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Marian Sheppard, BOS
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2008-015231 RESL Page: 1 of 10
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Gila County, Az, Sadie Tomerlin Dalton, Recorder



RESOLUTION NO. 08-12-01

A RESOLUTION OF THE
BOARD OF SUPERVISORS OF GILA COUNTY, ARIZONA,
ADOPTING AN AMENDMENT TO
THE GILA COUNTY PLANNING AND ZONING ORDINANCE,
ORIGINALLY ADOPTED ON SEPTEMBER 8, 1959

WHEREAS, Gila County has adopted the Gila County Planning and Zoning Ordinance for application within the unincorporated areas of Gila County; and

WHEREAS, on October 16, 2008, following a public hearing, the Gila County Planning and Zoning Commission reviewed the proposed amendments to the Gila County Planning and Zoning Ordinance (Case #Z-08-05) and recommended that the Gila County Board of Supervisors adopt such amendment; and

WHEREAS, on December 2, 2008, the Gila County Board of Supervisors conducted a public hearing on such proposed amendments; and

WHEREAS, the Gila County Board of Supervisors has found that the adoption of this resolution is necessary and appropriate to protect the health, safety, and welfare of the citizens of Gila County; and

WHEREAS, it is the desire of the Board of Supervisors to amend the Gila County Planning and Zoning Ordinance by adding Section 104.5 Regional Design Review Program.

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF GILA COUNTY, ARIZONA, DOES HEREBY ADOPT AS FOLLOWS:

104.5

REGIONAL DESIGN REVIEW GUIDELINES

I. Purpose and Intent

The purpose of the design review program is to preserve and enhance the beauty and uniqueness of the region, facilitate incorporation of the region's culture and natural resources into property, increase the value of the property, pedestrian friendly planning, and to contribute to the further enhancement of the economic base of our area through increased awareness and appeal of the properties adjacent to the U.S. Highway 60-70 corridor benefiting all property owners, residents, and visitors to the region.

II. Applicability

These guidelines, upon adoption by each respective government jurisdiction through ordinance, shall be applicable to all developable properties that front on the U.S. Highway 60/70 corridor from the West end of Miami to the East end of Globe. The Program's guidelines will also apply to all



currently developed properties on that same corridor that undertake property and/or structure redevelopment involving modification of 50 % or more of their present property or structure to include modification to design, layout, signage, or exterior appearance for which a building permit is required.

III. Definitions

Architectural Elements: Elements indicative of local heritage; embellishments to windows, doors, etc.

Building Height: Building height is the distance from the finished grade to the highest point on the structure.

Color Board: The Historic Colors of America color chart put out by Spectra-Tone Paint

Façade: The front of a building or any side facing a public way or area.

Governmental Agency: The City of Globe, Town of Miami and/or Gila County Government that has jurisdiction over the area of concern.

Ground Cover: Vegetative groundcovers that serve to keep soil from eroding or moving as a result of natural forces.

Hardscape: Hardscape, or "hardscaping" refers to inanimate elements of landscaping. Anything used in landscaping that is not part of the living component of the landscape (i.e. plants) can be considered a hardscape element. i.e. water fountains, stone walls, concrete or brick patios, tile paths, wooden decks and wooden arbors.

Low Profile Sign: A sign that does not exceed a height of five feet from finished grade

Marquee Sign: A permanent or portable illuminated freestanding sign that employees flashing or moving elements.

Natural open space; Undisturbed, native vegetation

Overhead Protection Structure: Overhead protection structures are devices installed on a building façade or freestanding devices intended to provide shade and protection to pedestrian areas and display windows. These may include porches, colonnades, trellises, pergolas, canopies, awnings and recessed doorways.

Utility Equipment:

Hardscape devices which are installed vertically into/onto the property and visible from the corridor for the purpose of power transmission, lighting, or communication.

Xeriscape: A water-efficient landscaping technique, utilizing unthirsty native or drought tolerant exotic plants

IV. Exemptions

The guidelines of this Design Review Program shall not apply to the following activities:



- A. Maintenance of the exterior of an existing structures such as repainting, re-roofing, residing, where similar materials and colors, are used
- B. Interior remodeling
- C. Existing nonconforming aspects of a building or site not addressed in an application for a design review permit
- D. Short-term/temporary preventative maintenance as a result of an emergency situation. i.e. fire, flood, natural disaster.

