

Gila County Planning and Zoning Commission

Meeting held at the Gila County Courthouse, 1400 East Ash Street, Globe, AZ.
October 16, 2008/Approved November 20, 2008

1. Call to order/Pledge of Allegiance

Planning and Zoning Commission meeting was called to order by Chairman, Don Ascoli at 10:10 am.

2. Roll Call

Commission Present:	Chairman:	Don Ascoli
	Vice Chairman:	Lori Brown
	Members:	Jack Larimore
		Mickie Nye
		Renee Zeising
		Ron Christensen
		Rose Harper
		Jay Spehar
		Travis Williams

3. Review and Approval of Minutes

Commission member Renee Zeising requested a correction to the minutes of September 18, 2008, Page one, 5. CUP-08-05 Applicant: 3. Read "Zoning of C3 – Property was rezoned to C3 in 1971. The rezoning affected all property within (sentence was not complete). Corrected to read "The rezoning affected all property within 400 feet of the rights of way for the State Highway. "

4. Director/Commission Communications

Bob Gould, Director of Community Development talked about the Growing Smarter Score Card and stated that he would provide more information on this in the future.

Reports handed out for Planning and Zoning were discussed. Handed out was a fiscal year report showing how many applications and fees were collected and a report on projects brought before the Planning and Zoning Commission and their status. The Commission requests reports on the other departments within the division.

- 5** Application Z-08-04, filed by John Little, an authorized agent for Kyle and Karen Sawyer, the property owners. Applicant is requesting a change in zoning from RR (Rural Residential) to C3 (Central Commercial) to construct 'Rye Way Commercial Center' on tax parcels 304-32-009 & 010 in the community of Rye. The main part of the 'center' would be three buildings totaling 20,000 square feet of floor space and they would be utilized for storage of contractors' equipment and materials, automotive repair, sheet metal, wrought iron work and similar uses.

Director, Bob Gould introduced this item to the Commission and stated that this property is located on the west side of Hwy 87 in Rye. Applicant would like to construct "Rye Way Commercial Center" - a facility for the storage of contractors' equipment and materials, automotive repair, sheet metal, wrought iron work and similar uses. He stated that this request is compatible with the Comprehensive Master Plan.

John Little stated that the future driveway will be off of the frontage road but right now there is access off of Hwy 87. He stated that the buildings will be metal and requested thirty six (36) months to obtain building permits.

Chairman Don Ascoli opened for public comment; with no comments he called for a motion.

Gila County Planning and Zoning Commission member Ron Christensen motion to recommend approval to the Board of Supervisors; Planning and Zoning Commission member Rose Harper seconded the motion, the motion passed unanimously.

- 6.** Hwy 60/70 Corridor Regional Design Review Project. These guidelines, upon adoption, shall be applicable to all vacant developable properties that front on the U.S. Highway 60-70 corridor from Miami, at the West end, to the beginning of the San Carlos currently developed properties that undertake redevelopment of the property by modifying 50% or more of their present structure, design, layout, signage, or exterior appearance of the land use for which a building permit is required within this area.

Director of Community Development, Bob Gould gave a PowerPoint presentation. He stated that this was designed by citizens who care. Fernando Shipley-City of Globe and Kim Stone-Hwy 60-70 Corridor Chairman were present to answer questions. He continued by stating that the guidelines are strictly for lots on highway frontage. Upon adoption, the Design Review committee will meet and review the application within fifteen (15) days and make a report to the entity within thirty (30) days.

After much discussion, the motion to recommend approval to the Board of Supervisors was made by Commissioner Mickie Nye with the modification to add three (3) more members, one from each jurisdiction who are property owners to the committee; motion was seconded by Commissioner Renee Zeising, motion unanimously passed.

Fernando Shipley clarified that this will be a nine (9) member committee with three (3) members from each entity. The commission agreed.

- 7.** Date & time for the next scheduled meeting

With a rezoning from Christopher Creek on next months agenda, the commission recommended the next meeting be held in Star Valley.

8. Adjourn

Motion to adjourn made by Commissioner Jay Spehar, seconded by Commissioner Jack Larimore. The meeting was adjourned at 11:45 a.m.