



**MINUTES OF A REGULAR MEETING
OF THE DESIGN REVIEW BOARD OF THE TOWN OF CLARKDALE
Wednesday, March 2, 2022 at 6:30 p.m.**

1. CALL TO ORDER:

Chair Snyder called the meeting to order at 6:30 p.m.

2. ROLL CALL:

Board Member	Present/Absent
Chair Snyder	Present
Vice Chair Kaempfe	Absent
Board Member Foutz	Present
Board Member Robbins	Present
Board Member Kelly	Present

Attending Staff
Community Development Director Ruth Mayday
Senior Planner Tom Blanchard
Community Development Technician Guss Espolt

3. PUBLIC COMMENT:

Sandy Booth: Was happy with last month's meeting, there was lots of information shared, but I could not find the minutes online.

Chair Snyder: We will direct staff to look into that, because we do have minutes.

4. MINUTES:

a. Motion by Foutz, second by Kelly to approve the following minutes:

Meeting of Jan. 5, 2022 Approved with revisions.

Board Member	Aye/Nay
Chair Snyder	Aye
Vice Chair Kaempfe	Absent
Board Member Foutz	Aye
Board Member Robbins	Aye
Board Member Kelly	Aye

b. Motion by Foutz, second by Robbins to approve the following minutes:

Meeting of Feb. 2, 2022 Approved with revisions.

Board Member	Aye/Nay
Chair Snyder	Aye
Vice Chair Kaempfe	Absent
Board Member Foutz	Aye
Board Member Robbins	Aye
Board Member Kelly	Aye

5. **REPORTS:**

- a. Board Member Reports: None
- b. Staff Reports: **Director Mayday** stated that Vice Chair Kaempfe had resigned. **Chair Snyder** moved up elections, without Board objection, to replace Vice Chair Kaempfe. **Director Mayday** reminded the Board to elect a new Chair as well.

6. **ACTION ITEMS (NOT REQUIRING A PUBLIC HEARING)**

A. Election of Officers

Motion by Foutz, second by Kelly to re-elect Chair Snyder.

Board Member	Aye/Nay
Chair Snyder	Aye
Vice Chair Kaempfe	Absent
Board Member Foutz	Aye
Board Member Robbins	Aye
Board Member Kelly	Aye

Motion by Robbins, second by Foutz to elect Vice Chair Kelly.

Board Member	Aye/Nay
Chair Snyder	Aye
Vice Chair Kaempfe	Absent
Board Member Foutz	Aye
Board Member Robbins	Aye
Board Member Kelly	Aye

7. **PUBLIC HEARINGS:**

a. Highlander Laundromat Wall Sign

Senior Planner Blanchard presented a PowerPoint showing the wall sign location on the front of the building, facing 9th Street, with total size of 10 feet long and 3 feet, 2 inches tall. The sign is very similar in appearance to the sign at the side entrance that was approved in October 2021.

Snyder: Carrie Snyder, the applicant, stated that the sign is similar to the one approved in October, except for the larger size and the added silhouette of Mingus Mountain. Also, it's the same bold colors as the sign approved in October.

Foutz: stated that the sign colors are really bold, and wished the sign was smaller and the color was more toned down to match the light tan brick color; she said to paint the brick darker to tone down the bright contrast of the sign colors.

Snyder: the bold orange and yellow colors tie into the other sign and the bright interior colors and it's like Arizona sunsets.

Robbins agreed that the sign is bold but it is under the maximum size by 17 square feet and could be larger.

Foutz: agreed that the sign meets code, and it was a matter of taste, and the sign just seems too strong because of the light tan building color and proximity to the street.

Snyder: It's at the discretion of the Board, I envisioned the big, bold colors to attract business. The Arizona weather and elements will mute the colors fast.

Vice Chair Kelly: asked for more comments, including Allen, the online Zoom guest, who had no Comments on the Highlander Laundromat wall signage.

MOTION TO CLOSE PUBLIC HEARING

Motion by Robbins, second by Foutz.

MOTION TO APPROVE THE HIGHLANDER LAUNDROMAT WALL SIGN

DRB APPLICATION NUMBER 093330

Motion by Robbins, second by Kelly.

