

*Design Review Board
March 4, 2015*

MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW BOARD OF THE TOWN OF CLARKDALE HELD ON WEDNESDAY, MARCH 4, 2015, 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, March 4, 2015, 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	Excused
Board Members	Kerrie Snyder	Present
	Laura Jones	Present
	Mike Garvey	Present

STAFF: Community Development
GIS/Planner II

Guss Espolt

Others in Attendance: Drake Meinke, Jeff Hendricks, John & Colleen Tobias, Ralph Clemmer, Martha Padilla, Memi Perkins.

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: 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.**
4. **AGENDA ITEM: MINUTES:** Consideration of the **Regular Meeting Minutes of February 4, 2015.** Board Member Garvey motioned to approve the Regular Meeting Minutes of February 4, 2015. Board Member Snyder seconded the motion. The motion passed unanimously.
5. **AGENDA ITEM: REPORTS:**

Chairperson and Member Report:

March 14th – the 5th Annual Clarkdale Car Show and Poker Stroll in the Town complex from 9:00 am to 2 pm. During the event a 50/50 raffle will be held, people's choice award, raffle prizes, food and beverages available. The Downtown Business Alliance will be handing out cards.

March 17th – St. Patrick's Day Get Your Green On in Clarkdale! Main Street Café & Pizzeria will be cooking up some corned beef and cabbage with green beer. The 10-12 Lounge will feature

***Design Review Board
March 4, 2015***

Guinness on tap and there will be live music at Four Eight Wineworks from PK Gregory from 2 pm to 5 pm.

Staff Report Updates:

March 29th – Welcome Home Vietnam Veterans Event

April 1st – The Clarkdale Market will be officially under new ownership – (Mrs. Silvia Bourde).

6. NEW BUSINESS

AGENDA ITEM: DISCUSSION & POSSIBLE ACTION: DRB-091012-A sign alteration to the Copper Art Museum monument sign, located at 849 Main Street, Parcel #400-06-032B.

Staff Report:

Background:

Drake Meinke has submitted an application to Design Review for a proposed sign alteration to the Copper Art Museum monument sign located at 849 Main Street in Clarkdale.

1. The proposed Sign alteration consists of two identical pillars with a height of 78” tall and 90” on either side of the existing pillars. Ore carts will sit between the pillars and an additional 52 square foot signs arch will be welded to the two pillars, the picture portion of the sign will be made of di-bond aluminum and covered with vinyl prints. The copper portion of the double sided sign will be made of copper pennies on all-weather plywood; all iron will be dark rusted and a clear coat will be added. The iron hand cut lettering will be Saltino Font. (See attached exhibits.)
2. The current text “Arizona’s Greatest Treasure” on the bottom portion of the existing sign will show awards and hours. Design and font will change per awards presented. Text for hours will be in same Saltino Font, the same as the iron hand cut lettering.
3. Fabric canopy of three 4’ wide sections; the first section will have a length of 14’, and the last section will have a length of 20’. The three sections will have 3’ air gaps between each piece of fabric. Fabric is made of a copper sheen ultralight stretchable fabric (**sample of fabric will be presented at the DRB meeting.**) The fabric canopy will be supported on cables mounted to the existing sign pillars and extended to the rooftop of the Copper Art Museum. (See attached exhibit & photo.)

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 (1) font 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 iron hand cut lettering.

*Design Review Board
March 4, 2015*

- 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.

