

MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW BOARD OF THE TOWN OF CLARKDALE HELD ON WEDNESDAY, JULY 11, 2007, AT 6:00 P.M. IN THE CLARKDALE LIBRARY BUILDING, 39 N. NINTH STREET, CLARKDALE, AZ.

A REGULAR meeting of the Design Review Board of the Town of Clarkdale was held on Wednesday, July 11, 2007, at 6:00 p.m. in the Clarkdale Library Building, 39 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	Present

Staff:

Planner II	Normalinda Zuniga
Building Official	Mike Baker
Administrative Assistant	Vicki McReynolds

Others in Attendance: Sugatha Roeder, Sandy Toolhelo, Maury Herman, Tom Piccioli, Andrew Dall, Reynold Radoccia, Kim Talbot (Talsen Corp.).

AGENDA ITEM: CALL TO ORDER: The Chair called the meeting to order at 6:00 p.m.

AGENDA ITEM: ROLL CALL: The Administrative Assistant called roll.

AGENDA ITEM: MINUTES: Consideration of the Regular Minutes dated June 13, 2007. Board Member Falbo made a motion to approve the June 13, 2007 minutes. Board Member Bonfield seconded the motion. The motion passed unanimously

AGENDA ITEM: REPORTS:

Chairperson's Report: The Chairperson had no reports. Board Member Foutz mentioned the Mountain Gate curved entry wall looked different than originally discussed in a previous meeting. The Building Official responded it will be looked at upon completion and if it is not as specified per stipulation from previous meeting, it will be torn down and corrected.

Staff Report: The Planner II reported that the Community Development Director had a hip replacement surgery last week and is home recovering. She should be back Monday, July 16th half days. The Board Members extended their best wishes for her recovery period.

AGENDA ITEM: PUBLIC COMMENT: None.

NEW BUSINESS:

AGENDA ITEM: DISCUSSION & POSSIBLE ACTION: Discussion and possible action on **Historic Building Remodel Design Review for The Old Market at 901 N. Main Street, Parcel #400-03-164.**

Staff Report: Background:

The applicant has submitted building plans for a remodel of the Old Market at 901 N. Main Street. They will be restoring the front entry, both the glass transom area and the entry doors as well as doing major remodel on the interior. The biggest change, which may or may not happen is the addition of an east entry. That entry is designed to look like and function like the front entry without the overhead canopy. If the entrance is built, it will be recessed so there will not be an encroachment onto the public right of way.

Design Review:

As stated in the Town Code, the purpose of the Design Review 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 of Clarkdale, 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 of Clarkdale, as applicable.” (Section 11-1-4). The criteria listed below are the standard by which proposed building design is evaluated.

ARCHITECTURAL MERIT, PROPORTION, OPENINGS, PATTERN, SPACING, ENTRANCES-PORCHES & PROJECTIONS, MATERIAL-TEXTURE & COLOR, ROOFS, ARCHITECTURAL DETAILS, ACCESSORY FEATURES, LANDSCAPING AND LIGHTING.

Staff Comments:

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

Recommendation:

Staff has reviewed the application and recommends approval.

Applicant: Maury Herman, Sandy Toolhelo, (Architect, Sugatha Roeder). Applicant stated their intent to restore the front entry. Mike Baker, Building Official has been working with them to ensure all areas meet Town Codes. They have designed many buildings in the past and are looking forward to the remodel design for the Old Market. The spec provided at this point is designed with flexibility in mind regarding the floor plan. Handicap bathrooms have been provided and a kitchen area in the back could be done. They want to restore the skylights; clad windows on the side and rear could also be done. To keep the preservation of the lead pane glass, double pane “outside” glass would be used. Applicant is also sending a submittal to the State Historic Preservation Office. Black and white historic pictures were provided to the Board Members for their review with regards to the window areas in question and overall view of the entire building.

Questions to Staff/Applicant:

Following are responses to questions asked by the Board Members.

- Tenant improvements will meet all required codes.
- They hope to get at least one food tenant, possibly a gift shop and artist shop.
- There would be street lighting between each window panel. (East side upper window areas/design will flow with the rest of the building.
- Decorative design on the stamped band to be fabricated.
- Drainpipe is to come out.
- There is no fireplace in the building.
- The alley has one existing light fixture.

- Garbage would be handled by dumpsters in the alley.
- Size and design of signage would have to come back at another time as a detailed package.
- Lighting details would come back at another time also.

Discussion:

Per the Building Official, a considerable amount of maintenance has been done to maintain the building's stability. The amount of lighting/fixtures was discussed and will need further clarification. Sign locations were discussed, but a detail package would need to come back for the Board's review. Color samples and awnings need to come back when the applicant is ready.

