

MINUTES OF A SPECIAL MEETING OF THE DESIGN REVIEW BOARD OF THE TOWN OF CLARKDALE HELD ON MONDAY, JULY 30, 2007, AT 6:00 P.M. IN THE CLARKDALE LIBRARY BUILDING, 39 N. NINTH STREET, CLARKDALE, AZ.

A SPECIAL meeting of the Design Review Board of the Town of Clarkdale was held on Monday, July 30, 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:

Community Development Director	Sherry Bailey
--------------------------------	---------------

Others in Attendance: Jim Spear, Dennis & Geri Branaman.

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

AGENDA ITEM: ROLL CALL: The Community Development Director called roll.

AGENDA ITEM: MINUTES: None.

AGENDA ITEM: REPORTS:

Chairperson's Report: None.

Staff Report: None.

AGENDA ITEM: PUBLIC COMMENT: None.

NEW BUSINESS:

AGENDA ITEM: REVIEW & POSSIBLE ACTION: The Highlands Commercial District, DRB-2007-47, Parcel #406-26-012G, Scenic Drive & Old Jerome Highway, for the roundabout area commercial sign and the residential signs.

Staff Report: Background:

The applicant has submitted master street sign program for placement of signs within their subdivision. The Town of Clarkdale has standard street signs that are maintained by the town. The applicant is proposing to deviate from the town approved signs by providing a black street pole with black blades for the street name. These poles will also serve as the traffic sign poles for intersections. The applicant is proposing to buy five extra poles for future needs. Staff would like to see an additional stipulation added, that the Home Owners Association would be responsible for the cost difference between the standard towns signs and poles and the proposed poles and signs for the Highlands subdivision after the additional five poles are used. This would then have the people who benefit by the different design paying for that increased cost over the town standard.

Roundabout Sign

There is a roundabout located at the entrance to The Highlands Commercial Center at Scenic Drive and Alamos. The applicant is proposing to place an anchor highland stone wall in the center of the roundabout and then place “The Highlands Towne Centre” commercial sign on that wall as a monument entry area sign.

Section 7-6 L. Wall

1. Not allowed on the same wall as a projecting sign.
2. Maximum number equals one (1) per approved wall area.
3. Maximum size equals:
 - a. In commercial and industrial districts, two (2) square feet per linear foot of approved wall area, each wall considered separately.
4. Maximum height equals top of wall to which affixed.
5. Maximum projection from wall surface equals eighteen (18) inches, with a minimum clearance of eight (8) feet if located over a public right-of-way.
6. Any one use shall not exceed two (2) wall signs.

The proposed commercial wall entry sign meets the wall sign restrictions and is in keeping with the design of the approved monument residential signs.

Recommendation:

Staff is recommending that the stipulation requiring the Home Owners Association pay the difference in cost between the town standard and the proposed development street signs for any signs or poles replaced.

Discussion:

Discussion occurred concerning the applicant’s proposal that they provide five replacement signs and poles and that the Home Owners Association be responsible for replacement parts after the reserve was depleted. The HOA would pay the difference between the town’s standard replacements cost and the unique pole and sign requirements for The Highlands. The Design Review Board also was concerned with the white background of The Highlands logo. They felt it was too stark for the street sign. The applicant agreed to remove the white background and leave just The Highlands logo and name in reflective material for a design element on the street sign blade.

The roundabout sign letter was consistent with the approved sign design program and meets the town sign code size.

Action:

Board Member Falbo motioned to approve the sign package as presented for The Highlands Commercial District, DRB-2007-47, Parcel #406-26-012G, with the stipulation that the street signs remove the white background square in The Highlands logo, leaving just the name and the mountain outline along with the street name. Board Member Foutz seconded the motion. The motion passed unanimously.

AGENDA ITEM: FUTURE AGENDA ITEMS:

AGENDA ITEM: ADJOURNMENT: Board Member Falbo made a motion to adjourn the meeting. Board Member Bonfield seconded the motion. The motion passed unanimously. The meeting adjourned at 6:30 p.m.

APPROVED BY:

SUBMITTED BY:

Charles Scully
Chairperson

Sherry Bailey
Community Development Director