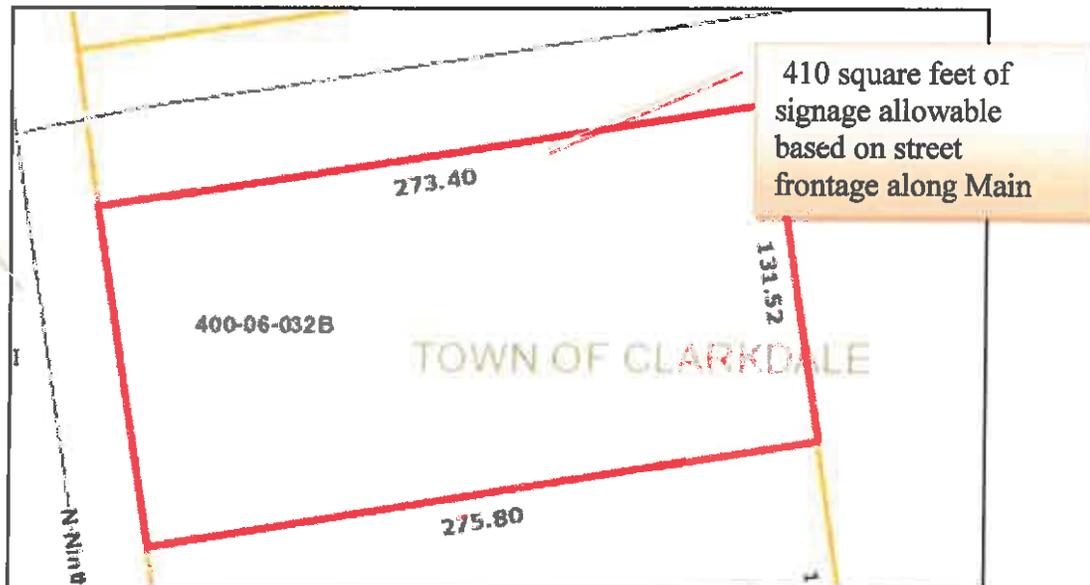
The total square footage of new signage proposed is 52 square feet. Per the new Sign Code, Section 7-9, the applicant would be eligible for a total of 404.92 square feet of signage.

Calculation of remaining allowed signage space:

404.92 total considered linear feet x 1.5 square feet allowed per linear foot = 607.38 total square feet of signage permitted.

607.38 permitted signage in square feet minus the existing signage of 242.45 square feet = 364.93 square feet remaining.

364.93 square feet remaining minus the proposed 52 square feet of signage = 312.93 square feet.



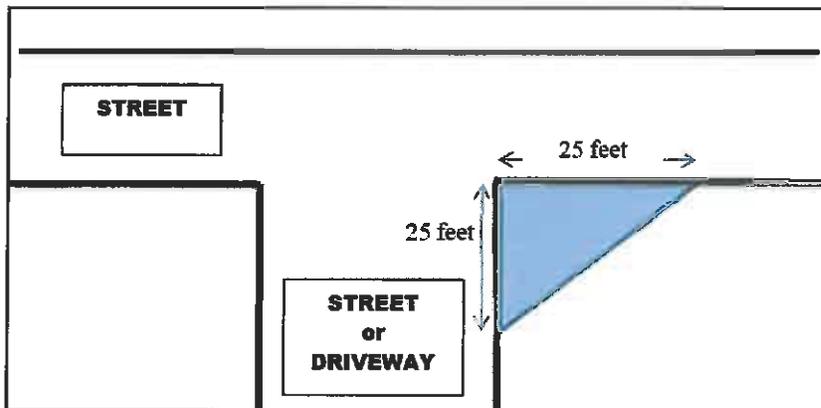
VISIBILITY SIGHT LINES

Zoning Code Chapter 7, Section 7-10 Visibility Sight Lines: To preserve visibility at intersections sight, an unobstructed view shall be maintained within these triangular areas:

- 1. At the intersection of two streets, or where a driveway or alley intersects a street, a triangle defined by measuring 25 feet in length along the curb or edge of improved roadway from their point of intersection, the Town may require more than 25 feet in high volume, high***

**Design Review Board
March 4, 2015**

speed traffic areas. The proposed sign alterations will be 46' from corner of the 25' sight triangle. Application complies.



2. *No signs, except traffic signs, shall exceed a height of 30 inches above the grade of the lower roadway within the triangle area. Sign projection, or overhang, across this area shall be permitted only when the bottom of the sign is a minimum of 9 feet above grade of the higher roadway.* Application complies.

Staff Recommendations

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

1. All signage shall be installed as reviewed and approved by the Design Review Board.
2. Once installed signage shall be inspected by the Tow's Building Official.

