MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW BOARD OF THE TOWN OF CLARKDALE HELD ON WEDNESDAY, APRIL 6, 2016, 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, April 6, 2016, at 6:30 p.m. in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ.

BOARD MEMBERS:

Chairperson	Laura Jones	Present
Vice Chairperson	Robyn Prud'homme-Bauer	Present
Board Members	Kerrie Snyder	Present
	Mike Garvey	Excused
	Aaron Midkiff	Present

STAFF:
Community Development Director Jodie Filardo
GIS/Planner II Guss Espolt

Others in Attendance: Amber Godina – Violette's Bakery
Krishan Ginige – SEC Engineers
Bruce Connelly – SEC Engineers
Gary Clousten – Rain Spirit RV Resort Owner
Lorrie Lawrence – Sedona Wellness Owner

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**.

   Amber Godina of Violette's Bakery addressed the Board regarding her new sign that does not match the approved sign font. Amber was directed by the Board to work with the Community Development Director to resolve the situation.

4. **AGENDA ITEM: MINUTES:** Consideration of the **Regular Meeting Minutes of March 2, 2016.** Board Member Snyder motioned to approve the Regular Meeting Minutes of March 2, 2016. Vice Chair Prud'homme-bauer seconded the motion. The motion passed unanimously.

5. **AGENDA ITEM: REPORTS:**

Chairperson and Member Report: Vice Chair Prud'homme-Bauer reminded the Board of the upcoming Verde Valley Wine Festival on May 7, 2016 that will be held in the Clarkdale Town Park from 12:00 p.m.-4:00 p.m.

Staff Report Updates: GIS/Planner II gave an update on the upcoming Sci-Tech Festival on April 8, 2016 that will be held at Yavapai College from 5:00 p.m.-8:00 p.m.

6. **NEW BUSINESS:**

   a. **CONDSIDERTION AND POSSIBLE ACTION DRB #091228:** Discussion/possible action regarding a monument sign application for Sedona Wellness, a new business location at 414 Peace Garden Path, parcel # 400-07-026F.

Background

Mrs. Lorrie Lawrence has submitted an application to the Design Review Board for a monument sign on a new business located at 414 Peace Garden Path, parcel number 400-07-026F.

1. The proposed sign will be 4' H x 8' W and mounted so it totals 10' in height.
2. Sign materials will be a digitally printed graphic applied over an 8' foot wide x 4' foot high x 1/8" inch thick Alumalite board.
3. The font consist of Effervescent, InaiMathi and Walkaway Black font. The logo and text will be set in a green and yellow gradient background. (See attached exhibit.)
4. The sign will be attached to 4" x 4" wood posts and set in 36" x 24" concrete footings behind the planter and existing beam. (See attached exhibit.)
5. The 4" x 4" wood posts will be left natural wood to blend in with the desert landscape, a sealant will be added to control weathering.
6. No lighting is proposed with this application.

Staff Analysis

MONUMENT SIGN
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.*** Applicant complies

2. ***Minimum setback from property line equals 1 foot for each foot of height of the sign for signs 6 feet or less in height; for signs in excess of 6 feet in height the setback shall be greater than or equal to the height of the sign.*** Applicant complies

3. ***Low-water use, drought-tolerant plants from the Town of Clarkdale Plant List, Section 9-9 of the Zoning Code, or landscape rocks may be placed around the sign base to minimize the visual impact of a monument sign and create a visually***

attractive appearance. Applicant's planter has existing desert plants. Applicant complies

4. ***One monument sign is allowed for each road intersection providing access to the property.*** Applicant complies

5. ***See Section 7-9 of this Code for maximum signage square footage.*** Applicant complies

6. ***Base of sign must be in proportion to sign size area.*** Applicant complies

7. ***Maximum height of sign and base shall not exceed 10 feet above existing grade at time of construction.*** Applicant 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 (3) three fonts and does not exceed the suggested font count.

2. ***Sign should have no more than 50 percent opacity. Dark background colors are preferred.*** The proposed sign complies with the new criteria, featuring text in a green and yellow gradient background.

3. ***Signs should be non-reflective.*** The proposed sign has no reflectivity.

