

MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW BOARD OF THE TOWN OF CLARKDALE HELD ON WEDNESDAY, FEBRUARY 8, 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, February 8, 2006, at 6:30 p.m. in the Men's Lounge at the Clark Memorial Clubhouse, 19th North 9th Street, Clarkdale, AZ.

Board members:

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

Staff:

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

Others in Attendance: Curt Bohall, Randy Clark, Alan Kenson, Steve Biasini, Larry Green

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 January 11, 2006. The motion passed unanimously.
4. **REPORTS:**

Chairperson's Report: The Chair welcomed the new member, Phil Falbo.
Staff Report: Community Development Director Bailey stated staff met with the Parks and Recreation commission regarding the Hardscape Standards. They seemed very interested. There will soon be a joint meeting with Planning Commission, Parks and Recreation Commission and Design Review Board to get started on their rolls and to get everyone all together.
5. **PUBLIC COMMENT:** None.
6. **DISCUSSION AND POSSIBLE ACTION -**

Applicant: Alan Kenson stated Kenson Construction built the original building for Bent River Machine. This is a machine shop and corporate office building. There are presently 30 employees.

The addition height will be the same as the original building. There will be an additional 15 –20 more employees. The Broadway extension will be chip sealed and Luke will be

realigned. There will be no tractor-trailer trucks. When they are ready for the RV Storage, they will come back to the Board with the Site Plan.

Staff Report:

Bent River Machine submitted a Site Plan Review Application for a 10,318 sq. ft. building addition to their existing industrial building, Parcel #400-06-001W, at 951 Rio Torcido. The exterior materials, design and color will be the same as the existing building. The addition will be attached off the rear of the existing building to the North with access off the existing dirt road. Additional parking will be to the rear of this addition. Landscaping will be around the building with some landscaping at the entrance to the parking lot and around the rear of the parking lot. There is an existing 10,000-gallon holding water tank for the fire sprinklers. They are also including a six foot slated fenced yard area which may be used in the future for a recreational vehicle storage center.

The Board must review the application in accordance with the Approval Standards and Criteria.

The Board is to review the exterior design of proposed new buildings, proposed alterations to buildings and major development or redevelopment projects which do not include new buildings within the Town, in order to insure that new development or redevelopment is compatible with the surrounding environment, and to preserve and protect the integrity and character of the Town, as applicable.

The Board may approve the plan as submitted, conditionally approve with stipulations or disapprove this application as filed.

Staff Recommendation:

If the Board decides to approve the application, staff requests that the following stipulations be included:

1. That the applicant submit to the Community Development Department for review and approval, prior to the issuance of a building permit for the building expansion:
 - a. A detailed grading plan and storm water prevention plan that specifically addresses site erosion and run off management during construction, and once the project is completed for both the building expansion area and the proposed RV storage area when developed.
 - b. Engineering for the detention basin.
 - c. A grading permit application for the RV storage site when developed.
2. The applicant will not disturb the open space area where the RV storage is proposed until such time as they are ready to proceed with that project.
3. In the event that the proposed building expansion is required to have fire sprinklers and the Town of Clarkdale is upgrading the water lines in the industrial area, the applicant will be required to participate in that upgrade.

4. All exterior lighting must meet the Town of Clarkdale lighting codes and all but security lighting will be required to be off during the hours of 10:00 p.m. to 6:00 a.m.
5. Loading and unloading must be conducted all on site and backing into the street held to a minimum.
6. Evidence that all State permitting requirements have been met.
7. A landscape plan with vegetation from the approved list be submitted for staff review before the building permit is issued.

Board member Foutz motioned to approve the application with the following stipulations:

1. That the applicant submit to the Community Development Department for review and approval, prior to the issuance of a building permit for the building expansion:
 - a. A detailed grading plan and storm water prevention plan that specifically addresses site erosion and run off management during construction, and once the project is completed for both the building expansion area and the proposed RV storage area when developed.
 - b. Engineering for the detention basin.
 - c. A grading permit application for the RV storage site when developed.
2. The applicant will not disturb the open space area where the RV storage is proposed until such time as they are ready to proceed with that project.
3. In the event that the proposed building expansion is required to have fire sprinklers and the Town of Clarkdale is upgrading the water lines in the industrial area, the applicant will be required to participate in that upgrade.
4. All exterior lighting must meet the Town of Clarkdale lighting codes and all but security lighting will be required to be off during the hours of 10:00 p.m. to 6:00 a.m.
5. Loading and unloading must be conducted all on site and backing into the street held to a minimum.
6. Evidence that all State permitting requirements have been met.
7. A landscape plan with vegetation from the approved list be submitted for staff review before the building permit is issued.

Board member Falbo seconded the motion. The motion passed unanimously.

7. **DISCUSSION & POSSIBLE ACTION** –
Verde Valley Self-Storage Request to Amend Stipulations on Original Site Plan Review.

Staff Report: On April 13, 2005, the applicant underwent site Plan and Design Review for the addition of storage facilities to be located at 1451 W. Highway 89A. During this review the Design Review Board approved the application submitted with five stipulations.

As of January 31, 2006, the applicant has complied with four of the five stipulations. The stipulation which the applicant has not complied with and is coming before the Board to seek relief, is as follows:

The applicant shall also post an assurance for the cost of all landscaping in a form approved by the Town Attorney.

The Community Development Department has relayed to the applicant the forms of assurance which he may choose, which are:

1. Letter of credit from a bank
2. Cash deposit in an escrow account
3. Construction bond

Once the applicant has selected the form of assurance and the appropriate paperwork is submitted to the Town Attorney, this stipulation will have been met.

Applicant: Randy Clark stated they are asking relief because they are unique because this is not asked of other applicants. He has a landscape plan.

Board member Flabo motioned to amend the original stipulation. The applicant must complete the landscaping before a Certificate of Occupancy can be issued. Board member Foutz seconded the motion. The motion passed unanimously.

8. **DISCUSSION –**

Applicant: Steve Bisini stated the proposed 60 condominiums would be located by the school and post office on Main and Ninth Street. The first story will be built into the slope and will be invisible. The concept is what is being brought to the Board at this time. Screening, infrastructure and landscaping will be in place. The pads would be sold to contractors. The contractors would need to conform to DRB stipulations for the outside of the buildings. There will be two access roads. Parking garages are below with stairs going up to the apartments. Visitor parking would be in front and walk to the front doors.

The Board felt the design was too congested with too many units. They felt they would like to see the condos look more residential, possibly with a terraced affect for the views and natural environment.

9. **FUTURE AGENDA ITEMS** – None.

10. **ADJOURNMENT:** Board member Foutz motioned to adjourn. The meeting adjourned at 8:30 p.m.

APPROVED BY:

SUBMITTED BY:

Ellie Bauer
Chairperson

Charlene Stockseth
Administrative Assistant