



**NOTICE OF A REGULAR MEETING OF THE DESIGN REVIEW BOARD
OF THE TOWN OF CLARKDALE
WEDNESDAY, JANUARY 4, 2023 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

Town of Clarkdale Vision

The Town of Clarkdale connects our unique history, proximity to the Verde River, and small-town charm to a future with a vibrant economy.

We cultivate an environment where residents and businesses can thrive; providing services and jobs for our residents and capitalizing upon tourism.

We sustainably enhance our infrastructure, support the arts and education, and develop recreational opportunities to create a bright future for our entire community.

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, January 4, 2023, 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 Design Review Board 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 Clerk or 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 regular meeting held on Oct. 5, 2022.

5. REPORTS

A. Board Member Reports

B. Staff Reports

6. PUBLIC HEARING

A. APPLICATION NO. 093651 - WALL AND PROJECTING SIGNAGE AND A-FRAME SIGNAGE FOR HERMASILLO HOT DOGS AT 1000 MAIN STREET, CLARKDALE, AZ, SUBMITTED BY RUBY REYES (APN 400-03-189)

Public hearing for application no. 093651 for signage at Hermasillo Hot Dogs, located at 1000 Main Street, Clarkdale, AZ.

7. ACTION ITEMS

A. APPLICATION NO. 093651 - WALL AND PROJECTING SIGNAGE AND A-FRAME SIGNAGE FOR HERMASILLO HOT DOGS AT 1000 MAIN STREET, CLARKDALE, AZ, SUBMITTED BY RUBY REYES (APN 400-03-189)

Discussion and possible action to approve DRB Application 093651, signage for Hermosillo Hot Dog's at 1000 Main Street, Clarkdale, AZ. (APN 400-03-189)

8. FUTURE AGENDA ITEMS

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

9. ADJOURNMENT

Values

Values are the guiding principles that provide an organization with purpose and direction. The Town of Clarkdale's organizational values are:

COPPER

Customer focused

Open, transparent and equitable

Preserving our history, charm, and environment

Planning for a sustainable future

Economic and social resiliency

Resourceful and innovative

Mission

The Town of Clarkdale serves the community by providing amenities, infrastructure, services, and public safety to enhance quality of life. We are stewards of our history while we sustainably and resiliently plan for the future with an emphasis on community engagement and transparency.

Persons with a disability may request reasonable accommodations by contacting the Town Hall at (928) 639-2400 (TTY: 1-800-367-8939) at least 72 hours in advance of the meeting.



Staff Report

Item Number: 4.A.

<u>Agenda Item:</u>	Approval of Minutes Consider and act upon the draft minutes from the regular meeting held on Oct. 5, 2022.
<u>Staff Contact:</u>	Ruth Mayday, Community Development Director
<u>Meeting Date:</u>	January 4, 2023
<u>Strategic Goal:</u>	This item supports the following goal: • Goal Area 2 - Enhance the quality of life for residents, businesses, and visitors to Clarkdale.
<u>Background:</u>	Review of the minutes from the regular meeting held on Oct. 5, 2022.
<u>Budget Impact:</u>	No budget impact.
<u>Recommendation:</u>	Staff recommends approval of the minutes from the regular meeting held on Oct. 5, 2022.



**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW BOARD
OF THE TOWN OF CLARKDALE
WEDNESDAY, OCTOBER 5, 2022, AT 6:30 PM**

Members Present: *Marsha Foutz, Rob Robbins, Brennan Jernigan, Vice Chair Andrew Kelly, Chair Kerrie Snyder.*

Other Municipal Officials Present: *Community Development Director Ruth Mayday, Senior Planner Tom Blanchard, Planning Technician Guss Espolt.*

Audience: *Approximately 30 members of the public were present.*

- 1. CALL TO ORDER** - *Chair Snyder called the meeting to order at 6:30 p.m.*
- 2. ROLL CALL** – *All members present.*
- 3. PUBLIC COMMENT** - *No public comment.*

4. MINUTES

A. Approval of minutes

Consider and act upon the approval of the draft minutes from the meeting held on Sept. 7, 2022.

Motion by Foutz, second by Kelly to: *Approve draft minutes from Sept. 7, 2022, meeting*
Approved: 5-0

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

5. REPORTS

A. Action Minutes Policy

Community Development Director Ruth Mayday provided an update on the Action Minutes Policy that was approved by Council on Sept. 13, 2022.

B. Call to the Public

Community Development Director Ruth Mayday discussed the Attorney General's opinion regarding responses by individual members of a public body during a Call to the Public.

