

**DESIGN REVIEW APPEALS BOARD
DESIGN STANDARDS ADVISORY BOARD MINUTES
CITY OF PEORIA, ARIZONA
DEVELOPMENT & COMMUNITY SERVICES, POINT OF VIEW ROOM
JANUARY 22, 2008**

A **Special Joint Meeting** of the Design Review Appeals Board and Design Standards Advisory Board of the City of Peoria, Arizona, convened at 9875 N. 85th Ave., Peoria, AZ in open and public session at 6:32 p.m.

Members Present: Board Members Wade Gendreau, Mike Lloyd, Gary Nelson, Scott Phillips, Sharon Ketelboeter, John Chappelle, Roy Bade, Brandon Squire, and Jon Van Treese.

Members Absent: Board Members Lorna Thacker, and Howard Weichsel.

Others Present: William Emerson, Assistant City Attorney, Glen Van Nimwegen, Community Development Director, Chad Daines, Planning Manager, Melissa Zechiel, Planning Technician, Chris Jacques, Principal Planner, Robert Gubser, Senior Planner, and Bev Parcels, Planning Assistant.

Opening Statement: None.

Final call for speaker request forms.

Audience: None.

Note: The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.

CONSENT AGENDA: None

REGULAR AGENDA

NEW BUSINESS, PUBLIC HEARINGS and/or ACTION:

1R **DESIGN REVIEW STANDARDS AND GUIDELINES:** The Planning Division embarked upon a comprehensive update to its design standards. Staff believes the Manual warrants a fresh look – particularly at the ten-year anniversary of the establishment of the initial standards.

Staff Introduction: Glen Van Nimwegen, Community Development Director gave a brief introduction of himself, his background, and the purposes of both boards. Mr. Van Nimwegen commented on the time and effort put into the new Design Manual and the process that the new Design Standards will follow until approved.

Staff Report: Chris Jacques, Principal Planner, and Robert Gubser, Senior Planner addressed the agenda item as outlined in the Boards staff report. The Manual was also explained by using a PowerPoint presentation. Staff used this format as an informative introduction to the changes, and is requesting discussion and feedback on the adoption of these guidelines in future meetings.

Board Member Nelson asked if Commercial Signage was a part of the new Design Review. Mr. Jacques stated that it is not specifically included but that it would be considered thematically when a design comes in.

Board Member Bade commented on bold colors and who will decide the use of those colors. Mr. Jacques answers that the architect and staff will work together but if an agreement can not be reached the Design Review Appeals Board would make the decision. Mr. Bade further asked if the decision is going to be based on the area that it is in and what the neighboring buildings look like. Mr. Daines answered that the area whether it is suburban or rural will play a major role in the decision.

Board Member Nelson asked about a resident who wants to make a change in color to an existing home will the city standards take precedence over the homeowner association. New standards will not apply to existing homes and will be handled through the homeowners association rules.

Board Member Bade commented on one of the issues of bold colors was to prevent purple buildings that make a statement on its own and is there something to counter act that now and in place now for staff to use. Mr. Jacques stated that we have policies that guide the staff to keep away from bold colors that detract. Mr. Bade asked if an existing building is taken over by a new owner are they required to get staff approval before changing the colors. Mr. Jacques answered that they are.

Board Member Nelson asked about screening requirements and the size of plants that will be required to be planted. Mr. Gubser stated that it is not included in Manual but that it is something that can be added to requirements. Staff will be looking for larger trees and plants to provide immediate screening.

Board Member Lloyd asked how staff is identifying stakeholders. Mr. Jacques stated that the homebuilders are being contacted through the homebuilders association and multi family associations along with key homebuilders in the valley. Large housing developments like Vestar are also being targeted.

Board Member Lloyd asked what the expectation of staff is regarding City Council and design boards as to schedule and meetings. Mr. Daines stated that staff is presenting an overview tonight as a means to get the boards looking at the manual. The Design Review Appeals Board would review document and make any suggestions and then make their recommendation to the Design Standards Advisory Board who would then review and make their suggestions then make a recommendation to the City Council. Mr. Lloyd further questioned the timeline and meeting schedule.

Board Member Squire asked about the implementation of new design standards and projects that are already in progress. Mr. Daines stated that any projects already submitted would not be subject to new rules, only new submittals after City Council approves new standards.

Board Member Nelson asked how corporate colors will be incorporated into new standards. Mr. Jacques stated that the city will honor corporate colors but also expect additional elements to blend in with the existing development.

Board Member Lloyd voiced concern about the absence of signage code in the new design standards. Mr. Daines stated that consideration will be given to corporate colors, but size and design will be expected to tie into project design. A closer look will be taken into adding that into the new manual.

Board Member Bade asked if other valley cities are using design boards in the same fashion as Peoria. Mr. Gubser stated that he was not sure. Mr. Daines stated that cities either utilize the boards or not. Peoria has decided to review plans twice and then turn the decision over to the Design Review Appeals Board if an agreement can not be made. He is not aware of any other city that uses this method.

Board Member Squire asked who comments regarding design standards should be directed to and if comments should be made before next meeting or during the next meeting. Mr. Jacques replied that comments could be made to him via phone or city email and would appreciate them before the next meeting.

CALL TO THE PUBLIC FOR NON-AGENDA ITEMS: NONE

REPORT FROM STAFF: NONE

REPORT FROM THE DESIGN REVIEW APPEALS BOARD AND DESIGN STANDARDS ADVISORY BOARD:

ADJOURNMENT: There being no further business to come before the Design Review Appeals Board and Design Standards Advisory Board, the meeting adjourned at 7:30 p.m.

Wade Gendreau, Chair

Date Signed