4. ***Signs should be readable from the closest major road.*** While the readability of the sign from the entrance complies with the new criteria, applicant is aware that motorists following the existing speed limit of 45 MPH will have difficulty reading the fine print on the proposed sign.

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. 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.

3. All activities on the approved sign must be in compliance with the CUP #091097.

4. Applicant is required to purchase a building permit from the Community Development Department.

5. All contractors shall have a current business license with the Town of Clarkdale.

Questions to Staff / Applicant:

Ms. Lawrence thanked the staff for an accurate presentation. Board Member Midkiff asked the height of the sign and GIS/Planner II quoted the staff report that the height of the sign would not exceed 10 feet. Vice Chairperson Prud'homme-Bauer asked Ms. Lawrence to talk about why her sign had so much wording on it. Ms. Lawrence explained that the sign being viewed by the board was the first draft and that she was still deciding on the wording for marketing purposes. Board Member Snyder stated that her concern was that the sign was very busy with all of the wording. Ms. Lawrence agreed with Board Member Snyder's comment and said that she was considering decreasing the amount of wording on the sign. Vice Chairperson Prud'homme-Bauer stated that the coloring of the wording on the sign was not distinct. Ms. Lawrence told the board that a more updated version of the sign was displayed in the most recent printing of Kudos newspaper. Ms. Lawrence explained that the design in Kudos had less wording and that she had changed to a burnt red color. Vice Chairperson Prud'homme-Bauer stated that it was hard to see the blues and greens on the sign. Chairperson Jones suggested that Ms. Lawrence make the logo bigger on the sign. Ms. Lawrence asked if she made the suggested changes would she need to re-apply. Chairperson Jones stated that it appeared the sign was still a work in progress and that the project should be tabled so Ms. Lawrence could come back with the final design. Chairperson Jones also suggested that Ms. Lawrence improve the overall visibility of the sign. Ms. Lawrence asked if her project was tabled would she have to wait a month until the next meeting in May. Board Member Snyder clarified that if the sign is going to look different than what was presented they will have to view and approved an updated design during the next meeting. Ms. Lawrence asked if it was possible that the sign could be approved since she was going to remove some of the wording and Chairperson Jones stated that they could not approve the sign until they see an updated version. Community Development Director asked the Board if the staff could work with Ms. Lawrence to bring something new forward for the next meeting.

Public Comment: None

BOARD ACTION: Vice Chairperson Prud'homme-Bauer moved to table the Sedona Wellness sign and recommended the logo be bigger, the name be bigger, the sign have fewer words and lettering darker with more contrast. Board Member Snyder seconded the motion. The motion passed unanimously.

b. **CONSIDERATION AND POSSIBLE ACTION DRB #091231:** Discussion/possible action regarding an application for design review of a proposed RV resort and associated site improvements on the 9.52 acre parcel, located at 551 S. Broadway , Parcel # 400-07-005.

Background:

