***ARCHITECTURAL DETAILS:*** *Doors, windows, eaves, cornices and other architectural details of a building or structure shall be visually compatible with buildings and structures to which they are related.*

The architectural details are compatible with the church building.

10. ***ACCESSORY FEATURES:*** *Garages, carports, sheds, enclosures, walkways, stairways, and landings shall be visually compatible with buildings and structures to which they are related.*

The structure relates well as an accessory structure to the existing church building.

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**11. LANDSCAPING:** *Landscaping shall be visually compatible with the landscaping around the buildings, structures and places to which it is related.*

The landscape depicted in the design submitted by the applicant preserves the natural desert environment. All new plants shall be from the Clarkdale approved plant list.

**12. LIGHTING:** *Any on-site illumination shall be architecturally compatible to the overall project and not create a negative or visually detrimental effect on the building or neighboring properties.*

No lighting is indicated.

### **Pertinent Code**

**Zoning Code chapter 11, Section 11-4. Review Criteria for Design Review:** The Spirit of Joy Church proposed Columbarium complies with this code.

### **Possible Actions**

The Design Review Board may approve the Spirit of Joy Church proposed Columbarium submitted, conditionally approve the Columbarium with stipulations, or disapprove the application as filed.

### **Staff Recommendations**

Having met all code requirements, staff recommends the structure as presented be approved with the following stipulations:

1. The Spirit of Joy Church proposed Columbarium installation and archway must match the stone veneer of the approved Spirit of Joy Church plot plan.
2. All landscaping must conform to Chapter Nine of the Town of Clarkdale Zoning Code.

### **Applicant Presentation:**

Mr. John Diets, President for Spirit of Joy, stated the goal is to maintain the beauty of the property. The Columbarium is designed by Rennie Radoccia, architect, who designed the main building. No lighting is proposed for the area, perhaps solar lights will be added to the walkway. The main ceremony will be held in the Sanctuary.

### **Questions to Staff/Applicant:**

Board member Falbo asked if the architect will be doing site inspections. Mr. Diets said no, but they will try to match the materials of the existing church building as closely as possible.

Board member Stevenson asked if a drip system will be used for the landscaping. Mr. Diets stated the existing drip system will be expanded to the new landscaping and they have three rain water harvesting tanks that collect up to 5,100 gallons of water used for landscaping.

Chair Prud'homme-Bauer stated she had no questions about the application, but wanted to ask if there was a possibility of painting the accessory structure that was recently placed on the property.

Mr. Diets explained the building was donated. The wood along the side is treated and cannot be painted

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until it completes a curing process. They will be painting the roof immediately, to match the color of the church roof. They will eventually paint the sides to match the church walls.

Chair Prud'homme-Bauer requested staff modify the existing code to require design review of accessory structures connected to a non-residential use.

**Action/Motion:** Board Member Snyder motioned to approve DRB-090715, Spirit of Joy Church Columbarium, 330 Scenic Drive as presented with the stipulations recommended by staff. Board Member Falbo seconded the motion. The motion passed unanimously.

**b. AGENDA ITEM: DISCUSSION & POSSIBLE ACTION:** DRB-090712 – Pine Shadows Sign Alteration – Pine Shadows Subdivision

**Staff Report:**

**Background:**

Mr. Jason Keller has submitted an application to Design Review for a sign alteration to the existing Pine Shadows Community sign located on Parcel # 406-26-010W, 2050 SR 89A. Even though the Pine Shadows Community is located within the municipal boundaries of Cottonwood, the sign is located on a parcel within Clarkdale.

The sign is in ADOT right-of-way. Mr. Jason Keller has a blue-stake reading and approval by Mr. Matt Huddleston, the permit technician with ADOT to continue the sign project.

The proposed sign alteration will be a 7.5' x 7.75' aluminum face painted green with routed out letters backed by beige translucent covered Plexiglas. The sign is 18" deep and internally illuminated with florescent bulbs.

Sign will have a 1" raised boarder, painted beige, around the whole sign. Pillars will get a veneer rock and stucco finish that will be added over the existing brick. Top of pillars will have a decorative capstone. The existing shake roof will be removed.

The lettering styles will be Century Schoolbook and Century Gothic.

**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 Pine Shadows sign complies.
- 3. *Signs should be non-reflective.*** The proposed sign has no reflectivity.
- 4. *Signs should be readable from the closest major road.*** The sign complies.

