

MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW BOARD OF THE TOWN OF CLARKDALE HELD ON WEDNESDAY, DECEMBER 13, 2006, 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, December 13, 2006, at 6:30 p.m. in the Men’s Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ.

Board members:

Chairperson	Charles Scully	Present
Vice Chair	Marsha Foutz	Present
Board Members	Phil Falbo	Present
	Robin Bonfield	Present
	Dennis Rhoades	Absent

Staff:

Community Development Director	Sherry Bailey
Administrative Assistant	Vicki McReynolds

Others in Attendance: Brian Nicoll, Dennis & Geri Branaman, Joyce Driscoll, Dawn Norman and Lynda Zanolli.

1. **CALL TO ORDER:** The Chair called the meeting to order at 6:30 p.m.
2. **ROLL CALL:** The Administrative Assistant called roll.
3. **MINUTES:** Chairperson Scully made a motion to approve the minutes of November 8, 2006. Board member Foutz seconded the motion. The motion passed unanimously.

4. REPORTS:

Chairperson’s Report: Chairperson Scully discussed the starting time of future Board Meetings changing from 6:30pm to 6:00pm. There were no reports at this time. It was mentioned that the Holiday decorations throughout the town looked lovely.

Staff Report: The Community Development Director reported how the Town Council does a strategic Planning Session once a year to “set goals”. They are now going to a five-year timeframe with eight goals as objectives. Three goals the Community Development Department plays a role in will be Annexation, Affordable Housing and Zoning the entire Town as APAD – (Commercial & Residential). With Prop 207 in play, there will be a longer timeframe to implement. The Director extended “Happy Holidays” to everyone in attendance.

5. **PUBLIC COMMENT:** None.

OLD BUSINESS

6. **DISCUSSION & POSSIBLE ACTION:** Application for Site Plan Review/Design Review (SPR-2007-16 & DRB 2007-37) by Empire Residential for the Park and Clubhouse at Mountain Gate, Parcel #400-06-678, Cleopatra Hill Road.

Staff Report: The applicant has submitted an application for Site Plan Review/Design Review for fourteen (14) acres of park and recreational clubhouse acreage. The applicant has brought the basic concept before the Design Review Board as a conceptual stage footprint with the original design plan for Mountain Gate. They are now asking approval of their overall design before pulling a building permit.

Discussion: The Site Plan Review and Design Review were discussed at the November 8, 2006 meeting. The Plant list with legend was reviewed and noted the applicant has complied with previous suggestions from the Board. Landscaping plans have been provided by Applicant and maintaining the integrity of the Home Owner's Association is priority. The (12) recommendations by Staff have been addressed including: the soccer field will be jointly used and maintained....there will be joint use of restrooms/ water fountain and a dog park will be built.

Board Member Falbo motioned to approve the Site Plan Review with the stipulations as recommended by Staff. Board Member Foutz seconded the motion. The motion was passed unanimously.

NEW BUSINESS:

7. **DISCUSSION & POSSIBLE ACTIONS:** Application for Design Review (DRB-2007-38) by Verde Highlands, LLC, for the Highlands Monument Sign, Parcel #40626-012G, Scenic Drive & Old Jerome Highway.

Discussion: The Community Development Director reported the applicant intends to do (4) signs. Color pictures were provided to the Board Members for viewing/discussion. The signs will be a copper base with reverse pan channel letters with halo lighting and patina finish and the aluminum plate background to be painted copper. Applicant Dennis Branaman said the signs should have good durability and the Homeowners Association would be responsible for the sign itself and maintenance. Sign height is 6ft. The Board Members were very pleased with the appearance, color, lighting and fitting in with the surrounding area.

Applicant Branaman assured the Design Review Board the signs brought forth for this meeting would be used as a "master" plan for future projects to maintain similarity.

Board Member Foutz motioned to approve the signage for the Highlands. Board Member Falbo seconded the motion. The motion was passed unanimously.

8. **DISCUSSION & POSSIBLE ACTION:** Application for Design Review (DRB-2006-27) by Empire Residential Construction for the Mountain Gate Entry Monument, Parcel #400-06-053E, 601 Eleventh Street.

Discussion: The Community Development Director stated that there would be two signs placed at Mountain Gate Blvd. at 11th St. and a smaller secondary residential sign as you go in the Sub-Division. The Staff reviewed the signs and their placement; the "exact" size of the (2) entry signs is to be determined, but all others fall in place with the signage code.

Applicant Brian Nicoll, referenced (Scheme I) at the roundabout explaining it will be on both corners adjacent to the Mountain Gate side. The sign is on a radius and the materials used will follow the Sub-

Division's theme, i.e., steel, wrought iron, etc. The height at tallest point of the sign/wall tie-in is 4ft with the slopping corner being slightly higher. The footings fall under Town Engineer's approval. As the sign(s) age/weather, Applicant assured the Board Members it will have a rustic/oxidized appearance.

Chairperson Scully noted the different "lettering/font" on (Scheme I) vs., the Community Center sign and asked if this was intentional. Applicant responded it was intentional. The lettering material will be of steel in nature with enamel black letters. Chairperson Scully questioned the appearance of the "free flowing"/hanging sign (that was presented in the package). Applicant Nicoll stated there would be lighting and plantings appropriate for the sign. The Community Center sign will be supported by steel plates adding to its character and reflecting consistency with other proposed signage in the future.

Board Member Falbo had concerns regarding the capstones are "flat" and can a "curve" occur at its base. Applicant Nicoll responded it would be re-evaluated per this Board Member's request.

The Board's general consensus was the signs overall have character and they liked the direction the plan was going. The biggest concern is the "lettering/font" choice on (Scheme I). They would like to see a "softer" more welcoming lettering than the "industrial feel" currently projected.

Board Member Falbo motioned to approve the signs package with two stipulations. (1) That the primary entry sign would come back with additional fonts. (2) That the secondary entry sign would come back as a rendering with revised cut sheets. Board Member Foutz seconded the motion. The motion passed unanimously.

9. **WORKSHOP:** A work session on possible improvements to the proposed Dorothy Benatz Trail.

Discussion: Parks and Recreation is currently working on the layout and design of the Dorothy Benatz Trail. This project is Phase 1 of a 3-phase trail.

The Parks & Recreation Supervisor along with the Town Clerk, presented an outline of the proposed improvements for the Dorothy Benatz Trail.

Items referenced were:

- The Town has received a dedication of a ten-foot right-of-way from Verde Canyon Railroad in order to create the trail as directed by the Town Council.
- Emergency Vehicle Access requirements.
- Required Rest Area intervals
- Trash receptacles
- Monument placement
- Trail Surface (Public Works prefers "no edging" for maintenance purposes)
- It is a "limited" fund project

The Board Members discussed the following:

- Making it a vegetation area
- Large stones could be utilized at rest areas
- Main objective would be to keep the public within the 10ft right-of-way
- Strategic Plantings, boulders etc., would help keep within the budget.

Board Members were very pleased with this proposed Trail.

10. FUTURE AGENDA ITEMS:

- Community Growth/High Density (variables/consequences)
- Community Development Director will devise guidelines to decide which projects need work sessions.

11. ADJOURNMENT: Chairperson Scully motioned to adjourn. The meeting adjourned at 8:55p.m.

APPROVED BY:

SUBMITTED BY:

Charles Scully
Chairperson

Vicki McReynolds
Administrative Assistant