Applicant Presentation: Drake Meinke stated one of the reasons for the alteration is the public can't see the signage from Main St. The sign has become a photo opportunity.

Questions to Staff/Applicant:

- Mr. Meinke expects the canopy to last a year.
- The canopy will let the tourists know what his building actually is.
- The fabric will drape over the sign.

***Design Review Board
March 4, 2015***

Discussion:

- The hours of operation placement should be bigger and are very important to the tourists.
- The use of the copper is to catch the eye and attract people.

Action: Board Member Garvey motioned to approve DRB-091012-A sign alteration to the Copper Art Museum monument sign, located at 849 Main Street, Parcel #400-06-032B as presented with the following staff recommended stipulations:

1. All signage shall be installed as reviewed and approved by the Design Review Board.
2. Once installed signage shall be inspected by the Tow's Building Official.

Board Member Snyder seconded the motion. The motion passed unanimously.

AGENDA ITEM: DISCUSSION & POSSIBLE ACTION: DRB-091013-A wall sign for Chateau Tumbleweed, located at 1151 State Route 89A, Parcel #406-26-313A.

Staff Report:

Background:

Mrs. Kim Koistinen has submitted an application to Design Review for a wall sign for Chateau Tumbleweed, a new business located at 1151 State Route 89A.

1. The proposed wall sign will feature individual aluminum, maroon red letters "Chateau", and will be 12.5" tall x 59" wide. The "Tumbleweed" lettering will be black aluminum 16.8" tall x 236" wide, both will have white LED lighting behind letters to create a halo illumination. The "winery and tasting room" lettering will be pushed through white acrylic in a capsuled sign 12" tall x 133" wide and back lit. (See attached renderings.)

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) 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 black and maroon red lettering.
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.



WALL SIGN

Zoning Code Chapter 7, Section 7-8 P. Permitted Signs. Wall Signs: Applicant's 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.** The proposed wall sign will be visible from State Route 89A and complies with the sign count.
2. **Maximum height equals top of wall to which affixed.** Proposed 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.** Proposed wall sign is not located over public right-of-way. Application complies.
4. **See Section 7-9 of this Code for maximum sign square footage.** The property's linear street frontage is 157' so the total square feet of allowable sign area is 235.5. The proposed signs = 76 square feet; this leaves a total of 159.5 square feet of signage available. The proposed signage is within the maximum allowed.

Calculation of remaining allowed signage space:

157 total considered linear feet x 1.5 square feet allowed per linear foot = 235.5 total square feet of signage permitted

235.5 permitted signage in square feet – 76 square feet of requested signage per this application = 159.5 square feet remaining for additional signage

Zoning Code Chapter 7, Section 7-8 S. 1. Permitted Signs. 89A Overlay District: Applicant's wall sign complies.

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.** Proposed wall sign complies.

Zoning Code Chapter 8 Outdoor Lighting Code Section 8-7 N Lighting Requirements: The Chateau Tumbleweed sign lighting complies with this code.

Design Review Board

March 4, 2015

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 applicant agrees to comply with this ordinance.

Staff Recommendations

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

1. Chateau Tumbleweed must turn off the sign to comply with ***Zoning Code Chapter 7, Section 7-3 E. Illuminated signs must be extinguished by 10:00 p.m. or at the close of business, whichever is later.***
2. All signage shall be installed as reviewed and approved by the Design Review Board.
3. Installation of the sign shall be inspected and approved by the Town's Building Official.

Applicant Presentation:

- The applicant wants to get signs in as soon as possible.
- A monument sign will be coming in the near future.

Questions to Staff/Applicant:

- The Board pointed out to the applicant to make sure the letters pop.

Discussion:

- None.

Action: Board Member Garvey motioned to approve DRB-091013-A wall sign for Chateau Tumbleweed, located at 1151 State Route 89A, Parcel #406-26-313A as presented with the following staff recommended stipulations:

1. Chateau Tumbleweed must turn off the sign to comply with ***Zoning Code Chapter 7, Section 7-3 E. Illuminated signs must be extinguished by 10:00 p.m. or at the close of business, whichever is later.***
2. All signage shall be installed as reviewed and approved by the Design Review Board.
3. Installation of the sign shall be inspected and approved by the Town's Building Official.

