

**Planning and Zoning Commission Meeting Minutes
November 9, 2020**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday November 9, 2020, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present were Chairman Chris Hamel and Commissioners Gregory Counts, Lorraine Arney, Joshua Scott, Janice Edgar and Barbara Beam. Commissioner Fred Dammeyer was absent.

STAFF MEMBERS present included Alyssa Linville, Assistant Director DCD; Amelia Griffin, Assistant Planner; Jessenia Juarez, Administrative Assistant and Alex Marquez, Administrative Assistant.

Chairman Hamel called the meeting to order at 4:30 p.m. and noted there was a quorum present.

CONSENT CALENDAR

MINUTES –September 14, 2020

WITHDRAWALS BY APPLICANT – None

CONTINUANCES –

SUBD-31702-2020: *This is a request by Dahl, Robins & Associates, Inc., on behalf of Barkley Limited Partnership, for approval of the preliminary plat for the Livingston Ranch Units No. 3 and 4 Subdivision. This subdivision will contain approximately 65.3 acres, and is proposed to be divided into 176 residential lots, ranging in size from 7,395 square feet to 19,451 square feet. The property is located near the northwest and northeast corner of 36th Street and the Avenue B½ alignment, Yuma, AZ. (Continue to November 23, 2020)*

SUBD-31708-2020: *This is a request by Dahl, Robins & Associates, Inc., on behalf of Perricone Arizona Properties, LLC, for the approval of the preliminary plat for the Terra Bella Units 2, 3, 4, & 5 subdivision. This subdivision will contain approximately 34 acres and is proposed to be divided into 105 lots, ranging in size from approximately 9,500 square feet to 10,375 square feet. The property is located at the southwest corner of Avenue 5 ½ E and the 36th Street alignment, Yuma, AZ 85364. (Continue to November 23, 2020)*

APPROVALS – None

Motion by Counts, second by Beam, to APPROVE the Consent Calendar. Motion carried unanimously, (6-0 with one absent).

Action Items –

CUP-31901-2020: *This is a request by Dwight Clark, on behalf of Clint Underhill, for a Conditional Use Permit to allow solar recycling, in the Light Industrial (L-I) District. The properties are located at 1925, 1940, and 1970 S. Factor Avenue, Yuma, Arizona.*

Amelia Griffin Assistant Planner, summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

Commissioner Counts asked what the distance was between the proposed project and the closest residence. **Griffin** replied it was approximately 540 feet and separated by Arizona Avenue. **Counts** was concerned if solar panels were caustic and if they would affect the atmosphere. **Griffin** replied that she was not aware of any issues and that the Applicant was available for questions.

APPLICANT / APPLICANT'S REPRESENTATIVE

Dwight Clark 4742 N. 24th Street, Suite 300, Phoenix, AZ was available for questions.

Chairman Hamel also voiced concern about the potential for pollutants. Clark replied that the process had been presented to the Permit Unit of the Arizona Department of Environmental Quality, and he received a letter from them stating a permit from them was not required. Counts asked to have the process explained. Clark explained the process included examining and breaking down the panels. Panels that appeared to be in good shape were re-deployed, and those that were not were broken down for recycling. Counts then asked if the facility was more of a refurbishing operation rather than recycling. Clark stated, that while it was easier to receive approval from a Planning Commission for refurbishing rather than recycling, he wanted to seek approval for the more intense use. Hamel referred back to an earlier question about the process or materials being caustic. Clark replied that solar panels are made up of glass, silicon and other metals, and also noted that those materials are below any contamination threshold for the State of Arizona, and added there would not be any aqueous discharge from the process.

PUBLIC COMMENT

None

Motion by Arney, second by Edgar, to APPROVE CUP-31901-2020, subject to the Conditions of Approval in Attachment A. Motion carried (6-0) with one absent.

INFORMATION ITEMS

Staff

None

Commission

None

Public

None

ADJOURNMENT

Hamel adjourned the meeting at 4:42 p.m.

Minutes approved this 23 day of November, 2020



Chairman