



**NOTICE OF A REGULAR MEETING OF THE DESIGN REVIEW BOARD
OF THE TOWN OF CLARKDALE
WEDNESDAY, SEPTEMBER 7, 2022 AT 6:30 PM**

In Person: Clark Memorial Clubhouse, 19 N. Ninth St., Clarkdale AZ

OR

Join Zoom Meeting

<https://zoom.us/j/9554994085>

Meeting ID:955 499 4085

PURSUANT TO A.R.S. §38-431.02, NOTICE IS HEREBY GIVEN that the Design Review Board will hold a Regular Meeting open to the public on Wednesday, September 7, 2022, at 6:30 PM at 19 N. Ninth Street, Clarkdale, Arizona, Clark Memorial Clubhouse, Men's Lounge. A quorum of Town Council members may be present at this meeting; however, they will not deliberate or take action on any items. All members of the public are welcome to attend.

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR DISCUSSION AND POSSIBLE ACTION, UNLESS OTHERWISE NOTED.

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

The Design Review Board invites the public to provide comments at this time. Members of the Commission may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. §38-431.01 (G), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and decision at a later date. Persons interested in making comments on a specific agenda item are asked to complete a brief form and submit it to the Commission Liaison during the meeting. Each Speaker is asked to limit their comments to five minutes.

4. MINUTES

A. Approval of Minutes

Consider and act upon the draft minutes from the meeting held on Aug. 3, 2022.

5. PUBLIC HEARING

A. NEW SIGN AND EXTERIOR PAINT AT 414 PEACE GARDEN PATH, CLARKDALE, AZ

Public Hearing for application DRB-093564, submitted by Novie Trump and Eric Flippo for proposed signage and new exterior paint colors at 414 Peace Garden Path, Clarkdale, AZ. (APN 400-07-026F)

6. ACTION ITEMS

A. NEW SIGN AND EXTERIOR PAINT AT 414 PEACE GARDEN PATH, CLARKDALE, AZ

Discussion and possible action to approve DRB Application 093564 for new signage and paint colors at 414 Peace Garden Path, Clarkdale, AZ. (APN 400-07-026F)

7. FUTURE AGENDA ITEMS

The Design Review Board may propose items to be placed on a future agenda. This item is for discussion only.

8. ADJOURNMENT

Persons with a disability may request reasonable accommodations by contacting the Town Hall at 639-2400 (TTY: 1-800-367-8939) at least 72 hours in advance of the meeting.



Staff Report

Item Number: 4.A.

Agenda Item:

Approval of Minutes

Consider and act upon the draft minutes from the meeting held on Aug. 3, 2022.

Staff Contact:

Tom Blanchard, Senior Planner

Meeting Date:

September 7, 2022

Background:

Review of the draft minutes from the meeting held on Aug. 3, 2022.

Budget Impact:

No budget impact.

Recommendation:

Staff recommends approval of the draft minutes from the meeting held on Aug. 3, 2022.



**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW BOARD
OF THE TOWN OF CLARKDALE
WEDNESDAY, AUGUST 3, 2022, AT 6:30 PM**

1. CALL TO ORDER - *Chair Snyder called the meeting to order at 6:30 p.m.*

2. ROLL CALL –

Members Present: Kerrie Snyder, Chair; Andrew Kelly, Vice Chair; Board Members Marsha Foutz, Rob Robbins and Brennan Jernigan

Staff Present: Tom Blanchard, Senior Planner; Guss Espolt, Community Development Technician

3. PUBLIC COMMENT – *No public comment.*

4. MINUTES

A. Approval of Minutes

Consider and act upon the draft minutes from the joint meeting with the Historic Preservation Commission held on June 1, 2022.

MOTION: Approve June 1, 2022, Minutes

First Motion Jernigan, Second Robbins

Approved 5-0

Chair Snyder	Aye
Vice Chair Kelly	Aye
Board Member Foutz	Aye
Board Member Robbins	Aye
Board Member Jernigan	Aye

5. PUBLIC HEARINGS

A. Signage Application: Copper Cactus Coffee & Gifts / Stardust Books and Art

Public hearing regarding DRB-093530 for window signage, A-frame signage, and a sidewalk cafe permit for Copper Cactus Coffee & Gifts and Stardust Books and Art. Both businesses are located at 907 Main Street, Clarkdale, AZ. (APN 400-03-163) Applicant: Joy Rhodes and Kylee Bell. Owner: Memi Perkins.