Board Member Jones seconded the motion. The motion passed unanimously.

AGENDA ITEM: DISCUSSION & POSSIBLE ACTION: DRB-091014-A sign package for the Crossroads at Mingus Subdivision, Parcel #406-26-673.

Staff Report:

Background:

Mr. & Mrs. Tobias have submitted an application to Design Review for a sign package for seven proposed signs to be placed on the Crossroads at Mingus subdivision.

1. Four proposed signs will be 4' H x 8' W and 8' from grade, signs will be located on parcels 406-26-680, 406-26-673, 406-26-740, and 406-26-859. Three proposed signs will be 4' H x 4' W and Mounted so it totals 8' in height, signs will be located on parcels 406-26-861, 406-26-612, and 406-26-673. All proposed signs are box framed and have 4" x 4" wood post to be painted white. (See attached rendering.)
2. Signs will be photo vinyl, "Crossroads" lettering will be black on a white background, "Now Selling New Homes & Lots" and "New Homes with arrows" lettering will be white on a black background. (See attached rendering.)
3. The 4" x 4" sign post will be set in 36" x 24" concrete footings.

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 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.
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.

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 8'*

***Design Review Board
March 4, 2015***

- 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.*

Staff Recommendations

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

- 1. All signage shall be installed as reviewed and approved by the Design Review Board.
- 2. Installation of the sign shall be inspected and approved by the Town's Building Official.

Applicant Presentation:

-The application was explained through the Staff Report.

Questions to Staff/Applicant:

- Adobe Realty will represent the owners of the subdivision
- Commercial property will be addressed in the future.
- A monument sign will also be in the near future.

Discussion:

-None.

Action: Board Member Garvey motioned to approve DRB-091014-A sign package for the Crossroads at Mingus Subdivision, Parcel #406-26-673 as presented with the following staff recommended stipulations:

- 1. All signage shall be installed as reviewed and approved by the Design Review Board.
- 2. Installation of the sign shall be inspected and approved by the Town's Building Official.

Board Member Snyder seconded the motion. The motion passed unanimously.

*Design Review Board
March 4, 2015*

AGENDA ITEM: DISCUSSION & POSSIBLE ACTION: DRB-091015-Two entrance information signs for New Gate Homes, Mountain Gate Subdivision, Parcel #400-06-678.

Staff Report:

Background:

Mr. Ralph Clemmer has submitted an application to Design Review for two additional single sided signs to be placed on the entrance from Centerville Road in the Mountain Gate subdivision.

1. The two identical proposed signs will be 4' H x 8' W and Mounted so it totals 8' in height. Proposed signs are box framed and have 4" x 4" wood post to be painted white to match existing sign frames in the Mountain Gate subdivision.
2. Signs will be photo vinyl, "Mountain Gate" lettering will be black, "Newgate Homes" lettering will be red both on a white background, and the information text will be white letters with a black shadow in a red boxed background. (See attached rendering.)
3. The 4" x 4" sign post will be set in 36" x 24" concrete footings.
4. No lighting is proposed with this application.

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 (1) one font 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.
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.

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 8'.*
 - b. The edges of all signs shall be boxed – *Application complies.*

***Design Review Board
March 4, 2015***

- 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.*

Staff Recommendations:

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

- 1. All signage shall be installed as reviewed and approved by the Design Review Board.
- 2. Installation of the sign shall be inspected and approved by the Town's Building Official.

Applicant Presentation:

- The Board Members reviewed the staff report provided to them.
- Signage was explained by the applicant.

Questions to Staff/Applicant:

Board Member Jones questioned the flags being mentioned in the application. Staff stated that the flags were not part of the staff report and were approved in a banner permit process at an earlier date.

Discussion:

None.

