

MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW BOARD OF THE TOWN OF CLARKDALE HELD ON WEDNESDAY, JANUARY 11, 2006, AT 6:30 P.M. IN THE MEN'S LOUNGE AT THE CLARK MEMORIAL CLUBHOUSE, 19 NORTH 9TH STREET, CLARKDALE, ARIZONA.

A REGULAR meeting of the Design Review Board of the Town of Clarkdale was held on Wednesday, January 11, 2006, at 6:30 p.m. in the Men's Lounge at the Clark Memorial Clubhouse, 19 North 9th Street, Clarkdale, AZ.

Board members:

Chairperson	Ellie Bauer	Present
Vice Chair	Marsha Foutz	Present
Board Members	Anke Pitrella	Present
	Charles Scully	Present

Staff:

Community Development Director	Sherry Bailey
Planner II	Normalinda Zuniga
Administrative Assistant	Charlene Stockseth

Others in Attendance: Dennis and Geri Branaman, Steve Biasini, Robyn Prud'homme-Bauer, Jim Spear.

1. **CALL TO ORDER:** Chair Bauer called the meeting to order at 6:30 p.m.
2. **ROLL CALL:** Administrative Assistant Stockseth called roll.
3. **MINUTES:** Board member Foutz made a motion to approve the minutes of December 7, 2005. Board member Pitrella seconded the motion. The motion passed unanimously.
4. **REPORTS:**
Chairperson's Report: None
Staff Report: None.
5. **PUBLIC COMMENT:** None.

Chair Bauer moved Item 8 under New Business forward.

7. **DISCUSSION AND POSSIBLE ACTION –**
Staff Report: The Verde Highland, LLC received their Final Plat approval for the Highlands at the Town Council on January 10, 2006. They have been working on the design for the Commercial Center of the Highlands subdivision over the past several months. With the Final Plat approved, it is their intent to move quickly into grading and infrastructure

development for the subdivision and development of the commercial lots, which contain 11.26 acres. At the suggestion of staff, they have brought the preliminary site plan to the Board for general review and suggestions. This is a Planned Area Development, which must comply with the originally approved plan, but within that plan there are significant areas of design discretion, which could benefit from Design Review Board input. The applicant is before the Board to elicit comments and suggestions in order to have a well designed project that benefits the community.

Presentation: Steve Biasini presented plans for the commercial development on both sides of Scenic Drive. Their goal is to cut down traffic and parking by having a pedestrian friendly center with multiple access points from both sides of the surrounding streets and parking areas. There will be diagonal parking at strategic areas and a central landscaped pedestrian defined area that ties both commercial areas together and provides a pedestrian walkway across Scenic Drive. There will be underground storm water detention in the parking area. Board members stated their concern with the speed limit. Mr. Biasini stated a traffic study would be completed to assess traffic, and the speed limit would be lowered to provide pedestrian access.

OLD BUSINESS:

6. **DISCUSSION & POSSIBLE ACTION** – Pathway and Trail Hardscape Design Standards:
Staff Report: The Design Review Board and staff have been working on Pathway and Trail Hardscape Design Standards since April, 2005. Types of pathway and trail systems have been identified along with the developed standard. The first draft of the standards the Board has discussed and approved was presented to the Board members.

Recommendation: Staff meet with other boards and commissions on the standards to get their input.

The Chair motioned approval.

NEW BUSINESS:

The Chair turned the meeting over to the Vice Chair.

7. **DISCUSSION AND POSSIBLE ACTION** – Signage for Town Center:
Ellie Bauer, representing the Chamber of Commerce, informed the Board that the Chamber was awarded a \$50,000 ADOC grant for copper signage and banners for the community. The Chamber is looking for suggestions and ideas on themes. A list was given to Board members that is a compilation of input from Council and staff. Please place any suggestions in Ellie Bauer's box at Town Hall before the end of the month.

Vice Chair Foutz turned the meeting over to Chair Bauer.

8. **FUTURE AGENDA ITEMS:** None.

9. **ADJOURNMENT:** Chair Bauer motioned to adjourn. The meeting adjourned at 7:50 p.m.

APPROVED BY:

SUBMITTED BY:

Ellie Bauer
Chairperson

Charlene Stockseth
Administrative Assistant