Senior Planner, Tom Blanchard, presented a PowerPoint presentation. The following clarification questions were asked by the board members:

Kelly: Is the enclosure required if they're not serving alcohol?

Blanchard: The outdoor patio area is enclosed to protect the 5 feet sidewalk clearance for access. (Section 4-160.H.6 Sidewalk Café Permit).

Chair Snyder: Will there be outdoor heating or lighting, or a trash can?

Kylee Bell, Applicant: We will not have heating and lights. We can provide a trash can. We have brewed coffee and tea and pre-packaged pastries, so trash is minimal. We have trash cans in the café and there are garbage cans on the street.

Jernigan: The sign code says one temporary single sided sign, and the A-frame sign has two sides?

Kylee Bell, Applicant: We will use the a-frame. It has two sides, one side for each business using the same window decal signs.

Blanchard: The sign code also allows A-frame signs, which is also a portable sign.

MOTION: Open public hearing
First Motion Foutz, Second Kelly
Approved 5-0

Chair Snyder	Aye
Vice Chair Kelly	Aye
Board Member Foutz	Aye
Board Member Robbins	Aye
Board Member Jernigan	Aye

No public comment received.

MOTION: Close public hearing
First Motion Robbins, Second Jernigan
Approved 5-0

Chair Snyder	Aye
Vice Chair Kelly	Aye
Board Member Foutz	Aye
Board Member Robbins	Aye
Board Member Jernigan	Aye

6. ACTION ITEMS

A. Signage Application: Copper Cactus Coffee & Gifts / Stardust Books and Art

Consider and act upon application DRB-093530 for window signage, A-frame signage and a sidewalk cafe permit for Copper Cactus Coffee & Gifts and Stardust Books and Art. Both businesses are located at 907 Main Street, Clarkdale, AZ. (APN 400-03-163)

MOTION: Approve application DRB-093530
First Motion Kelly, Second Robbins
Approved 5-0

Chair Snyder	Aye
Vice Chair Kelly	Aye
Board Member Foutz	Aye
Board Member Robbins	Aye
Board Member Jernigan	Aye

7. FUTURE AGENDA ITEMS

The Design Review Board did not propose items to be placed on a future agenda.

8. ADJOURNMENT – meeting adjourned without objection at 6:45 p.m.

Kerrie Snyder, Chair

Ruth Mayday, Community Development Director



Staff Report

Item Number: 5.A.

Agenda Item:

NEW SIGN AND EXTERIOR PAINT AT 414 PEACE GARDEN PATH, CLARKDALE, AZ

Public Hearing for application DRB-093564, submitted by Novie Trump and Eric Flippo for proposed signage and new exterior paint colors at 414 Peace Garden Path, Clarkdale, AZ. (APN 400-07-026F)

Staff Contact:

Tom Blanchard, Senior Planner

Meeting Date:

September 7, 2022

Background:

Applicants Novie Trump and Erik Flippo are submitting for review new signage for their property, which will operate under the name "Penumbra." The sign front will face South Broadway Street at the entrance to the applicant's private driveway.



The subject property is zoned "Single Family and Limited Multi Family Residential" (R2) which allows a freestanding monument sign on R2 zoned property. The property is owned by Two Moons, LLC.

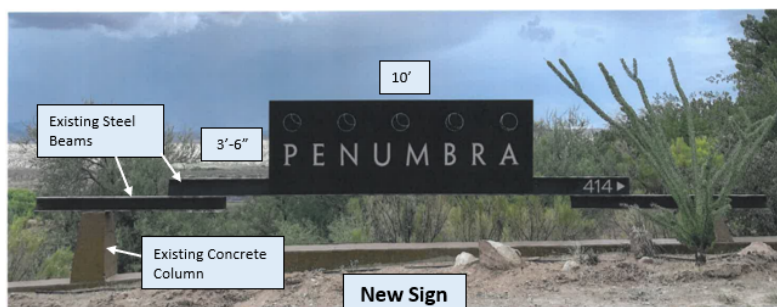
All property owners of record within 300' of the subject property were notified of the proposal and a public hearing via first-class mail on July 20, 2022. A notice was posted on the property on or about that same date. A notice was published in the Verde Independent on July 24, 2022.



