

MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW BOARD OF THE TOWN OF CLARKDALE HELD ON WEDNESDAY, APRIL 12, 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, April 12, 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: Arthur Joe Fernandez, Jim Tress, Barb Nielsen, Patrick Gorman, Kevin Leonard, Duff Sorells and others that did not sign in.

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 March 8, 2006 with corrections. Board member Pitrella seconded the motion. The motion passed unanimously.
4. **REPORTS:**
Chairperson's Report: None.
Staff Report: None.
5. **PUBLIC COMMENT:** None.

NEW BUSINESS:

6. **DISCUSSION & POSSIBLE ACTION** – Site Plan Review, SPR-2006-12, for two Temporary Signs at The Highlands, Parcel #406-26-012G, Scenic Drive & Old Jerome Highway.

Staff Report: The Verde highland LLC is proposing to erect two 4' X 8' signs on each of the commercial parcels to identify their development and the funding entities. This temporary type of signage is very common for developments to identify them and to let everyone know who is doing the development, what type of development and often the development time line. Town Code allows temporary signs under the Permitted Signs section. These two signs are both 32 sq. ft. and will be placed one each on separate parcels.

Staff Comments: The Design Review Board may approve the plan as submitted, conditionally approve with stipulations or disapprove this application as filed.

Applicant: The applicant was unable to attend.

Staff Recommendations: Staff recommends that the Board approve the application with the following stipulation: The temporary signs will be removed when a permanent sign program has been approved for The Highlands and construction of those approved signs begins.

Action: Board member Foutz motioned to approve the application with the following stipulation: The temporary signs be removed when a permanent sign program has been approved for The Highlands and construction of those approved signs begins. Board member Falbo seconded the motion. The motion passed unanimously.

7. **DISCUSSION & POSSIBLE ACTION** – Design Review, DRB-2006-30, for additional mini storage units at the Rising Sun Mini Storage, Parcel #406-26-010T, 1471 Highway 89A.

Staff Report:

Background: On May 17, 2005 Bruce B. Schell Company, LLC (applicant) submitted a Site Plan Review/Design Review application (SPR-2005-04) for additional storage facilities to be located at 1471 Highway 89A, Rising Sun Mini Storage. Staff held meetings with and sent correspondence to Mr. Schell (applicant) and/or Mr. Rodney Felitz (owner) regarding items required for a complete application submittal. Community Development Director Steven Brown, also informed the owner that due to newly adopted amendments the Town's Fire Code, the storage facilities would require a Fire Suppression System. Since a complete application was never received, on June 6, 2005 the applicant was sent a letter informing him of the incomplete application and a check refunding the application fee and file SPR-2005-4 was closed.

Background: On December 29, 2005 Permit Pushers (applicant) submitted an application (SPR-2006-10 and DRB-2006-30) for Site Plan Review and Design Review for four additional storage buildings to be located at 1471 Highway 89A, Parcel # 406-26-010T. This parcel is zoned Commercial which includes self-storage units as a permitted use.

The Design Review Board reviewed the application in accordance with the Approval Standards and Criteria as follows: Utilization of the Site; Traffic Access & Parking; Pedestrian Access; Storm Water Management; Erosion Control; Water Supply Provisions; Sewage Disposal Provisions; Utilities; Natural Features; Ground Water Protection; Water Quality Protection; Hazardous, Special & Radioactive Materials; Capacity of the Applicant; Solid Waste Management; Historic & Archaeological Resources; Flood Plain Management; Exterior Lighting Buffering; Noise; Storage of Materials; Landscaping and Business Signs.

The Board also reviewed the application based on the following criteria: Architectural Merit; Proportion; Openings; Pattern; Spacing; Entrances, Porches & Projections; Material, Texture & Color; Roofs; Architectural Details; Accessory Features, Landscaping and Lighting.

Staff Comments: The Board may approve the application as submitted, approve with stipulations, or deny the plan as submitted.

Applicant: The applicant submitted a new landscape plan and described the type of hardscape they would like to use. They will not have water on the property for a drip system.

The Board felt the landscape plan was incomplete, the proposed units needed to be hidden from the nearby residential areas and the current units painted a color that would blend with the environment.

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

1. The applicant be held to incorporate a minimum of 15% of landscaping into their project.
2. Remove the last unit of proposed building A in order to maintain compliance with the drainage report. The report called for a 20-foot minimum setback from the top of the bank of any watercourse.
3. Prior to issuance of a building permit, the applicant shall dedicate to the Town of Clarkdale for a right-of-way, the easement along their northwest property boundary by removing the existing fence.

Action: Board member Falbo motioned to table the application until the applicant has submitted an appropriate landscape plan to the Community Development Department. When staff has reviewed the submitted plans, a special meeting of the Board will be called to review the application. Board member Foutz seconded the motion. The motion passed unanimously.

8. **DISCUSSION & POSSIBLE ACTION** – Site Plan Review, SPR-2006-13, for the Phelps Dodge Mining Company Clarkdale Tailing Impoundment Facility Closure, Parcel #400-07- 001, 240 Pecks Lake Drive N.

Staff Report: The Site Plan for this area requires a Site Plan Review to ensure that what is proposed falls under the specifics of the approved plan and to also ensure that all of the appropriate standards are met. In the case of this proposal, the following Standards were reviewed for this applicant: 1. Utilization of the Site, 4. Storm Water Management, 5. Erosion Control, 9. Natural Features, 10. Ground Water Protection, 11. Water Quality Protection, 16. Flood Plain Management and 19. Noise.

Staff Comments: The Design Review Board may approve the plan as submitted, conditionally approve with stipulations, or disapprove this application as filed.

Applicant: The applicant explained the process that would be used for this project, ensured the Board that all Town requirements would be met, submitted a contingency plan for re-vegetation of both the tailings area and the borrow area and the seeding mixture content

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

1. Phelps Dodge will be required to comply with the Town's grading and dust control construction requirements.
2. Phelps Dodge must observe the construction hours of shut down from 9:00 p.m. to sunrise.

3. Any lighting at the site will have to meet the town's lighting ordinance, including security lighting.
4. This project will preclude any development of the site as originally provided for in the Development Agreement. In the event Phelps Dodge decides to develop this land, they will be required to revisit the tailing site and present a reclamation plan that will allow development and be approved by ADEQ, the EPA and the Town of Clarkdale.

Action: Board member Scully motioned to approve the application with the following stipulations:

1. Phelps Dodge will be required to comply with the Town's grading and dust control construction requirements.
2. Phelps Dodge must observe the construction hours of shut down from 9:00 p.m. to sunrise.
3. Any lighting at the site will have to meet the town's lighting ordinance, including security lighting.
4. This project will preclude any development of the site as originally provided for in the Development Agreement. In the event Phelps Dodge decides to develop this land, they will be required to revisit the tailing site and present a reclamation plan that will allow development and be approved by ADEQ, the EPA and the Town of Clarkdale.

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

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