Board Member	Aye/Nay
Chair Snyder	Aye
Vice Chair Kaempfe	Absent
Board Member Foutz	Nay
Board Member Robbins	Aye
Board Member Kelly	Aye

Vice Chair Kelly: Motion to approve DRB application 093330 approved.

8. PUBLIC HEARINGS:

b. Verde Canyon Railroad: Applicant: Reynold P. Radoccio, AIA, LEED_AP, BD+C, Architecture Works Green, Inc.

Senior Planner Blanchard summarized and presented a PowerPoint of the proposed improvements including applicable code requirements as follows:

1. New metal canopies to cover public outdoor waiting and bar areas.
(existing wood trellises to be removed).
2. Relocate existing outdoor beer bar.
3. New shade canopies over windows on existing train station / visitor center.
4. Paint exterior walls of existing train station/visitor center.
5. Replace decorative wood vigas with new decorative metal covering on existing train station/ visitor center.
6. New building sign "VERDE CANYON RAILROAD" in 10" white painted metal letters, "Century" font on new shade canopy on train station/ visitor's center.
7. New 4' diameter acrylic logos on metal panel, mounted in six locations on new canopy cupolas and one location on new shade canopy on train station/ visitor's center.
8. New lighting under canopies and along railroad tracks.
9. Expand existing concrete patio areas.
10. New metal fencing and gates.
11. Verde Canyon Railroad Letter of Intent.
12. Relocate existing sculptures.
13. New trees in interior planters. Existing zoning required 15' wide landscape area along right-of-way to remain as existing.
14. New fire hydrants (water line to be extended.)

Town of Clarkdale Zoning Code, Section 7:

Section 7-080.B Awning (Canopy) 1. Signs may be attached to awnings made of rigid materials or appliqued or painted on the awning surface. 2. Signage on awnings shall not project above the awning. 3. Signage on awnings shall count toward the maximum signage square footage in Section 7-090.

Section 7-090 Commercial business located in commercial zoning districts shall use a combination of awnings, wall, window, freestanding, and projecting signage on-site to promote their business. Maximum cumulative signage is calculated based on linear street frontage. The maximum allowance is available for each

street frontage on which the commercial building has a public entrance.- 436 square feet allowed this location - 292 square feet proposed.

Town of Clarkdale Zoning Code, Section 11-040, Review Criteria for Design Review:

A. *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. The decisions will be based on the following criteria:*

6. **ENTRANCES, PORCHES AND PROJECTIONS:** *The height, projection, supports and relationship to streets and sidewalks, of entrances, porches, awnings, canopies and balconies of a buildings shall be visually compatible to the buildings, structures and places to which it is related.*

7. **MATERIAL, TEXTURE AND COLOR:** *The materials, textures and colors of the façade of a building shall be visually compatible with the predominant materials, textures and colors used in the buildings and structures to which they are related.*

10. **ACCESSORY FEATURES:** *Garages, carports, sheds, enclosures, walkways, stairways, and landings shall be visually compatible with building and structures to which they are related.*

12. **LIGHTING:** *Any on-site illumination shall be architecturally compatible to the overall project and not create a negative or visually detrimental effect on the building or neighboring properties.*

B. *The Design Review Board may review applications for design approval of signs and shall have the power to approve, conditionally approve, or disapprove all such requests based on the following criteria:*

1. *The sign shall be in appropriate scale, proportion, color and overall design relative to the exterior architectural character of the building, structure or site. (Prior code § 11-4)*

Reynold P. Radoccio (applicant), provided more detail on the proposed improvements as follows:

Entrance: The new entrance will be on the south side of the building at the existing stairs and ramp and be marked by a steel frame structure topped with a cupola bearing 4' diameter turquoise colored Verde Valley Railroad logo.

Shade Canopy: The existing wood trellis shade structures are unsafe and will be removed and replaced with two new shade canopies constructed of steel railroad track beams with steel trusses supporting the corrugated rusted metal gable and flat roof canopies. The West side main canopy will cover 4,024, sq. ft. of expanded patio area and the East canopy will cover 775 sq. ft. for a total of 4,799 sq. ft. of additional shade and seating for approximately 300 people.

Beer Bar: A new bar will be centered on the east side of the main canopy and have two bar lengths running along the north and south side of the bar.

