

MINUTES OF A SPECIAL MEETING OF THE DESIGN REVIEW BOARD OF THE TOWN OF CLARKDALE HELD ON WEDNESDAY, SEPTEMBER 26, 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 Wednesday, September 26, 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	Absent
	Robin Bonfield	Absent
	Dennis Rhoades	Present

Staff:

Community Development Director	Sherry Bailey
GIS Technician	Guss Espolt
Administrative Assistant	Vicki McReynolds

Others in Attendance: Jim Spear, Steve Biasini, Dennis & Geri Branaman, Matt Fabritz, Kent Maaske, LeAnne Gregory, Ron Black.

AGENDA ITEM: CALL TO ORDER: The Chairperson 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 Meeting Minutes dated July 11, 2007, Special Meeting Minutes of July 30, 2007 and the cancelled Regular Meeting Minutes of August 8, and September 12, 2007. Board Member Foutz motioned to approve the minutes of July 11th, July 30th, August 8th, and September 12, 2007. Board Member Rhoades seconded the motion. The motion passed unanimously

AGENDA ITEM: REPORTS:

Chairperson's Report: The Chairperson reported that next week, October 4th, 5th, and 6th, there will be a State Trails Conference in Prescott. Motorized and non-motorized trails will be covered. The Board Members stated they liked the signage at The Highlands.

Staff Report: None.

AGENDA ITEM: PUBLIC COMMENT: None.

NEW BUSINESS:

AGENDA ITEM: DISCUSSION & POSSIBLE ACTION: Review and take action on The Highlands Landscape Plans for Parks #1, #2 and #3.

Staff Report: Background:

Staff would like to note: Park #1 will be pulled from this agenda. Applicant will be bringing back a new configuration at a later date. Staff no longer has a concern about the proposed use of Manzanita plants.

Within the development plan and on the Final Plat The Highlands subdivision has three Town dedicated parks. Those parks are subject to design review for the intended landscaping within each park. According to the existing Site Plan Review ordinance, the only required review of the parks is the landscape plan. However, the developers/owners worked with the Park and Recreation Commission for about four months developing the use for each park, the design and the equipment within the parks. This was seen as necessary as they are dedicated to the Town and are intended to meet the Town's Park and Recreation Master Plan for Neighborhood Parks.

The developer/owners are now bringing forward the landscape plan for review by the Design Review Board. They have met with the neighbors of park #3 and have changed their plan for landscaping for the park based on the requests of the neighbors. The plan you have before you reflects those neighborhood requests.

In August the council considered their options on the bathroom in park #3 and approved to have The Highlands group continue with its' construction. The physical structures in the parks are not before the Design Review Board, just the landscape plan for each park.

Recommendation:

Staff recommends approving the landscape plans for the three parks.

Applicant:

Steve Biasini stated that Park #1 will come back to the Design Review Board with a new configuration. He explained the park at the end of Highlands Drive is the largest. Park #3 has a large turf area for children to play. Recycled water will be used for watering the turf. The parking will be out front. Park #2 is much smaller and is meant to be more of a gathering spot/tranquil area in a residential section. No turf will be used.

Adjustments in the type/size of plantings have been made with the neighbors in mind regarding views.

Questions to Staff/Applicant:

Ron Black (public): Compliments the Town requirements for low water use/effluent from Mescal.

LeAnne Gregory (public):

LeAnne asked how tall the junipers would be? Answer from applicant: 8ft.

Will there be a light on the bathroom? Answer from staff: Yes, a shielded security light.

The water run-off going down the road (regarding park #3), could it be channeled differently? Answer from applicant: The engineering design is to gather up the water to re-divert it. (The Community Development Director suggested The Highlands work with the Public Works Director regarding the run-off concerns).

The Board asked applicant several questions with the following responses:

- The plantings will be mindful of heights/levels
- Plantings are low water use
- The parking lot was designed for easier access to the park
- The artificial cork being used is a very heavy substance for high traffic use. (This has been used in horse arenas for events).
- The juniper can be easily pruned

Discussion:

The following outlines the discussion between the Board Members:

- The landscape plans meets the Boards/Towns requirements of low water plants and the types used
- Pedestrian access has been remedied
- The circular area has a pine tree in the middle
- Parking area confirmed for easy access to the park
- The decomposed granite, when done properly, contains itself (along walkways)
- Park #2 to be crowned in the center to address rainwater harvesting issues
- There was a need for the two parks (#2 & #3) to have balance: Park #2 smaller, more adult use, serene and Park #3 larger, for families/children
- Landscaping around the park provides buffering

Action: Board Member Foutz made a motion to approve The Highlands Landscape Plans for Parks #2 and #3 as presented with the stipulation that Park #2 be crowned in the center for rainwater harvesting purposes. Board Member Rhoades seconded the motion. The motion passed unanimously.

AGENDA ITEM: DISCUSSION & POSSIBLE ACTIONS: DRB 2007-44 design review for Verde Valley Christian Church, Broadway and Peace Garden Path, Parcel #400-07-005.

Staff Report: Design Review:

At the June 2007 meeting, the Design Review Board approved the site plan for the Verde Valley Christian Church and approved the general design of the church with the stipulation that the north and south church sides have their mass broken by compatible design elements. The church is returning to the Board with a proposed addition that breaks up the massing at the church sides but can be added without causing major structural changes. They are proposing two covered walkways with the same arched design as the front of the church. When a person looks at the church from the front, they can see the walkway separation, but from the side, the arched covering replicates the front arched treatment and breaks up what was the large building end mass.

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 DETAILS, ACCESSORY FEATURES, LANDSCAPING AND LIGHTING.

Applicant: Ken Maaske said this was the first time this evening he'd seen the proposed elevations. The Architect couldn't attach the walkway, so this design before the Board is being proposed.

Discussion:

The Board Members mentioned the following:

- The proposed exterior elevations were a vast improvement
- The design makes it more inviting to "use" the outside space
- The capturing of rainwater would be a great idea
- The walkway provides a more useable space

NOTE: The Chairperson received for the record: Board Member Falbo's comment: If he was able to attend this meeting, he would accept the elevations as submitted.

Agenda: Board Member Rhoades motioned to approve The Verde Valley Christian Church design as submitted. Board Member Foutz seconded the motion. The motion passed unanimously.

AGENDA ITEM: DISCUSSION & POSSIBLE ACTIONS: Discussion and consideration of relocating the regular scheduled Design Review Board meetings to the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ, starting October 10, 2007.

Action: Board Member Foutz motioned to remain at the Clark Memorial Library, with the stipulation if a large group of people were expected at a meeting, it would be held at the Men's Lounge and posted accordingly. Board Member Rhoades seconded the motion. The motion passed unanimously.

AGENDA ITEM: FUTURE AGENDA ITEMS:

- Sign Request
- Clarkdale Newstand
- Election of Chairperson and Vice Chairperson

AGENDA ITEM: ADJOURNMENT: Board Member Rhoades made a motion to adjourn the meeting. Board Member Foutz seconded the motion. The motion passed unanimously. The meeting adjourned at 7:20 p.m.

APPROVED BY:

SUBMITTED BY:

Charles Scully
Chairperson

Vicki McReynolds
Administrative Assistant