

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW BOARD OF THE TOWN OF CLARKDALE HELD ON WEDNESDAY, JULY 12, 2006, AT 6:30 P.M. AT THE HIGHLANDS CONSTRUCTION TRAILER ON SCENIC DRIVE AND OLD JEROME HIGHWAY, CLARKDALE, ARIZONA.**

A REGULAR meeting of the Design Review Board of the Town of Clarkdale was held on Wednesday, July 12, 2006, at 6:30 p.m. at The Highlands Construction Trailer on Scenic Drive and Old Jerome Highway, Clarkdale, Arizona.

**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:** Steve Biasini, Geri Branaman, Dennis Branaman, Robyn Prud'homme Bauer, Alicia O'Neill, Eric Verderame, Julia Verderame, K.C. Bailey, 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 Falbo made a motion to approve the minutes of April 12, 2006. Board member Pitrella seconded the motion. The motion passed unanimously.
4. **REPORTS:**

**Chairperson's Report:** Chair Bauer stated the Town had a great July 4<sup>th</sup>, even with the rain.

**Staff Report:** The Community Development Director stated the Mayor would like to have a joint worksession with the Design Review Board, Planning Commission and the Board of Adjustment. It has been some time since the boards and commissions have meet, and he would like to make sure we are all headed in the same direction.

The Governor of Arizona requested a statewide vision for Arizona and to develop a set of Guiding Principles to help Arizona in developing quality growth. This plan will be presented to the Planning Commission at the July 17 meeting. The Board is invited to attend the meeting.
5. **PUBLIC COMMENT:** None.

**NEW BUSINESS:**

The Chair turned the meeting over to Board member Falbo as Acting Chair.

6. **DISCUSSION & POSSIBLE ACTION** – for an Entrance Sign for the Town of Clarkdale.

**Staff Report:** The Chamber of Commerce received a grant from the Office of Tourism for an entrance sign to Clarkdale and will replace the existing entrance sign. The sign is being sponsored by the Chamber, Office of Tourism and the Town of Clarkdale.

**Applicant:** A picture of the sign was given to Board members. The applicant stated the sign would be made of 22-gauge steel, they will use the existing frames and the base will be resurfaced and stuccoed. The colors will be bronzes, blacks, blues and patina greens. The size will be 16' x 14' x 10'. There will be solar lighting. The building inspector will inspect the sign when finished.

Acting Chair Falbo motioned to approve the sign. Board member Foutz seconded the motion. The motion passed unanimously.

The Acting Chair turned the meeting back to the Chair.

7. **DISCUSSION & POSSIBLE ACTION** – Commercial Design Review Application, DRB 2006-34, The Highlands: Neighborhood Shopping, Parcel #406-26-012G, Scenic Drive & Old Jerome Highway.

**Applicant:** The applicant stated the site is 11 acres. Color samples were given to board members. Farther along in the planning, there will be sheets of the different colors, and the colors will be more defined. The design is modern with a metallic surface and with a little industrial quality. The towers on the roof will be 50 ft. high. There will be terraced pedestrian walkways.

**Staff Report:** The applicant has submitted an application for Site Plan Review/Design Review for 11 acres of commercially zoned property to be developed into a commercial center. The applicant has brought the basic concept before the Design Review Board as a conceptual stage footprint design. They are now formalizing the direction the Board has given them and they are bringing a more detailed design forward.

Staff requested that the Design Review Board review the application in accordance with the Design Review Criteria.

The Design Review Board may approve the plan as submitted, conditionally approve with stipulations or disapprove this application as filed. If the application is approved, staff has recommended the following stipulations:

1. All exterior lighting must meet the Town of Clarkdale lighting codes.
2. A comprehensive sign package must be submitted for the complex signage and the submitted package must meet the Town of Clarkdale's sign code.
3. The complex must meet the Town of Clarkdale's noise code.
4. During the building permit submission stage, the applicant will work with staff to address safety concerns identified during the Crime Prevention Through Environmental Design Review.

The Board discussed the Criteria for Site Plan Review. This included the colors, window glass coloring, seating for gathering areas, the open architectural elements that will be inside the structure and the drop off lanes.

Board member Scully motioned to approve the Design review board application, with the following staff recommended stipulations and the additional Board stipulations:

1. All exterior lighting must meet the Town of Clarkdale lighting codes.
2. A comprehensive sign package must be submitted for the complex signage and the submitted package must meet the Town of Clarkdale's sign code.
3. The complex must meet the Town of Clarkdale's noise code.
4. During the building permit submission stage, the applicant will work with staff to address safety concerns identified during the Crime Prevention Through Environmental Design Review.
5. The color of the roof be a more of a patina green rather than a forest green.
6. Tinted glass placement to be reviewed by the Design Review Board.
7. Gathering spaces for pedestrians to be incorporated into the design.
8. Bicycle racks to be provided around the development.
9. The central walkway to have various shade structures incorporated into the overall design to facilitate pedestrian movement.

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

8. **DISCUSSION & POSSIBLE ACTION** – Commercial Site Plan Review Application, SPR 2006-14, The Highlands: Neighborhood Shopping, Parcel #406-26-012G, Scenic Drive & Old Jerome Highway.

The Board reviewed the Site Plan Review Approval Standards and Criteria along with the Design Review Criteria. The Board approved the Site Plan Review Application with the same stipulations as stated above for the Design Review Application.

9. **FUTURE AGENDA ITEMS:** Complaint Letter.

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

APPROVED BY:

SUBMITTED BY:

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Ellie Bauer  
Chairperson

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Charlene Stockseth  
Administrative Assistant