V. Application Procedures

Applications for a Design Review requires submission of nine (9) design packets for review by the government agency with jurisdiction over the property and the Regional Design Review Committee. Each packet must contain:

A. Site Plan that provides the following:

- 1. Pedestrian & Vehicular Circulation
- 2. Building floor plans showing orientation of windows & doors on the exterior walls of the proposed structure
- 3. Location and description of exterior signage
- 4. Landscape plan, including plants type and placement, and hardscape details
- 5. Exterior Lighting; location, type, and orientation.
- 6. Fences and walls, (material and surface textures)

B. Building Elevations which provide the following:

- 1. Façade Treatment
- 2. Architectural Design
- 3. Building Height
- 4. Building Materials
- 5. Design Detail for windows and doors

VI. Design Review Committee

The Design Review Committee will serve as an advisory committee to the Planning & Zoning Administrators (or equivalent) of the governmental agencies involved.

- 1. Each governmental agency will appoint three members to serve on the Design Review Board
- 2. Administration of the program should be rotated among the governmental agencies each year.
- 3. At least one of the three members should be from property owners within the overlay district



4. All members should be appointed to four-year terms
 5. At the time of initial appointment the governmental jurisdiction should appoint one member for two years and one member for three years and one member for four years. Thereafter all appointments should be for four-year terms.
 6. The Design Review Committee shall elect a Chairman and a Vice Chairman to serve one-year terms to coordinate meetings and the Committee's proceedings in compliance with the requirements of the Arizona Open Meeting Laws. Their responsibilities shall include preparation and publication of the notices of the meeting, an agenda, and minutes of the meetings.
 7. All meetings of the Design Review Board must comply with requirements of the Arizona Open Meeting laws.
 8. Non-voting/advisory membership may be extended to a representative of other governmental agencies for the purpose of consultation at the discretion of the committee. I.e. ADOT.
- B. Upon receiving design packets from the property owners in accordance with Section V above, the staff of the governmental agency having jurisdiction will transmit those packets to the Design Review Committee.
- C. Design Review Committee shall meet within 15 days of receipt of a Design Packet and prepare a written recommendation to the staff of the governmental agency having jurisdiction. If a written recommendation is not received within 30 days from the date of transmittal described above the governmental agency having jurisdiction will assume the packet is approved with no recommendation from the Design Review Committee.

VII. Review Procedures

Upon submittal of a completed Application, the Design Review Committee shall review and prepare a written recommendation to the governmental agency having jurisdiction over the subject property regarding the following elements to which the Design Review Program's guidelines apply:

A. Site Layout

1. Site Layout: Orientation & location of buildings, hardscape, natural features and landscaped areas in relation to physical characteristics of the site, neighborhood character, and the appearance and harmony of adjacent buildings
2. For the purpose of these guidelines a property not immediately adjacent to the corridor shall be considered as adjacent to the corridor if the property adjacent to the corridor is undeveloped.
3. The appearance and safety of the proposed pedestrian system
4. Landscaping:
 - a) The location, height and species of hedges, trees, and xeriscape to ensure harmony with the ambiance of the area and the intent of these guidelines
 - b) The planting of groundcover to prevent dust and erosion



c) The preservation of existing healthy trees

5. Hardscaping

The location, height and material of walls, fences, and other artificial embellishments to ensure harmony with the ambiance of the area and the intent of these guidelines.

6. Outdoor Signage:

The number, location, color, size, lighting, and landscaping of outdoor advertising devices as they relate to pedestrian and vehicular traffic, their appearance and harmony with the existing adjacent structures, and the intent of these guidelines

B. Architectural Character:

1. The consistency of the applications of the proposed design with approved design guidelines

2. The compatibility of the character of the proposed design with adjacent structures and the intent of these regulations

3. Preservation of historical structures (if within registered Historic Districts)

C. Overall Compliance with Development Standards

The Design Review Committee or the Planning Staff of the government agency with jurisdiction over the said property, on a case-by-case basis, may make exceptions to the provisions of Section VIII, Development Standards, due to unique characteristics of the site or economic hardship to the applicant.

VIII. Development Standards (Site Design)

A. Pedestrian and Vehicular Circulation

1. Circulation patterns should be obvious and simple. All likely pedestrian routes should be considered in the design phase to eliminate "short cuts" that damage landscaped areas.

2. Circulation systems should limit conflicts between vehicular, bicycle and pedestrian

3. Where pedestrian routes cross vehicular traffic paths; a change in grade; materials; textures and/or colors should be provided.