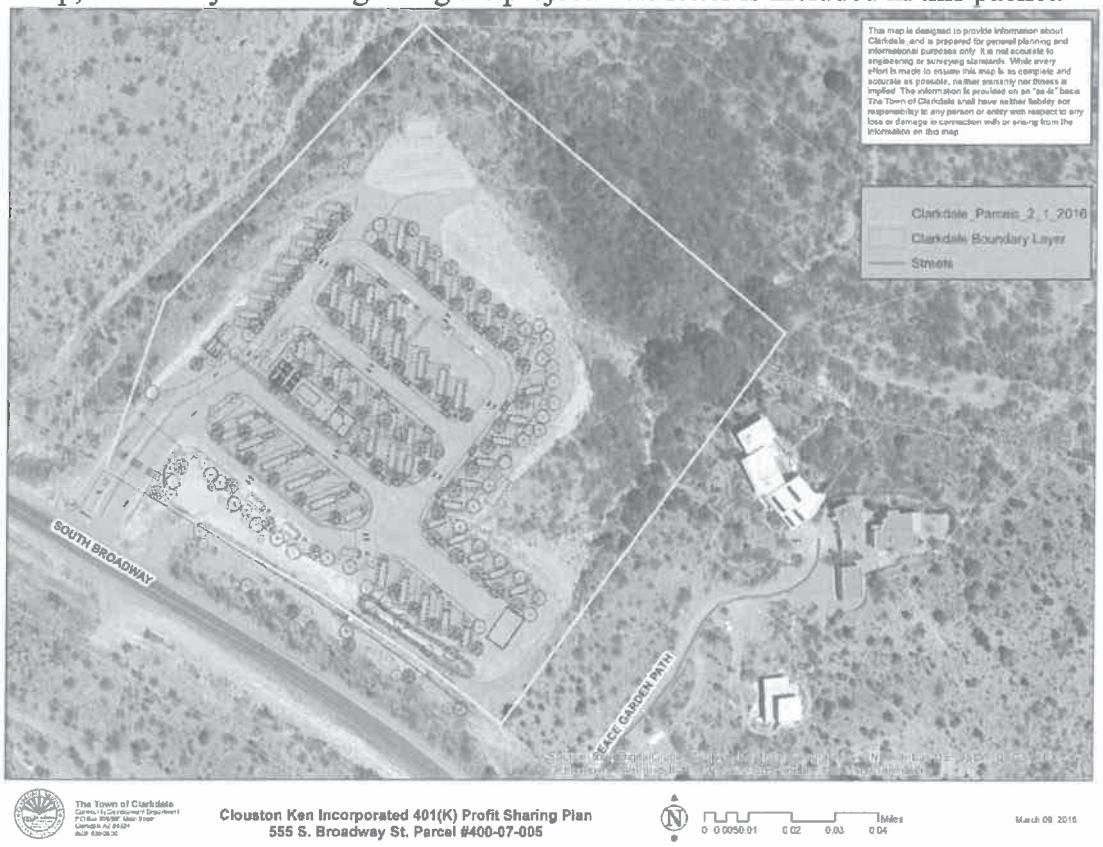
Design Review Board
April 6, 2016

Mr. Gary Clouston, Owner and Krishan Ginige, Project Manager have submitted an application for design review for an RV Resort. Property is located on 551 S. Broadway and is further identified as Assessor's Parcel Number 400-07-005. The property is zoned Commercial (C). Per Section 3-11.C.3 of the Zoning Code, campsites and recreational vehicle parks are listed as a conditional use. Per Section 11-1 of the Zoning Code, design review and site plan review is required for all new commercial development.

On August 18, 2015, the Planning Commission considered a request from Mr. Gary Clouston for a conditional use permit for a recreational vehicle (RV) resort in a public hearing. This property had been previously developed for the Verde Valley Christian Church. Water, wastewater and electrical infrastructure is in place with grading of a portion of the site and installation of utility infrastructure. The Planning Commission approved the request unanimously.

On October 13, 2015, the Town Council considered and approved the CUP #091100.

As a courtesy to the residents who attended the Town Council meeting for the Conditional Use Permit application for Rain Spirit RV Resort on October 13, 2015, a courtesy mailing was sent to 24 property owners within 1,000 feet of the project regarding the Design Review Board meeting on Wednesday, April 6, 2016. On Friday, March 25, 2016 staff received a letter from residents Joseph and Jamie Rongo, Novie Trump, and Sandy Brown regarding the project. The letter is included in this packet.



The applicant is requesting design review approval for an RV Resort named Rain Spirit RV Resort. This parcel is 9.52 acres in size. The property is adjacent to residential land on the south and east, vacant

commercial land to the north and west, and overlooks the Verde River corridor on the north east. Only 5 acres of the parcel will be developed. The RV resort will be landscaped with native plants and trees. There will be two wall signs for the resort, one on each side of the entrance. An 18' x 35' pool, a 10' diameter spa, plus office, laundry, shower, and recreation buildings will be on site. The resort will have an onsite residence. The home will be a modern manufactured home with a shingled, pitched roof, and the home will be dropped 3' in elevation to retain the views of the surrounding terrain. The lighting on all buildings will be fully shielded per Town Code. There will be no overhead parking lot lights.

The following topics are presented from the application.

Landscaping Summary:

Landscaping includes 151 assorted trees, and 52 assorted shrubs. Landscaping will be used to screen the site from the nearby neighbors. Arizona Cypress and Ash trees are proposed to be placed at each RV spot to provide screening and shade. The applicant has incorporated a rainwater harvesting plan and a greywater use plan into the final landscape plan per the approved CUP. Detailed specifics of the system are within the site plan/landscape plan, sheet 1 of 1 project No. 15-0503CE. (See attached planting plan LP1.)