6. PUBLIC HEARINGS

A. Taawaki Inn

Public hearing regarding application DRB-093581, for the Taawaki Inn, submitted by Ryan Smith with Smith Architects, on behalf of the Hopi Tribe Economic Development Corporation for a proposed two-story hotel with 44 guest-rooms at 441 S. Broadway St., Clarkdale, AZ (APN 400-07-023C)

Senior Planner Blanchard presented a PowerPoint outlining the proposed project that included proposed site features, color building elevations and perspectives, exterior design elements and applicable Town code entitlements.

The Hopi Tribe Economic Development Corporation CEO Cindy Smiley provided background on the hotel's original concept; 'Taawaki' means 'House of the Sun' and the hotel will be focused on the Hopi culture, arts, and music, including an original Hopi art display. Guests will have a unique educational and cultural experience. The hotel will serve as a tourism hub for the Town and region.

Ryan Smith of Smith Architects clarified the following Board questions:

- 1. Decomposed granite goldish colored will stabilize all disturbed soil areas and cover the native seed mix.*
- 2. Natural spring will be protected when rainwater runoff and surface oils are diverted to detention basins. The detention basins will be shown on the engineering plans.*
- 3. Trails are being considered for possible access to natural areas and the river.*
- 4. Private seating areas will be considered for possible future development.*
- 5. The chandelier (fixture 'C') light bulb is set deep into the light fixture, shielding the light.*
- 6. Explore possibility of solar powered parking lights and reuse gray water for irrigation.*

7. ACTION ITEMS

A. Taawaki Inn

Discussion and possible action to approve application DRB-093581, for the Taawaki Inn. Submitted by Ryan Smith with Smith Architects, on behalf of the Hopi Tribe Economic Development Corporation for a proposed two-story hotel with 44 guest rooms at 441 S. Broadway St., Clarkdale, AZ (APN 400-07-023C)

Public Comments:

Michael Lindner: Supports the project and concerned about 40-foot height of lobby entrance.

Gary Clouston: Rain Spirit RV Park water flow is low, concerned if the hotel will further reduce waterflow. Likes the design of the hotel.

Joseph Rongo: Great design that honors local indigenous history.

Motion by Foutz, second by Robbins to: *Approve application DRB-093581 as presented.*

Approved: 5-0

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

8. FUTURE AGENDA ITEMS

Design Review Board did not propose items to be placed on a future agenda. This item is for discussion only.

9. ADJOURNMENT – *Chair Snyder adjourned the meeting without objection at 7:20 p.m.*

Chairperson Kerrie Snyder
Design Review Board

Community Development Director Ruth Mayday



Staff Report

Item Number: 6.A.

Agenda Item: **APPLICATION NO. 093651 - WALL AND PROJECTING SIGNAGE AND A-FRAME SIGNAGE FOR HERMASILLO HOT DOGS AT 1000 MAIN STREET, CLARKDALE, AZ, SUBMITTED BY RUBY REYES (APN 400-03-189)**

Public hearing for application no. 093651 for signage at Hermasillo Hot Dogs, located at 1000 Main Street, Clarkdale, AZ.

Staff Contact: Tom Blanchard, Senior Planner

Meeting Date: January 4, 2023

Strategic Goal: This item supports the following goal:

- Goal Area 2 - Enhance the quality of life for residents, businesses, and visitors to Clarkdale.

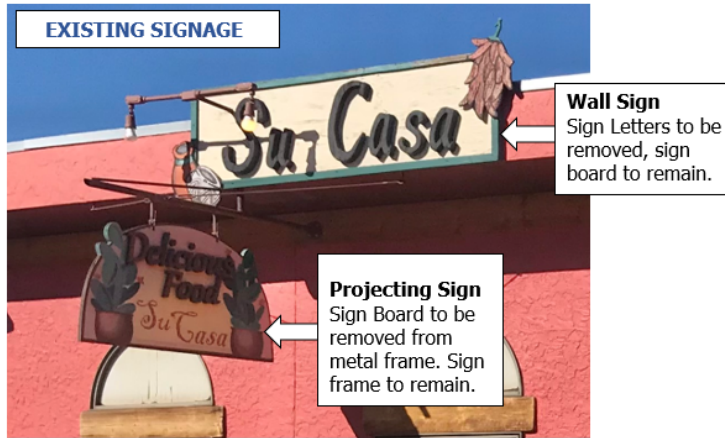
Background:



LOCATION MAP

The subject property is zoned "Central Business" (CB) which allows wall, projecting and portable signage at restaurants, which are proposed in this application.

The applicant, Ruby Reyes, will be operating a restaurant business, "Hermosillo Hot Dog's" at the former "Su Casa" restaurant location and is seeking design review approval to install a code-permitted wall sign, projecting sign and a portable A-frame chalk board sign.



