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GILA COUNTY BOARD OF SUPERVISORS

PUBLIC NOTICE IS HEREBY GIVEN that the Gila County Board of Supervisor's public hearing scheduled for August 5, 2014 has been canceled and rescheduled to go before the Gila County Board of Supervisors on Monday, August 18, 2014, at 10:00 a.m., or thereafter, to discuss and obtain public comment regarding amendments to the Gila County Zoning Ordinance. The Zoning Ordinance regulates land development in the unincorporated areas of Gila County that is currently zoned.

The public hearing will take place at the Gila County Courthouse, Board of Supervisor's Hearing Room, 1400 E Ash Street, Globe, Arizona, and simultaneously broadcast to the Board of Supervisor's Conference Room at the Payson County Complex, 610 E Highway 260, Payson, Arizona.

Amended Section 101 Purpose, Intent, Responsibilities and Procedures: 1. Amended Section 101 by stating authority granted to counties to adopt zoning regulations 2. Added Section 101.2 entitled Administrative Responsibilities for implementing these regulations to Board of Supervisors, Planning & Zoning Commission, Board of Adjustments, Design Review Committee and Community Development Director; 3 Added Section 101.3 entitled Application Procedures for Administrative Variance, Citizen Participation Plan, Conditional Use Permit, Use Permit, Temporary Use Permit, Pre-Application Meeting, Public Hearings and Variance; 4. Amended language for issuance of a conditional use permit to allow the Planning & Zoning Commission to approve or deny conditional use permits with appeals going to the Board of Supervisors.

Amended Section 102 Definitions by adding the following definitions: Accessory Use or Structure; Berm; Buffer; Building Scale; Comprehensive Plan; Common Open Space; Conform to (Comply with) Zoning Regulations; County Officer; Director; Fully Shielded Fixture; Individual; Landscaping; Lawn; Natural Buffer; Screening Element; Traditional Neighborhood; Zoning Regulations;

Amended Section 103 General Stipulations & Provisions – All Districts: 1. Allowed an accessory use without a primary use through the use permit process; 2. Allowed setback requirements for an accessory use to be modified through the administrative variance process. 3. Added handicapped parking requirements. 4. The following sections have been relocated from Section 103 to 101: Application Fees and charges, Use Permit Applications, Conditional Uses and Conditional Use Permits, and Temporary Uses 5. Moved Definitions for Sexually Oriented Businesses to Section 102.

Amended Section 104 Establishment of Zones; 1. Added to first part of Section 104 regulations applicable to all single family residential districts to include, keeping livestock, Guest Houses, Bed and Breakfast establishments, Utilities, Home Occupations and temporary uses. 2. Reorganized this section as follows; 104.2 Single Family Residential Districts, 104.3 Multi-Family Residential Districts, 104.4 Commercial Districts, 104.5 Industrial Districts, 104.6 Overlay Districts, 104.7 Special Zoning Districts, 104.8 Density Districts.

Amended Section 105 Amendment Procedures 1. Defined who has the right to rezone property; 2. Defined what constitutes a complete application.

Amended Section 106 Board of Adjustments 1. Defined what the Board of Adjustments is authorized to do when considering a variance.

Amended Section 108 Building Permits 1. Specifies that no building permit shall be issued until all applicable regulations are in compliance. 2. Requires Board of Supervisors to approve final plat and accept improvements before permits may be issued.

The complete DRAFT Unified Development Code is available for public inspection in the office of the Gila County Community Development Division located at 745 N. Rose Mofford, Globe, Arizona, or 714 South Beeline Highway, Suite 200, Payson, Arizona and is also available on the Gila County website under the Community Development Division under Planning and Zoning (www.gilacountyaz.gov).

Gila County Planning and Zoning

Robert Gould
Planning and Zoning Director

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