Gravel:

The entry way will be paved with a compacted gravel roadway, coloring will be Palomino Gold ½" gravel. Planter-landscaped areas will be Cinnamon ½" gravel. Walkways-RV space will be Sedona Red ½" crushed stone gravel. Walkways will be S.V. Minus gravel, and Permeable Roman 10" x 10" walkaway pavers. (See attached RV Space Detail sheet 1 of 1 and the Site Products.)

Buildings:

The office, laundry, showers, and recreation buildings will have a Southwestern design. The on-site residence will be a modern manufactured home constructed of wood and painted to match the main buildings. The roof will be pitched GAF Cool Roof shingles composition roofing. The shop will be stick-built with a stucco exterior and painted to match the main buildings. Shop will have two roll-up garage doors, with pitched GAF Cool Roof shingles composition roofing. (See attached renderings Building Elevations, Caretaker Residence and Maintenance Shop.)

Wall:

A 4' tall wall between the house and parking will be constructed from masonry block and coated with plastered/stucco. Wall will be painted to match buildings.

Paint colors:

The office, laundry, showers, recreation buildings and maintenance shop exterior will be smooth sand finish stucco texture and painted Elastomeric Moraco Tan. The inset window frames will be painted Dark Chocolate. (See attached renderings Materials, Textures and Colors.)

Roof:

The office, laundry, showers, recreation buildings will have rolled flat Certain Teed Flintlastic roofing. The manufactured home will have pitched GAF Cool Roof shingles composition roofing. (See attached renderings Materials, Textures and Colors.)

Posts, Doors:

The posts and doors will have exterior stain Miniwax Dark Walnut. (See attached renderings Materials, Textures and Colors.)

Pool Railing and Fencing:

The pool railing will be brown powder-coated iron. A fenced dog run will be on the proposed site. The dumpster enclosure will be stucco on three sides and painted to match the structures and a double door to fully enclose the dumpster will be installed. (See attached Site Products.)

Lighting:

Based on Town Zoning Code, this project qualifies for a total of 952,000 lumens. Lighting on site will be minimal. Office will have 5 wall sconce fully shielded fixtures: 26 watt, 1,710 lumens totaling 8,550 lumens. Bathroom/Laundry will have 4 wall sconce fully shielded fixtures: 26 watt, 1,710 lumens totaling 10,260 lumens. Recreation room will have 4 wall sconce fully shielded fixtures: 26 watt, 1,710 lumens totaling 6,840 lumens. Shop will have 4 wall sconce fully shielded fixtures: 26 watt, 1,710 lumens totaling 3,420 lumens. There will be 1 Pool light fixture: 400 watt incandescent, 4,150 lumens totaling 4,150 lumens. Sign will have 6 downward facing Bronze Platina light fixtures: 26 watt, 1,710 lumens totaling 10,260 lumens. Residence will have 3 wall sconce fully shielded fixtures; 26 watt, 1,710 lumens totaling 5,130 lumens. The 48,610 proposed lumens for this project leave a total of 903,390 lumens unused on the 9.52 acre lot. There will be no overhead parking lot lights. (See attached Lighting Intensity Lumens table.)

Signs:

The proposed walls onto which letters will be mounted will be smooth sand stucco texture painted Elastomeric Moraco tan. Sign walls will not exceed 8' tall, one on each side of the entrance. The signs will be made of weathered steel; letters will be 22" tall, and each sign will be 4 ½' tall x 14' wide and ¼" thick. The sign letters will be mounted off the monument face 1". Wall sign will be illuminated by 3 120V / 1,710 lumens aluminum RLM classic emblem Bronze Platina angle shade downward facing lighting on each monument. The lighting will be on a timer to turn off at 10:00 P.M. The address will be displayed on the lower part of the monument walls.

Figure 1- Proposed Monument signs

Noise:

Generators will not be allowed to operate in the park during the day-to-day normal operation. The on-site resident will monitor the noise and will be establishing a quiet time of 9:00 P.M. each night.