4. Pedestrian routes/paths should be provided to the front entrance of a building from the public right of way.

5. Bicycle parking facilities may be substituted for automobile parking spaces required at a ratio of five (5) bicycle spaces for one required vehicle parking space. A maximum of 5% of the total required parking spaces may be reduced from the total number of parking spaces required under the established Parking spaces related requirements in the government agency's standards. Bicycle parking facilities should include provisions for locking of the bicycle in a secure rack.



B. Building Set Backs

1. Buildings should be placed as close to the front property line as reasonable with consideration for the safe passage of vehicular and pedestrian traffic.
2. Where no side yard set back is provided, structural wall construction must be Two-hour fire rated, and the roof must not drain directly onto adjoining property.
3. Rear yard set back is not required except when the adjoining property is residential. Where this occurs a case-by-case review will determine appropriate set backs that are compatible with the adjoining properties.
4. Overhead structures such as porches and balconies may be placed on the front property line except where adjoining structures have larger front yards.

C. Parking Facilities

Parking should not be position between the public sidewalk and the front of the building, where feasible. Parking at the side of the property must be landscaped and screened.

D. Multiple Buildings

Multiple buildings on the same property should be designed to create a cohesive visual relationship between buildings.

E. Driveways

1. Shared or common driveways are encouraged.
2. There should be a maximum of one driveway per lot or parcel except where the lot has more than one hundred (100) feet of frontage on the Highway Corridor. Driveways should be separated by a minimum of 100 feet. Approval of the Arizona Department of Transportation must be obtained in each case. The State's jurisdiction and decision shall always prevail if different than the recommendation of the Design Review Committee.

F. Signage

1. No roof sign should be permitted except where significant negative grade change exists from the roadway to the building site.
2. Portable freestanding signs must not exceed three (3) feet in height, six (6) square feet on each face, and must not obstruct pedestrian ways or cause line of sight problems.
3. Permanent freestanding signs should not exceed thirty-two (32) square feet on each face and must be low profile.
4. Marquee signs must not be installed in such a manner that the illumination from the sign causes distraction or hindrance to vehicles on the corridor nor occupants of nearby properties.
5. Colors should be used from the approved color board.



6. Signs must be properly maintained.
7. Signs should be architecturally integrated with their surroundings in terms of size, shape, color, texture and lighting.
8. Signs should not be in visual competition with each other.
9. In the event that these signage guidelines are found to be in conflict with the adopted sign code provisions of the government agency with jurisdiction, the established governmental sign code requirements shall have precedence.

G. Lighting

1. Colored lighting is allowed but should not:
 - a) spill over onto adjacent properties,
 - b) be the primary lighting theme,
 - c) contain moving or streaming lights or components.
2. Lighting fixtures should be historically appropriate to the area, close in appearance to other installed historic lighting within the government jurisdiction.

H. Utility Equipment

1. Mechanical systems equipment should be screened and sound attenuated, using approved building materials and positioned to maintain minimum intrusion on the public view.
2. Utility areas and equipment, such as trash receptacles, storage areas, service yards, loading/unloading areas should be screened from public view with approved building materials.
3. Permanently installed utility standards and communication equipment should blend into the surrounding environment. The use of earth colors and/or the installation of faux foliage, and/or the installation of equipment constructed to replicate a living plant, such as a palm tree, cactus, or other tree as appropriate to blend the equipment into the environment should be considered

I. Landscaping

1. Landscaping should soften the visual appearance of the site, and provide a pedestrian friendly environment.
2. Any planting within the rights of way should not create a line of sight nuisance, or be a nuisance to pedestrian and vehicular traffic in any way.
3. All undeveloped areas, within public view, should be landscaped or left with undisturbed natural vegetation



- a) Deciduous or evergreen shrubs and trees can be used.
- b) Planter boxes are encouraged for flowers.

J. Hardscape

1. Colors, textures and materials selected for walkways, patios, and other ground plane enhancements must support the architectural character of the area.
2. Materials should not impede accessibility to those who are physically challenged
3. The texture and color of hardscape should clearly differentiate between driveways, parking facilities, and those areas used by bicyclists or pedestrians.
4. Stone, brick, colored concrete, pavers, covered boardwalks, and concrete finishes are acceptable. Natural materials should be used to the maximum extent; Synthetic materials may be considered.

K. Street Furniture

1. Street furniture should be of design and character consistent with municipal streetscape elements.
2. Synthetic or Plastic elements are not permitted.

L. Fences and Walls

When adding fences and walls, the building materials should comply with the approved building materials in this guideline

M. Overhead Protection Structures

1. Overhead protection structures should be installed on the façade of the ground floor above any installed or planned pedestrian pathways.
2. A minimum of seven (7) foot vertical clearance is required for overhead structures above potential pedestrian pathways.