Pertinent Code

***Zoning Code Chapter 8 Outdoor Lighting Code Section 8-7.N Lighting Requirements:***

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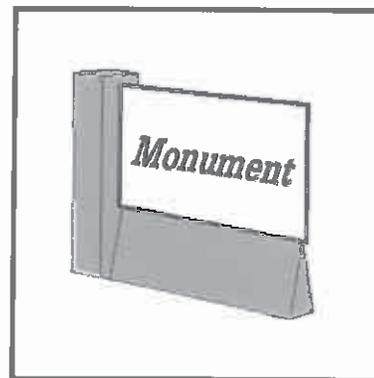
N. Lighting used for all externally illuminated signs shall conform to all restrictions of this Ordinance, shall be fully shielded, and shall be turned off at 10:00 p.m. or at the close of business whichever is later.

The Pine Shadows sign lighting complies with this code.

The Pine Shadows monument sign complies with the *Zoning Code Chapter 7 Section 7-8 Permitted Signs*. Freestanding Monument Signs:

1. Permitted in commercial and multi-family zoning districts and for residential subdivisions.

2. Minimum setback from property line foot for each foot of height of the sign 6 feet or less in height; for signs in 6 feet in height the setback shall be than or equal to the height of the sign.



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3. Low-water use, drought-tolerant plants Town of Clarkdale Plant List, Section 9-Zoning Code, or landscape rocks may be around the sign base to minimize the impact of a monument sign and create a attractive appearance.
4. One monument sign is allowed for each road intersection providing access to the property.
5. See Section 7-9 of this Code for maximum signage square footage.
6. Base of sign must be in proportion to sign size area.
7. Maximum height of sign and base shall not exceed 10 feet above existing grade at time of construction.

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**Section 7-8.S of the Zoning Code – 89A Overlay District**

1. Signage shall be minimal and shall consist of either wall signs or monument signs. Wall signs shall not exceed eight feet in height and monument signs shall be no greater than four feet in height.

The height of the existing Pine Shadows sign exceeds the maximum allowance of four feet. The original sign was constructed prior to adoption of the overlay district however, so the existing sign is legal non-conforming. Per Section 1-6.F.3 of the Zoning Code:

*'A nonconforming use may be changed to a no less restrictive nonconforming use provided all other zoning standards are met, including number of parking spaces, sign, paved parking area etc.'*

The proposed alterations to the Pine Shadows sign reduces the overall height from 8' to 7.5' tall, thus reducing the non-conformity of the existing sign. In addition, the cosmetic changes proposed for the monument structure will create a more aesthetically pleasing appearance.

**Zoning Code chapter 8 Outdoor Lighting Code Section 8-7 P Lighting Requirements:** The Pine Shadows sign lighting complies with this code.

P. Outdoor internally illuminated advertising signs shall either be constructed with an opaque background and translucent letters or with a colored translucent background with either translucent or opaque letters and symbols. All illuminated signs shall be turned off at 10:00 p.m. or at the close of business, whichever is later.

**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**

Having met all code requirements, staff recommends the structure as presented be approved with the following stipulations:

1. Construction shall be as presented and comply with all ADOT restrictions.
2. Internal sign illumination shall be turned off by 10:00 p.m. every evening.
3. The Pine Shadows monument sign and installation must be inspected by the Town of Clarkdale Building Official.

**Applicant Presentation:** No one for the applicant was present at the meeting.

**Questions to Staff/Discussion:**

The Board agreed the changes were an improvement on the existing sign. Chair Prud'homme-Bauer asked for clarification regarding regulations for non-conforming signs. Senior Planner Escobar explained that the current regulations focus on non-conforming uses and there is nothing currently in the code that

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quantifies the percentage of a non-conforming sign that can be altered or modified. Chair Prud'homme-Bauer requested this code be modified to include clearer guidelines for the alteration of non-conforming signs.

**Action/Motion:** Vice Chair Foutz motioned to approve DRB-090712, Pine Shadows Sign Alteration-Pine Shadows Subdivision as presented with the stipulations recommended by staff. Board Member Snyder seconded the motion. The motion passed unanimously.

**c. AGENDA ITEM: DISCUSSION & POSSIBLE ACTION:** DRB-090721 – Jessie's Salon Sign Package 902 First South Street

Board member Snyder recused herself from the discussion of this application due to her relationship to the applicant and removed herself from the podium at 7:00 p.m.

### **Staff Report:**

Ms. Jessie Weston has submitted an application to Design Review for a projecting sign, wall sign and a sandwich board on Parcel # 400-03-169, 609 First South St. These signs are for a new Salon.

### **Projecting Sign:**

The Jessie's Salon proposed projecting sign on the storage units of the same parcel would help direct traffic. (Refer to photos attached).

The proposed Projecting sign will be 2' x 3', 6 sq. ft., double sided wooden sign, UV grade photo vinyl application. The lettering styles will be Bookman Bold and Serifa.

The proposed projecting sign will be hung below the 13.5 ft. high wall facing First South Street. The projecting sign will be mounted on a 5' x 2" x 2" angle iron frame and attached to the wall with 12" x 4" "Redhots" concrete lag bolts. (Refer to photos attached).