Action: Board Member Foutz made a motion to approve the Historic Building Remodel Design Review for The Old Market as presented, with the stipulation applicant bring back to the Board, overall lighting scheme details, location of signs, details on awnings and samples of colors that will be used. Board Member Rhoades seconded the motion. The motion passed unanimously.

AGENDA ITEM: DISCUSSION & POSSIBLE ACTIONS: Design Review for Clarkdale Metals Corp.'s landscaping proposal for DRB-2007-46, Parcel #400-02-004G, located at 500 Luke Lane.

Staff Report: Background: Some ownership changes have occurred with Verde River Iron and is now known as Clarkdale Metals Corp., they will continue to move forward with the slag pile reclamation project.

At the May 10, 2006 Design Review Board meeting the Board approved Phase I of Clarkdale Metals Corp.'s (then known as Verde River Iron) Design Review request. During that review the landscape plan was not included, the applicant is before the Board tonight seeking approval for their landscape plan. In addition, the applicant is also seeking approval for the dumpster enclosure.

The Design Review Board shall review applications for design approval of new construction, alterations, additions, or renovations to existing buildings or structures and shall have the power to approve, conditionally approve, or disapprove all such requests.

Staff Comments: Staff has reviewed the landscape plan and all plants listed are approved drought tolerant plants.

Applicant: Tom Piccioli addressed the Board stating he has attended many council meetings over the years. He encouraged the Board Members to speak with our Town Manager, Director of Public Works, Director of Community Development and the Town's Building Official to verify this company does what it says and conducts business in a way to benefit the Town of Clarkdale. Reynold Radoccia explained to the Board the layout of the property according the maps provided. Currently the building on the left upon entering the property is used as administrative offices. Clarkdale Metals wants to use the back portion of the building for the processing area. The parking and landscaping is addressed just for this building. The existing Arizona cypress will be incorporated into the landscape plan. ADA parking ramp is being addressed. The applicant(s) extended an open visitation to anyone interested to view the property.

Questions to Staff/Applicant:

Following are responses to questions from the Board Members.

- They are working with the Director of Public Works regarding the effluent and potable water.
- There will be no actual harvesting of rainwater at this point. (It was mentioned by the Board that keeping rainwater “on-site” is preferable, though not a requirement).
- There are shielded, wall-mounted lights on site for security purposes.

Discussion:

The Board stated the landscape plan including the sage, yucca, use of texture, colors, vertical variations and arrangements of plantings were well addressed. The guardhouse is part of a present permit. The planter areas are of slag. At the existing dumpster area applicant wants to build a 6’ x 9’ concrete enclosure with concrete blocks.

Action: Board Member Falbo made a motion to approve the Design Review for Clarkdale Metals Corp.’s landscaping proposal for DRB-2007-46, Parcel #400-02-004G, located at 500 Luke Lane, as submitted. Board Member Foutz seconded the motion. The motion passed unanimously.

AGENDA ITEM: WORKSESSION: Discuss changes to the Design Review and Site Plan Review Ordinance.

Staff Report: Background: With the increase in Design Review and Site Plan Review applications coming to the Design Review Board, staff has reviewed Chapter 11 of the Zoning Code which covers the Design Review and the Site Plan Review process. Staff believes that this section is confusing and does not include all the information on Design Review that it should. The Design Review process information is found in the Town Code and is referenced in Chapter 11 of the Zoning Code, essentially part of the process is in the Town Code and part is in the Zoning Code, which makes it very difficult and disorganized for staff and the public.

Additionally, staff has been combining different parts of the process in order to be more efficient, while continuing to be thorough. Staff proposes changes to Chapter 11, Site Plan and Design Review, in the Zoning Code that will better reflect the process that we currently use and to spell out the entire process for Design Review and Site Plan Review. Staff has provided Chapter 11, Design Review and Site Plan Review, with the proposed changes for your review and comments. Pages 1 to 28 show the changes, items in red were either added from the Town Code or moved around within the chapter.

Discussion:

The Board stated the changes to the Design Review and Site Plan Review Ordinance was beneficial to Staff, applicants and themselves. They felt signage “illustrations” would be more effective if utilized. The combined revisions should allow prospective applicants to come forward with more “complete” packages to present to the Board.

Action: Staff was given direction to proceed with the changes to the Design Review and Site Plan Review Ordinance. A final draft will be brought forth at the next meeting.

AGENDA ITEM: FUTURE AGENDA ITEMS:

- Design Review and Site Plan Review Ordinance-final draft
- The Old Market

AGENDA ITEM: ADJOURNMENT: Board Member Falbo made a motion to adjourn the meeting. Board Member Rhoades seconded the motion. The motion passed unanimously. The meeting adjourned at 8:00 p.m.

APPROVED BY:

SUBMITTED BY:

Charles Scully
Chairperson

Vicki McReynolds
Administrative Assistant