Staff Analysis

Zoning Code Chapter 11, Section 11-4 Review Criteria for Design Review Approval.
'The Design Review Board shall review applications for design approval of new construction, alterations, additions, or renovations to existing buildings or structures...'

Zoning Code Chapter 11, Section 11-4, Review Criteria for Design Review Approval.

1. **ARCHITECTURAL MERIT:** ***The architecture and design shall be visually compatible with the buildings, structures and places to which it is related.*** The office, laundry, showers, and recreation buildings will have a Southwestern design, the on-site resident home will be a modern manufactured home, and shop will be stick-built with two roll-up garage doors. Application complies.

2. **PROPORTION:** ***The relationship of the width of the building or structures 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.*** Because there are no existing structures, the application was evaluated to ensure the relationships of the structures comply. Application complies.

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.*** Application complies.

4. **PATTERNS:** ***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.*** Application complies.

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.*** Application complies.

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.*** Application complies.

7. **MATERIAL, TEXTURE AND COLOR:** ***The materials, textures and colors of the façade 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 office, laundry, showers, recreation buildings and maintenance shop exterior will be smooth sand finish stucco Texture and painted Elastomeric Moraco Tan. The inset window frames will be painted Dark Chocolate. The posts and doors will have exterior stain Miniwax Dark Walnut. The pool railing will be brown powder-coated iron. A fenced dog run will be on the proposed site. The dumpster enclosure will be stucco on three sides and painted to match the structures and a double door to fully enclose the dumpster will be installed. Application complies.

8. **ROOFS:** ***The roof shape and materials of a building shall be visually compatible with the buildings to which they are related.*** Application complies.

9. **ARCHITECTURAL DETAIL:** ***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.*** Application complies.

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

11. **LANDSCAPING:** ***Landscaping shall be visually compatible with the landscaping around the buildings, structures and places to which it is related.*** Landscaping includes 151 assorted trees, and 52 assorted shrubs. The proposed landscaping is in compliance with Landscape Design Standards, Chapter Nine of the Town of Clarkdale Zoning Code. Landscaping will be used to screen the site from the nearby neighbors. Arizona Cypress and Ash trees are proposed to be placed at each RV spot to provide screening and shade. The applicant has incorporated a rainwater harvesting plan and a greywater use plan into the final landscape plan per the approved CUP. Detailed specifics of the system are within the site plan/landscape plan, sheet 1 of 1 project No. 15-0503CE. Application complies.

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.***

Location	Light Type and Quantity	Light Source	Lumens (each)	Total Lumens
Office	5 wall sconce (fully shielded)	26 watt CFL	1,710	8,550
Bathrooms/Laundry	4 wall sconce/ 2 can lights (fully shielded)	26 watt CFL	1,710	10,260
Recreation Room	4 wall sconce (fully shielded)	26 watt CFL	1,710	6,840
Shop	2 wall sconce (fully shielded)	26 watt CFL	1,710	3.420
Pool Light	1 lamp in pool	400 watt incandescent	4,150	4,150
Sign	2 x 3 down lights(fully shielded)	26 watt CFL	1,710	10,260
Residence	3 wall sconce (fully shielded)	26 watt CFL	1,710	5,130 (on as needed
Total				48,610Lumens

Application complies.

Zoning Code Chapter 3 Performance Standards for Commercial Developments: Section 3-10 I. 13

13. **SCREENING:** ***An owner of Commercial property whose property is immediately adjacent to any property having the zoning classification other than Industrial shall at his/her own expense, at the time of use of property, construct a screen on his/her property to act as a barrier between his/her property adjacent property having a more restrictive zoning classification. The screen may consist of plants and/or a fence of solid construction as prescribed by the Town of Clarkdale upon application of the owner at the time the property is put to use.*** Applicant is proposing to use landscaping to screen the Commercial property from the adjacent residential properties. Application complies.

Zoning Code Chapter 7, Section 7-8 Permitted Signs. P. Wall Signs:

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 S. Broadway and complies with the sign count.

2. ***Maximum height equals top of wall to which affixed.*** Application 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.*** The sign letters will be mounted off the wall face 1". Application complies.

Zoning Code Chapter 7, Section 7-9 Maximum Sign Square Footage for Commercial Uses: The property's linear street frontage is 573'. The size of the proposed signs = 252 square feet.

