

City of Globe  
Planning and Zoning Commission  
November 14, 2018

Call to Order.

Roll Call.

Present; Carmen Corso, Rosalie Lamentola-Ayala, William Leister, Carl Williams  
Absent; Jan Shumway

Pledge of Allegiance; Carl Williams

1. **Presentation:**

A. Presentation on changes to Zoning Code

Development Services Director; Chris Collopy informed the Commission that during the development of the General Plan a recommendation was formed to amend the Zoning Code. For the past year Staff has been working on the amendment. Among some of the changes were the duties of the Board of Adjustments and setbacks. Mr. Collopy and City Manager Paul Jepson, assure the Commission that the changes to the code are standard in comparison with other cities and towns and the City of Globe has sought professional assistance from Dana Burkhalter, making sure changes were compliant.

Mr. Collopy informed the Commission that a proposed change to the Euclid and Hackney area to make the area more desirable is to turn parcels larger than one acre into horse properties. This is an area of Globe Zoned TR that also has an overlay zone for manufactured homes, using the R1-43 regulations for the number of horses per acre.

The Commission asked for more clarification on the code change to Section 14-5-6 Recreational Vehicle District, this is the time allowance for a stay within an RV Park. Mr. Collopy explained that change was to accommodate for an example a construction worker that was working on a project longer than 6 months and still prevent someone taking up residency within the park. The Commission felt that the proposed 3-year duration was too long for a recreational vehicle and proposed a 1-year change be recommended to Council.

Mr. Collopy clarified the duties of the Globe Preservation Advisory Commission and their duties of recommending historic designations.

Mr. Collopy explained signs permitted within different zoning districts including residential districts and language required to satisfy the Supreme Court rulings in regards to freedom of speech.

Mr. Jepson reviews other significant changes within the Sign Code, one being the request to mount signs on roofs and the proposed change of requiring engineering services for any signs above the parapet. The Commission agreed with the recommendation of the engineering requirement.

Mr. Jepson also reviews the current restriction of signs being painted directly on building walls. Mr. Collopy reminded the Commission that, that restriction was currently taken out and asks the Commission if they recommend signs be placed on a foundation before being attached to the building wall. The Commission unanimously agreed to recommend that signs will not be allowed to be painted directly on building walls.

Mr. Collopy as a result of Council discussion regarding billboards asks the Commission their recommendations on billboards. Currently they are prohibited, after much discussion regarding safety, ADOT approval, tourism and size the Commission recommended the continuation of the ban on billboards.

The Commission also discussed and recommended to keep signs painted on building walls with 25% of the building frontage. Mr. Collopy updated the Commission that it is unconstitutional to prohibit art work painted on a building by the business owner. The City cannot control what they paint or the quality of the art work and as long as the art work doesn't contain a corporate logo or advertising text it is considered art work.

## 2. **PUBLIC HEARING:**

### A. Open Public Hearing

A local business owner requested the Commission keep the ban on billboards and also commented that other factors such as traffic and speed be considered when formulating what percentage of a building front is considered for signage.

Close Public Hearing

3. **ACTION:**

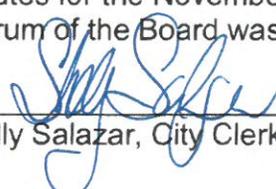
- A. Discussion and Consideration of making a recommendation to City Council to accept the revision of Chapter 14 of the City Code, the Zoning Code for adoption

**Motion by** Carl Williams to recommend the proposed changes to the Globe City Council with the following stipulations; 1) in the area of the Globe Zoned TR that also has an overlay zone for manufactured homes, be allowed to have horses provided that the property is one acre or larger in size, using the R1-43 regulations for number of horses per acre, 2) Section 14-5-6 Recreational Vehicle District subsection 1-b be changed to 1-year and not the proposed 3-years, 3) Signs mounted on roof is allowable provided height restrictions are adhered to and engineering is provided, 4) signs will not be allowed to be painted directly on building walls and 5) continuation of the ban on billboards, **seconded by** William Leister, motion passes unanimously by Commissioners; Carmen Corso, Rosalie Lamentola-Ayala, William Leister and Carl Williams.

4. **ADJOURNMENT.**

**Motion by** William Leister to adjourn the meeting at 7:01 pm, **seconded by** Rosalie Lamentola-Ayala, motion passes unanimously by Commissioners; Carmen Corso, Rosalie Lamentola-Ayala, William Leister and Carl Williams.

I hereby certify that the foregoing is a true and correct copy of the Planning and Zoning Minutes for the November 14, 2018 meeting and that the meeting was duly called and quorum of the Board was present.

  
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Shelly Salazar, City Clerk