Lighting: New lights will be metal shielded with a historic design and mounted under the canopy or on a steel pole with additional LED strip lighting under the canopy entrance and building window canopies.

Signage: Six new 4' feet diameter acrylic turquoise colored logo signs on metal panels; three located on the cupola, two on canopies and one on the depot building canopy. One "Railroad Entrance" sign, located on the front entry canopy, measuring 9'-2" with 4" steel letters in "Century" font, painted white. A 16' sign consisting of 10" white stud-mounted metal letters, "Century" font, canopy mounted on the west side of the building.

Fencing: New metal fence and gates along the track will be constructed of 4"x 4" rusted metal mesh in a metal frame with gates.

Concrete Patio: Will be expanded and the new concrete dyed to match the existing concrete salmon color.

Snyder: Any questions from the Board?

Foutz: In the winter, will you move the tables from the shade or would you add heating elements up in the canopy ceiling. And it will be hot in the summer.

Adair: We would not move anything in the winter and don't have plans for heaters for winter or fans in the summer but will install junction boxes in the ceiling for the future option of fans.

Kelly: What color is the circle, entrance canopy sign?

Radoccio: The circular sign color is turquoise with white lettering.

MOTION TO OPEN PUBLIC HEARING

Motion by Kelly, second Foutz.

Board Member	Aye/Nay
Chair Snyder	Aye
Vice Chair Kaempfe	Absent
Board Member Foutz	Nay
Board Member Robbins	Aye
Board Member Kelly	Aye

No public comment.

MOTION TO CLOSE PUBLIC HEARING

Motion by Foutz, second Robbins.

Board Member	Aye/Nay
Chair Snyder	Aye
Vice Chair Kaempfe	Absent
Board Member Foutz	Nay
Board Member Robbins	Aye
Board Member Kelly	Aye

Snyder: Does the board have any other questions, comments or discussion?

Robbins: I did not receive an email with the agenda and packet information this month, but I did find it on the website, but it didn't have the PowerPoint presentation. There are many design elements that I did not see until tonight. I'm not sure I feel comfortable making a decision without getting the information ahead of the meeting.

Director Mayday: I will double check to see if your email is correct on the email list. I'm not sure what happened. I apologize.

Kelly: I was up there today and looked around and I think the changes will be good, the shade structures and improvements are certainly welcome there.

Foutz: I love the character of the metal materials, the colors and the detailed renderings.

Adair: Of all the colors shown on the presentation, only three colors are new: Behr-Sonoran Desert, stucco; Sherwin Williams-Red Cent, accent; and Sherwin Williams-Gulf Stream (turquoise) logo/signs.

Radoccio: The depot building will be repainted the same color 'barnwood' which is a stain, not a solid painted color.

Snyder: These improvements are long overdue. Your application was very thorough, covering all the elements of design, colors and textures. I commend you on your application and presentation. I love the metal, colors and everything about it. I echo Rob's concerns about getting the materials from staff ahead of time and the staff report was lacking in detail.

Kelly: Getting the information ahead of the meeting would be helpful, but I think a lot of our questions were answered during the presentation.

**MOTION TO APPROVE THE VERDE VALLEY RAILROAD
DRB APPLICATION NUMBER 093330**

Motion by Foutz, second Kelly.

Board Member	Aye/Nay
Chair Snyder	Aye
Vice Chair Kaempfe	Absent
Board Member Foutz	Nay
Board Member Robbins	Aye
Board Member Kelly	Aye

Vice Chair Kelly: Motion to approve DRB application 093330 passed.

8. ACTION ITEMS (NOT REQUIRING A PUBLIC HEARING)

a. Election of Officers – After discussion, the Board decided to move the election of officers from Action Item #8 to Action Item #6 to fill the vacant Vice Chair position since Chair Snyder was the applicant for the Highlander Laundromat Sign and would need to recuse herself due to conflict of interest, during the Highlander Laundromat Sign application hearing.

9. DISCUSSION ITEMS - NO ACTION TO BE TAKEN: None

10. FUTURE AGENDA ITEMS : None

11. ADJOURNMENT: 7:34 p.m.

Motion: Foutz

Second: Kelly

All opposed: None

Motion approved to adjourn.


Chairperson Kerrie Snyder


Community Development Director Ruth Mayday