Clarkdale Sign Code Section 7-080.C Permitted Signs

C. Freestanding Monument Signs:

1. Permitted in commercial and multi-family subdivisions and for residential subdivisions. Subject property is zoned (R-2) 'Single Family and Limited Multi Family Residential', which permits freestanding monument signs, per 7-080 C.1
2. Minimum setback from the property line equals one foot for each foot of height of the sign for signs six feet or less in height; for signs more than six feet in height the setback shall be greater than or equal to the height of the sign. The existing sign base meets setbacks of previously approved signage (Sedona Wellness).
3. Low-water use, drought-tolerant plants from the Town of Clarkdale Plant List, Section 9-090 of the Zoning Code, or landscape rocks may be placed around the sign base to minimize the visual impact of a monument sign and create a visually attractive appearance. Existing, low-water landscaping at the base of the sign.
4. One monument sign is allowed for each road intersection providing access to the property. One monument sign is proposed.
5. See Section 7-090 of this Code for maximum signage square footage. 40-foot street frontage x 1.5 square feet per each foot of frontage = 60 square feet allowed. 35 square feet is being proposed.
6. Base of sign must be in proportion to sign size area. The steel I-beam sign base is proportional to the size of the sign.
7. Maximum height of the sign and base shall not exceed 10 feet above existing grade at the time of construction. The sign height will be six feet above existing grade.



The proposed sign will be constructed of 3/8-inch steel plate and welded to an existing structure of steel I-beams supported by concrete columns, facing Broadway at the entrance to the applicant's property. Attached to the sign will be 10 inch high steel letters spelling PENUMBRA. Five circular shapes will be cut through the steel plate to represent the moon phases. To the right of the sign, 6 inch high address numbers will be attached to the existing steel beam with a directional arrow.

The Board will review the signage using the following design criteria:

Section 11-040.B.1 Design Review Criteria-Signs

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)



The applicant will be repainting the building façade of their home / business with the above shown paint color samples, the primary color being Spanish Sand. The other colors are for secondary walls, accents and trim.

The Board will review the paint colors for the building façade using the following design criteria:

Section 11-040.A.7 Design Review Criteria:

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:

7. MATERIAL, TEXTURE AND COLOR: The materials, textures and colors of the facade 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.



Penumbra Front Entrance

Budget Impact: No budget impact.

Recommendation: Staff recommends the Design Review Board conduct the requisite Public Hearing, prior to taking action on DRB-093564 signage and new paint colors at 414 Peace Garden Path, Clarkdale, AZ.



Staff Report

Item Number: 6.A.

<u>Agenda Item:</u>	NEW SIGN AND EXTERIOR PAINT AT 414 PEACE GARDEN PATH, CLARKDALE, AZ Discussion and possible action to approve DRB Application 093564 for new signage and paint colors at 414 Peace Garden Path, Clarkdale, AZ. (APN 400-07-026F)
<u>Staff Contact:</u>	Tom Blanchard, Senior Planner
<u>Meeting Date:</u>	September 7, 2022
<u>Background:</u>	Applicants Novie Trump and Erik Flippo are submitting for review new signage for their property, which will operate under the name "Penumbra." The sign will front South Broadway Street at the entrance of the applicant's private driveway. Additionally, the Board will review new paint colors for the home / business building facade. All items were presented during the requisite public hearing.
<u>Budget Impact:</u>	No budget impact.
<u>Recommendation:</u>	Staff finds this application meets all requirements as set forth in the Town of Clarkdale Zoning Code Chapters 7-080.C Permitted Signs and 11-040.A.7 - B.1 Design Review Criteria and recommends approval of DRB application 093530.