PROPOSED SIGNAGE

Projecting Sign:

Wood sign to be attached to existing metal sign frame.
Existing sign to be removed.



Wall Sign:

Attach 6" vinyl letters to existing 6' x 2' wall sign. Existing sign letters to be removed.



Portable Sign:

Wood frame with chalk board
32" tall x 18" wide.



CLARKDALE SIGN CODE REQUIREMENTS:

Section 7-080.Q.1 Permitted Signs

H. Portable Signs:

1. Permitted in the Commercial and Central Business Districts with the following restrictions:

- Maximum size is six (6) square feet.
- Signs shall be non-reflective.
- Information on signs shall be current.
- Signs shall be of sufficient weight and durability to withstand wind

- gusts and storms so as not to blow over or become airborne.
- e. The portable sign shall not count towards the maximum allowable sign area calculation for the use.
 - f. One portable sign is allowed per business.
 - g. No more than three portable signs are allowed per 50-feet of linear street frontage.
 - h. The sign shall be placed on the property being identified or within the right-of-way directly in front of and immediately abutting the property location.
 - i. No sign shall be located within the visibility triangle as defined in Section 7-100.
 - j. One 5-foot wide pedestrian passage way must be maintained around signs on a public sidewalk.
 - k. Off-premise portable signs are not permitted.
 - l. No attachments to a portable sign are permitted.
 - m. Portable signs shall be displayed only during the posted hours the business is open.
 - n. The Town reserves the right to prohibit the use of portable signs by established businesses during special events in order to ensure public safety by providing full access to the sidewalk.
 - o. Height shall not exceed 4 feet from ground.

I. Projecting:

- 1. Maximum height equals top of wall.
- 2. No signage shall extend over public property except in the Central Business district and in no case shall the bottom of the sign be nearer than nine vertical feet to grade, nor shall the leading edge of the sign be nearer than 2 linear feet to the curb.
- 3. Maximum number equals one per business.
- 4. An agreement indemnifying the Town of Clarkdale from any liability is required if the sign projects over public right-of-way.
- 5. See Section 7-090 of this Code for maximum sign square footage.
- 6. Height shall not exceed top of wall.

P. Wall:

- 1. Maximum number equals one per approved wall area. An approved wall area, per Definitions, Chapter Two of the Town of Clarkdale Zoning Code is a wall facing a public street or containing the primary public access.
- 2. Maximum height equals top of wall to which affixed.
- 3. Maximum projection from wall surface equals 18 inches, with a minimum clearance of nine vertical feet if located over a public right-of-way.
- 4. See Section 7-090 of this Code for maximum sign square footage.
- 5. The applicant-chosen window sign designs are complimentary to the historic natural brick and window and door frame colors. The A-frame

sign is 48" tall and 36" wide and will have the same size and design as the window signs.

Section 11-040 Review Criteria for Design Review

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)

Budget Impact: No budget impact.

Recommendation: Staff recommends the Design Review Board to conduct the requisite Public Hearing, prior to taking action on DRB-093651 for the wall sign, projecting sign and portable A-frame sign, for Hermosillo Hot Dog's at 1000 Main Street, Clarkdale, AZ.



Staff Report

Item Number: 7.A.

<u>Agenda Item:</u>	APPLICATION NO. 093651 - WALL AND PROJECTING SIGNAGE AND A-FRAME SIGNAGE FOR HERMASILLO HOT DOGS AT 1000 MAIN STREET, CLARKDALE, AZ, SUBMITTED BY RUBY REYES (APN 400-03-189) Discussion and possible action to approve DRB Application 093651, signage for Hermosillo Hot Dog's at 1000 Main Street, Clarkdale, AZ. (APN 400-03-189)
<u>Staff Contact:</u>	Tom Blanchard, Senior Planner
<u>Meeting Date:</u>	January 4, 2023
<u>Strategic Goal:</u>	This item supports the following goal: • Goal Area 2 - Enhance the quality of life for residents, businesses and visitors to Clarkdale.
<u>Background:</u>	The applicant Ruby Reyes, will be operating the restaurant business "Hermosillo Hot Dog's" at the former "Su Casa" restaurant location and is seeking design review approval to install code permitted wall sign, projecting sign and a portable A-frame chalk board sign. Now that the Design Review Board has conducted the requisite Public Hearing, the Board may take the following action: 1. Approve the application as presented. 2. Approve the application with stipulations. 3. Deny the approval of the application. 4. Refer it back to staff and the applicant for further work.
<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 Design Review Criteria and recommends approval of DRB Application-093651.