IX. Development Standards (Architectural and Structural Design)

A. Architectural Features:

1. Architectural design should be compatible with the character of the area. Design compatibility should include complimentary building style, form, size, color and materials
2. Diversity of architectural design is encouraged that portrays the historical and cultural influences of the area.
3. Detail is required at/around all doorways and windows that front on the street or are part of visible sidewalls.
4. Rough sawn wood reflecting "pioneer" look is encouraged.



B. Building Materials:

1. The preferred building materials include wood, stone, brick, and adobe. Stucco and synthetic materials may be considered.
2. Metal buildings are permitted if the facade visible from the right-of way is composed of building materials specified in paragraph b (1) above.

C. Building Colors:

1. Exterior colors should be selected from the recommended color board, Historic Colors of America.
2. Trim and body colors should be complimentary, and brilliant, bold colors should be avoided.

D. Roof Design:

Acceptable roof materials include galvanized and colored metal, or dimensional asphalt shingles. The use of composite material will be reviewed on a case-by-case basis. The use of natural wood shake roof material is highly discouraged.

E. Facade Treatment:

1. The concealing of original facades as part of restoration/rehabilitation should be avoided.
2. Storefront restoration should return the façade to its original character as much as is reasonable and appropriate and meets design review requirements.
3. Reflective or mirrored glass should be avoided. Tinted glass should comply with Arizona Standards of 30% maximum reduction of transparency.
4. A minimum of 35% of the front first floor of the building at the front property line should be windows or doors.
5. No new construction or remodeling of an existing building will use mill finished aluminum windows, doors, or display devices.
6. In new construction Glass block windows visible from public walkways should be avoided.

F. Side Walls:

1. Blank or solid walls/wall sections visible from the pedestrian or vehicular right-of-way should be limited to prevent the disruption of existing architectural patterns.
2. Side facades should be carefully designed with similar detailing and should be compatible with the principal façade of the building.



3. Visible blank or solid walls will be limited to no more than a 20-foot section of wall without required breaks or other changes.

X. Reporting of the Project Approvals by the Government Agency

A. Upon receipt of the recommendations of the Design Review Committee, the designated project review officials of the government agency of jurisdiction will communicate the committee's recommendations, along with other review comments by the government agency to the property owner or their designated representative

B. If the government agency finds conflict between its application of codes, engineering standards, and other established and appropriate project-approval requirements; the government agency's officials shall prepare a report explaining the reasons why recommendations of the Design Review Committee could not be incorporated in the overall review comments and requirements for the project and submit a copy of the report to Design Review Committee. If a project requires specific approval of the government agency's Planning & Zoning Commission or the elected governing body, the Planning & Zoning Official shall include a copy of the above report in the information package submitted to the Commission or governing elected officials prior to their consideration and final decision on the project.

XI. Guideline Review

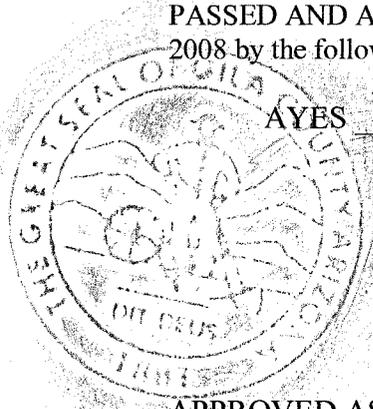
This guideline is subject to continuous review by the Design Review Committee and the governmental agencies to which it applies. Significant changes to this document will require full concordance of all affected agencies before those changes are implemented.

Section 4. All resolutions and parts of resolutions in conflict with the provisions of this resolution are hereby repealed to the extent of such conflict.

Section 5. If any section, subsection, sentence, clause, phrase or portion of this resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this resolution. The Board of Supervisors declares that it would have adopted this portion thereof despite the fact that any one or more sections, subsections, sentences, clauses, phrases or portions would be declared invalid or unconstitutional.

PASSED AND ADOPTED BY THE GILA COUNTY BOARD OF SUPERVISORS this December 2, 2008 by the following vote:

AYES 2 NOES _____ ABSTENTIONS _____ ABSENT 1



BOARD OF SUPERVISORS

Jose M. Sanchez
Jose M. Sanchez, Chairman

12/2/08

APPROVED AS TO FORM:

Bryan Chambers
Bryan Chambers, Deputy County Attorney

ATTEST:

Steven L. Besich
Steven L. Besich, Clerk of the Board