Action: Board Member Snyder motioned to approve DRB-091015-Two entrance information signs for New Gate Homes, Mountain Gate Subdivision, Parcel #400-06-678 as presented with the following staff recommended stipulations:

- 1. All signage shall be installed as reviewed and approved by the Design Review Board.
- 2. Installation of the sign shall be inspected and approved by the Town's Building Official.

Board Member Jones seconded the motion. The motion passed unanimously.

*Design Review Board
March 4, 2015*

AGENDA ITEM: DISCUSSION & POSSIBLE ACTION: DRB-091016-A wall painted sign for the Glenarm Land Company, located at 23 N. Eleventh Street, Parcel #400-03-185.

Staff Report:

Background:

Mrs. Martha Padilla has submitted an application to Design Review for a wall sign for Clarkdale business located at 23 N. Eleventh Street.

1. The proposed wall sign will feature hand painted letters "Clarkdale Lodge" will be 1.5' tall by 18' long, primer grey with a black outline. (See attached renderings.)
2. The sign will be illuminated with 11 Watt LED bulbs and the shielded lights will be painted the same color as the building, lights will be slightly angled to point at the lettering. (See attached renderings.)

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 (1) font 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.
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.



WALL SIGN

Zoning Code Chapter 7, Section 7-8 P. Permitted Signs. Wall Signs: Applicant's 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.*** The proposed wall sign complies with the sign count.

Design Review Board
March 4, 2015

2. **Maximum height equals top of wall to which affixed.** Proposed 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.** Proposed wall sign is not located over public right-of-way. Application complies.
4. **See Section 7-9 of this Code for maximum sign square footage.** The property's linear street frontage is 313' so the total square feet of allowable sign area is 469.5. The proposed sign = 27 square feet; this leaves a total of 442.5 square feet of signage available. The proposed signage is within the maximum allowed.

Calculation of remaining allowed signage space:

313' total considered linear feet x 1.5 square feet allowed per linear foot = 469.5'
total square feet of signage permitted

469.5' permitted signage in square feet – 27 square feet of requested signage per this application = 442.5' square feet remaining for additional signage

Zoning Code Chapter 8 Outdoor Lighting Code Section 8-7 G. Lighting Requirements:
Class 2 lighting shall have no time restrictions unless stipulated as condition of approval for new projects. The applicant agrees to comply with this ordinance.

Staff Recommendations

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

1. All signage shall be installed as reviewed and approved by the Design Review Board.

Applicant Presentation:

-Board Members reviewed the staff report provided.

Questions to Staff/Applicant:

-The applicant wants to keep the integrity of the building by keeping the signage minimal. There will not be a vacancy sign or any other significant signage.

*Design Review Board
March 4, 2015*

Discussion:

- The Board Members liked the lighting fixtures.
- This is more of a primer color lighter than the staff report shows.

Action: Board Member Jones motioned to approve DRB-091016-A wall painted sign for the Glenarm Land Company, located at 23 N. Eleventh Street, Parcel #400-03-185 as presented with the following staff recommended stipulations:

1. All signage shall be installed as reviewed and approved by the Design Review Board.

Board Member Garvey seconded the motion. The motion passed unanimously.

7. **AGENDA ITEM: FUTURE AGENDA ITEMS:** None at this time.

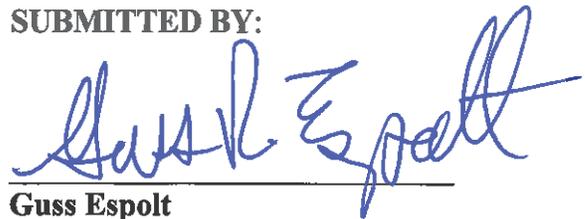
8. **AGENDA ITEM: ADJOURNMENT:** Board Member Snyder motioned to adjourn the meeting. Board Member Garvey seconded the motion. The motion passed unanimously. The meeting adjourned at 7:45 p.m.

APPROVED BY:



Chairperson
Robyn Prud'homme-Bauer

SUBMITTED BY:



Guss Espolt
GIS/Planner II