

MINUTES
Regular Session
THE DESIGN REVIEW BOARD
TOWN OF CAMP VERDE COUNCIL CHAMBERS
TUESDAY JUNE 12, 2007
3:00 PM

Minutes are a summary of the actions taken. They are not verbatim.
Public input is placed after Board motions to facilitate future research.
Public input, where appropriate, is heard prior to the motion.

1. Call to Order

The meeting was called to order at 3:03 p.m.

2. Roll Call

Chairperson James Binick, Members Steve Darby, Shirley Brinkman, Michael Hough, Paul Holguin and Jim Bullard were present; Vice Chairperson Dugan McDonald was absent.

Also Present: Community Development Director Nancy Buckel and Recording Secretary Margaret Harper.

3. Pledge of Allegiance

The Pledge was led by Binick.

4. Consent Agenda - All those items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Commission so requests.

a. Approval of Minutes:

May 22, 2007 - Special Session

b. Set Next Meeting, Date and Time:

July 10, 2007

On a motion by Brinkman, seconded by Darby, the Consent Agenda was unanimously approved as presented.

5. Call to the Public for Items not on the Agenda

There was no public input.

Note: After discussion, the applicants agreed to have the Board address Item 7 prior to Item 6.

6. Presentation, Discussion and Possible Approval of DRB 2007-06 An application submitted by Scott Edwards of RDB Management & Construction, for Verde Crossings, LLC owners, for the development of Finnie Flat Retail Center on Parcel 404-28-001A located on the corner of Finnie Flat Road and Wid Fuller Drive adjacent to Basha's zoned C1-4.
On a motion by Darby, seconded by Holguin, the Board unanimously approved DRB 2007-06, an application submitted by Scott Edwards of RDB Management & Construction, for Verde Crossings, LLC owners, for the development of Finnie Flat Retail Center on Parcel 404-28-001A located on the corner of Finnie Flat Road and Wid Fuller Drive adjacent to Basha's zoned C1-4, with the exception of Building (C); and with the following stipulations: The mailboxes for the tenants to

be located in breezeways between the buildings; the fascia and posts to be noted on the plans as material to be steel; no reflective glass; a notation on the plan for type of dust control of the pads that are adjacent to Finnie Flat Road; the trash receptacle enclosures be constructed of block and covered with stucco that will be painted. and the gates to be painted metal; and Wid Fuller Road have improvements provided by the developer consisting of a paved road and sidewalk for half of that easement.

STAFF PRESENTATION

Director Buckel outlined the construction and planned uses and sizes of the proposed development, including the onsite drainage, landscaping and parking. Buckel reviewed the issues that have been sufficiently addressed, and listed the items not yet addressed which are dust control during construction, setbacks and distance between buildings, determination of lighting fixture to be used, depth of detention basin, no screening shown between the commercial and residential areas, location and width of the monument sign as well as possible lighting, no distance regarding the two entrances. Buckel added that staff was pleased with the applicant's complete submittal and the quality of the work. Buckel confirmed that Wid Fuller is part of a subdivision map that has not yet been recorded; however, the owners of that property are dedicating the easement for a full width road and right-of-way on the plat.

APPLICANT'S PRESENTATION and BOARD DISCUSSION

Scott Edwards, Project Manager and Designer for RDB Management, introduced Scott Neiss, architect, and together they reviewed the proposed project, responding to questions and input from the Board. During discussion the Board suggested that the applicant work with Basha's to try to provide connecting parking areas to encourage access between the two areas; Mr. Edwards agreed that it was a good idea and would pursue that suggestion. As for the general design features, Mr. Edwards said that the intent is to make a good impression since the development will be a focal point in entering Camp Verde, and the plan is to give the buildings a Western feel. There were several issues and suggestions discussed with the representatives in regard to the building shown on the plan as Building (C); it was agreed that that building will be presented for approval separately after the architect revisits the exterior design.

In response to a question regarding lighting of the business signs, Mr. Neiss said that he will work with the Town to create the lighting the Town wants. It was confirmed that the plan is to build the driveway on the owner's half of Wid Fuller to include the curbing, gutter and sidewalk up to the first driveway entry; Mr. Neiss said that completion of the roadway beyond the half that is part of the development is subject to negotiation with the other developer. The half street will be built all the way through regardless; the other half would be up to the Simonton development. The possible location and size of the monument sign was also discussed, as well as the mailboxes and the appearance of the trash receptacles. The members reviewed the requests made for the developer to include in the final design, and it was decided to incorporate those by stipulation as part of the approval by the Board, excepting Building (C) for a separate presentation and approval.

Prior to addressing Item 7, Chairperson Binick recused himself because of conflict of interest; Member Hough presided over hearing that Item.

7. Presentation, discussion of a Conceptual plan for Expansion to Rainbow

Acres facility DRB 2007-07: Submitted by Steve Ricci, agent for Rainbow Acres, owners on parcels 403-17-001G, -003 and -001A zoned RCU2A and located on Reservation Loop Road.

There was no action taken.

STAFF PRESENTATION

Director Buckel said that the applicant has provided the Board with color elevations and a site plan that indicates the location of the proposed new construction on the property. No complaints have ever been received, and usually the neighbors are supportive of the activities. The applicant would like to know if they are going in the right direction with their plans.

APPLICANT'S PRESENTATION and BOARD DISCUSSION

Gary Wagner, President of Rainbow Acres, introduced Larry Wolf, the architect who outlined the planned units that were displayed on large color charts that Mr. Wolf, together with input from Mr. Wagner, used to describe in detail the proposed buildings that included a separate distinctive multi-purpose community center facility. Also reviewed were the plans for landscaping, building materials, colors, windows and lighting.

The members discussed with the applicant's representatives the planned colors and building materials. The Board questioned the possible excessive height of the community center building, which Mr. Wolf said would be revisited and then addressed on the formal plans. Buckel confirmed that it would be possible to request a variance if it exceeds the maximum limit of 30 feet which is the requirement for a residential area. The planned shielded residential lighting will also be indicated as part of the full submittal. In general, the members commended the representatives on the excellence and completeness of the proposed site plan, and expressed approval of the conceptual plan.

8. Commission Informational Reports:

There were no Commission Reports.

9. Staff Report

Buckel reported that there will be more design reviews scheduled for next month. Getting the sewer will help a great deal to increase development activity. Buckel will include an agenda item for next month to address the issue of creating some type of oversight of colors selected for repainting commercial buildings.

10. Adjournment

On a motion by Binick, seconded by Darby, the meeting was adjourned at 4:47 p.m.



James Binick, Chairperson



Nancy Buckel, Community Development Director

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Design Review Board of the Town of Camp Verde during the Regular Session of the Design Review Board, Camp Verde, Arizona, held on the 12th day of June 2007. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 10th day of July, 2007.

Margaret Harper
Margaret Harper, Recording Secretary