Calculation of remaining allowed signage space:

573 total considered linear feet x 1.5 square feet allowed per linear foot = 859.5 total square feet of signage permitted

859.5 permitted signage in square feet – 252 square feet of requested signage per this application = 607.5 square feet remaining for additional signage
Application complies.

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

2. ***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.

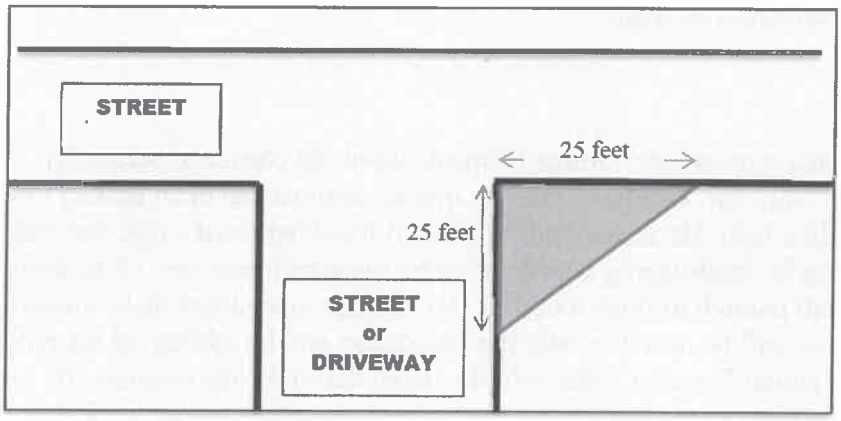
2. ***Sign should have no more than 50 percent opacity. Dark background colors are preferred.*** The proposed sign complies with the new criteria, featuring weathered steel letters.

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.

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 speed traffic areas.*** The proposed sign will be within the applicant's property line and will be 83' from S. Broadway outside of the 25' sight triangle. Application complies.



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.

Zoning Code Chapter 8 Outdoor Lighting Code Section 8-7 Lighting Requirements:

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 Detailed Recommendations:

Staff has determined the Application complies with all code requirements and recommends approval of **DRB-091231 Rain Spirit RV Resort** with the following stipulations of approval:

1. Project shall comply with all specifications of the Town Code and any stipulations of officials representing the Town of Clarkdale, and all stipulations cited in CUP #091100.

2. The building shall be constructed and all signage shall be installed as reviewed and approved by the Design Review Board and as inspected by the Building Official.

3. Any changes to the approved design review shall be reviewed and approved by the Director of Community Development who may determine whether or not the application needs to return to the Design Review Board for review and approval.

4. Applicant shall comply with site preparation, grading and drainage requirements as stipulated in Town Code.

5. All lighting and landscaping and related systems as installed shall comply with Town Code.

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

Questions to Staff / Applicant:

Vice Chairperson Prud'homme-Bauer asked Mr. Ginige to speak about the choice to screen by landscaping instead of a masonry wall. Mr. Ginige expressed that all options has been looked into and it was too great of an impact to build a wall. He stated that because of the downward slope, the wall would have to be 8-10 feet tall. Screening by landscaping was decided on because it was less of an impact and the vegetation chosen would be tall enough to form a barrier. Mr. Ginige also stated that rainwater harvesting and a gray water system will be used to water the vegetation and he addressed the paving/dirt road subject. Community Development Director Jodie Filardo stated that the code requires the resident be buffered by screening and that she had given suggestions as to what vegetation would work best. She then addressed the paving/dirt road subject and stated that the Planning Commission has guidelines regarding paving and if the area was paved, rainwater would flow off of it instead of being absorbed into the ground. Chairperson Jones asked Mr. Ginige at what time would the park's quiet time start and Mr. Ginige told her 10:00 p.m. Chairperson Jones asked about the guidelines on temporary lights and Mr. Ginige stated all lights would be turned off by 10:00 p.m. Chairperson Jones expressed the importance of the dark sky view in the area of the resort and its importance is something Mr. Clousten would like to promote. Mr. Clousten spoke and reiterated that he wants to keep the park quiet and most of the people staying there will be of retirement age. Board Member Midkiff asked what kind of fencing the dog run would have. Mr. Ginige stated it would be a 3-foot chain link fence. Board Member Midkiff brought up the fact that the dog run is outside of the screening. Chairperson Jones suggested that the applicant move the dog run to the northwest side of the site, away from the resident side. Mr. Ginige said he saw no