The proposed projecting sign will hang over private property and not over the public walkway. Proposed signage will have no lighting.

### **Wall Sign:**

A wall sign is proposed on the left of the front door entrance to the Salon. The wall sign will be 16" x 24" (32 square feet) and made of wood with UV grade photo vinyl application; to be mounted with (4) "Redhots" masonry lag bolts in each corner. Proposed signage will have no lighting. (Refer to photos attached).

### **Portable Sign:**

In addition, Jessie's Salon has a proposed 2' x 2.5' blackboard style sandwich board to be placed to the left of the front door of the salon. The proposed sandwich board will display the specials written in colored chalk.

**Staff Analysis** – (of both the wall and projected sign)

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

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2. ***No more than three different fonts should be used in the text for the sign.*** The proposed signs have (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 Jessie's Salon sign complies.
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 Jessie's Salon projecting sign complies.

### Pertinent Code

#### PROJECTING SIGN

***Zoning Code chapter 7, Section 7-8 I. Permitted Signs. Projecting Signs:*** The Jessie's Salon projecting sign complies with this code.



1. ***Maximum height equals top of wall.*** Jessie's Salon building height is 13 feet high.
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.*** Jessie's Salon projecting sign complies with projecting sign count.
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 property is estimated to be 249 square feet based on a measured 166 ft. of linear street frontage. The 6 square feet size of the projecting sign will be deducted from the maximum allowable of 249 square feet.
6. ***Height shall not exceed top of wall.*** Jessie's Salon projecting sign complies with the height requirements.

WALL SIGN

*Zoning Code chapter 7, Section 7-8 P. Permitted Signs. Wall Signs:* The Jessie's Salon wall sign complies with this code.



1. *Maximum number equals one per approved wall area. An approved wall area, per Definitions, Chapter Two of the Town of Clarkdale Zoning Code is a wall facing a public street or containing the primary public access.* Jessie's Salon wall sign complies with the sign count.
2. *Maximum height equals top of wall to which affixed.* Jessie's Salon wall sign complies.
3. *Maximum projection from wall surface equals 18 inches, with a minimum clearance of 9 vertical feet if located over a public right-of-way.* Jessie's Salon wall sign is not located on public right-of-way.
4. *See section 7-9 of this Code for maximum sign square footage.* With the 6 square foot projecting sign and the 32 square foot wall sign a total of 38 square feet of signage that applies to the maximum allowable is being proposed for this new business. There is a remainder of 211 square feet of signage available for this property.

SANDWICH BOARD SIGN

*Zoning Code chapter 7 Sign Code Section 7-8 H Portable Signs applicable code:* The Jessie's Salon sandwich sign complies with this code.

5. *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 specials.
  - c. *Information on sign shall be current.*
  - d. *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.
  - e. *The portable sign shall not count towards the maximum allowable sign area calculation for the use.*
  - f. *One portable sign is allowed per business.* Only one portable sign is proposed.

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- g. No more than three portable signs are allowed per 50-feet of linear street frontage. Only one portable sign is proposed.***
- h. The sign shall be placed on the property being identified or within the right-of-way directly in front of and immediately abutting the property location.***

Proposed sign is on the applicant's private property.

- i. No sign shall be located within the visibility triangle as defined in section 7-10. Proposed portable sign is not in a visibility triangle.***
- j. One five (5) foot wide pedestrian passage way must be maintained around signs on a public sidewalk. Proposed portable sign will be positioned on the left of the front door on private property.***
- k. Off-premise portable signs are not permitted. Proposed sign is on applicants parcel.***
- l. No attachments to a portable sign are permitted. Proposed portable sign has no attachments.***
- m. Portable signs shall be displayed only during the posted hours the business is open. Proposed sign will be removed at the close of business hours.***
- n. The Town reserves the right to prohibit the use of portable signs by established businesses during special events in order to ensure public safety by providing full access to the sidewalk. Proposed sign will not be in public right of way.***
- o. Height shall not exceed four feet from ground. Proposed sign complies.***

### **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**

Having met all code requirements, staff recommends the structure as presented be approved with the following stipulations:

1.The Jessie's Salon Projecting sign and installation must be inspected by the Town of Clarkdale Building Official.

2.Jessie's Salon sandwich board must 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.

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3. Jessie's Salon sandwich board must comply with Zoning *Code chapter 7 Sign Code Section 7-8 H Portable Signs*: The sign shall be placed on the property being identified or within the right-of-way directly in front of and immediately abutting the property location.

**Applicant Presentation:** Ms. Jessie Weston thanked staff for their assistance in developing the application and thanked the Board for their time.

### **Questions to Staff/Applicant/Discussion:**

Board member Falbo was concerned about the projecting sign interfering with high profile vehicles. Planner II Espolt explained that the gravel in front of the building was not a thorough fare and vehicles should not be traveling under the sign.

The Board wished the applicant success with her new business.

**Action/Motion:** Board Member Falbo motioned to approve DRB-090721, Jessie's Salon Sign Package, 902 First South Street as presented. Board Member Stevenson seconded the motion. The motion passed unanimously.

Board member Snyder returned to the dais at 7:10 p.m.

### **d. AGENDA ITEM: DISCUSSION & POSSIBLE ACTION: DRB-090725 – Nate's Cowboy Restaurant Monument Sign Alteration – 1481 SR 89A.**

#### **Staff Report:**

#### **Background:**

Mr. John Alvey has submitted an application to Design Review for a sign alteration to the existing Nate's Cowboy Restaurant at Parcel # 406-26-344A, 1481 SR 89A.

The application before the Board is for the monument sign inserts to the existing approved monument.

The proposed sign alteration will be double sided 4' x 8' brown translucent vinyl covered Plexiglas.

The lettering styles will be Paparys and Algeria.

#### **Staff Analysis**

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

3. **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 Nate's Cowboy Restaurant sign complies with the new criteria.
3. **Signs should be non-reflective.** The proposed sign has no reflectivity.

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4. **Signs should be readable from the closest major road.** The readability of the Nate's Cowboy Restaurant projecting sign complies with the new criteria.

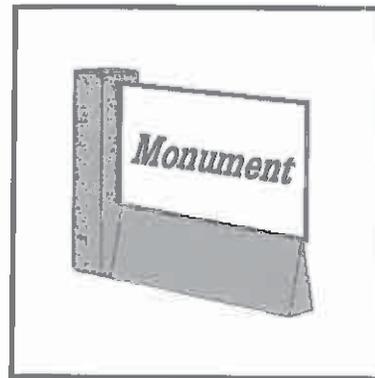
**Pertinent Code**

The Nate's Cowboy Restaurant monument sign complies with the **Zoning Code Chapter 7 Section 7-8**

**Permitted Signs.** Freestanding Monument Signs:

8. Permitted in commercial and multi-family zoning districts and for residential subdivisions.

9. Minimum setback from property line foot for each foot of height of the sign 6 feet or less in height; for signs in 6 feet in height the setback shall be than or equal to the height of the sign.



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10. Low-water use, drought-tolerant plants Town of Clarkdale Plant List, Section 9- Zoning Code, or landscape rocks may be around the sign base to minimize the impact of a monument sign and create a attractive appearance.

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11. One monument sign is allowed for each road intersection providing access to the property.
12. See Section 7-9 of this Code for maximum signage square footage.
13. Base of sign must be in proportion to sign size area.
14. Maximum height of sign and base shall not exceed 10 feet above existing grade at time of construction.

**And Zoning Code chapter 7 S. 89A Overlay District.** 89A Overlay District

1. Signage shall be minimal and shall consist of either wall signs or monument signs. Wall signs shall not exceed eight feet in height and monument signs shall be no greater than four feet in height.

**Zoning Code chapter 8 Outdoor Lighting Code Section 8-7 P Lighting Requirements:** The Pine Shadows sign lighting complies with this code.

P. Outdoor internally illuminated advertising signs shall either be constructed with an opaque background and translucent letters or with a colored translucent background with either translucent or opaque letters and symbols. All illuminated signs shall be turned off at 10:00 p.m. or at the close of business, whichever is later.

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**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**

Having met all code requirements, staff recommends the signage as presented be approved with the following stipulations:

1. Sign will be constructed as permitted.
2. Internal sign illumination shall be turned off by 10:00 p.m. or close of business every evening.

**Applicant Presentation:** Mr. John Alvey explained this application is for a replacement of new graphics to an existing monument sign.

**Questions to Staff/Applicant/Discussion:**

The Board agreed that the sign portion was an attractive sign, however, the poor condition of the monument base detracted from the look of the sign.

**Action/Motion:** Vice Chair Foutz motioned to approve DRB-090725, Nate's Cowboy Restaurant Monument Sign Alteration, 1481 SR 89A as presented with the recommended staff stipulations and the added stipulation 3#: *The area around the base of the monument sign shall be cleared of weeds and the monument base shall be repaired and repainted a color that complements the existing building or the sign colors. Color must be approved by staff.* Board Member Falbo seconded the motion. The motion passed unanimously.

**6. AGENDA ITEM: FUTURE AGENDA ITEMS:**

- Application for the 4-8 Wineworks sign.
- Discussion regarding proposed code changes.

**8. AGENDA ITEM: ADJOURNMENT:** Board Member Falbo motioned to adjourn the meeting. Board Member Snyder 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