reason why the dog run could not be moved. Vice Chairperson Prud'homme-Bauer asked about the stability of the hillside without having a wall but expressed that she did not think the wall was a good idea. Vice Chairperson Prud'homme-Bauer asked Community Development Director Jodie Filardo how quickly the vegetation would grow and Community Development Director Jodie Filardo stated that the vegetation that was chosen would grow quickly. Board Member Snyder asked how it would be addressed if the plants did not grow or if they died and Community Development Director Jodie Filardo stated that it is not stipulated in the code. Board Member Midkiff asked why the storage unit did not have screening and suggested that screening by landscaping be added to the back wall area. Board Member Snyder stated that she understood the concerns for the fumes and the noise but that would only be occurring when someone was coming or leaving and that she agreed with Board Member Midkiff that the dog run should be relocated. Vice Chairperson Prud'homme-Bauer also agreed that the dog run should be moved and stated that they had done a great job with the design but wished that the onsite home would match the southwest design of the other structures.

Public Comment:
Novie Trump, a resident of Clarkdale was first to speak. Ms. Trump referred to the letter that was written by the Rongos and sent to the Town of Clarkdale. She stressed that the residents of the area would like a 6-foot masonry wall due to the noise and dust from unpaved roads. Ms. Trump asked the board if they would request that the applicant put in a wall. Chairperson Jones asked Community Development Director Jodie Filardo if a masonry wall was a design option and Community Development Director Jodie Filardo stated that in the code there are two options for screening: masonry wall or screening by landscaping. Ms. Trump explained her concerns that screening by landscaping would not create enough of a barrier from noise, lights, and dust. Vice Chairperson Prud'homme-Bauer asked Ms. Trump to point out on a map where she would like to see a wall.

Ms. Lawrence, Director of Sedona Wellness was second to speak. Ms. Lawrence expressed concerns regarding the wind that comes through the wash carrying noise and debris into the area of her business. Ms. Lawrence stated that because her place of business is elevated compared to the storage unit, only the roof would be seen and not the entire back wall of the unit. Ms. Lawrence asked what the construction time frame was and Mr. Ginige told her that it would be one year. Ms. Trump stated that the residents were asking for screening by landscaping in addition to a masonry wall and Mr. Ginige stated that they would only be screening by landscaping.

BOARD ACTION: Board Member Midkiff moved to approve the application as submitted with the stipulations as suggested by staff:

1. Project shall comply with all specifications of the Town Code and any stipulations of officials representing the Town of Clarkdale, and all stipulations cited in CUP #091100.
2. The building shall be constructed and all signage shall be installed as reviewed and approved by the Design Review Board and as inspected by the Building Official.
3. Any changes to the approved design review shall be reviewed and approved by the Director of Community Development who may determine whether or not the application needs to return to the Design Review Board for review and approval.
4. Applicant shall comply with site preparation, grading and drainage requirements as stipulated in Town Code.

5. All lighting and landscaping and related systems as installed shall comply with Town Code.

With the following additional stipulations:

6. **Relocation of the dog run to the northwest side of the property or additional screening to be placed at the current location.**
7. **Additional screening by landscaping to the back of storage unit.**

Vice Chairperson Prud'homme-Bauer seconded the motion to approve. The motion was unanimously approved.

7. **FUTURE AGENDA ITEMS:** Applications have been received from Olsen's for a wall sign and an off-premise sign and from Nate's Cowboy Café for two wall signs and new monument insert. The application for Sedona Wellness will be heard at the May 4th meeting. Drake from Arizona Copper Art Museum will be submitting an application for exterior modifications.

8. **ADJOURNMENT:** Board Member Snyder motioned to adjourn the meeting. Board Member Midkiff seconded the motion. The motion passed unanimously. The meeting adjourned at 7:53 p.m.

APPROVED BY:

Chairperson
Laura Jones

SUBMITTED BY:

Guss Espolt
GIS/Planner II