

**Planning and Zoning Commission Meeting Minutes
September 14, 2020**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, September 14, 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, Barbara Beam and Fred Dammeyer.

STAFF MEMBERS present included Scott McCoy, Assistant City Attorney; Alyssa Linville, Assistant Director DCD; Bob Blevins, Principal Planner; Amelia Griffin, Assistant Planner; Jennifer Albers, Principal Planner; Richard Munguia, Senior Planner and Jessenia Juarez, Administrative Assistant.

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

CONSENT CALENDAR

MINUTES – July 27, 2020

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS –

SUBD-30786-2020: *This is a request by Dahl, Robins & Associates, on behalf of Saguaro Desert Development, LLC, for approval of the final plat for Saguaro Unit No. 4 Subdivision. This subdivision will contain approximately 28.3 acres and is proposed to be divided into 125 residential lots, ranging in size from approximately 6,264 square feet to 10,610 square feet, for the property located at the northwest corner of S. Mississippi Avenue (Avenue 7 ½E) and E. 44th Street, Yuma, AZ.*

SUBD-31315-2020: *This is a request by Jacobson Companies, Inc., on behalf of Stewart Title and Trust of Phoenix, Inc., for approval of the final plat for the Cielo Verde Unit 2B Subdivision. This subdivision contains approximately 10.47 acres and is proposed to be divided into 30 residential lots, ranging in size from approximately 4,513.30 square feet to 19,386.48 square feet, for the property located at the northeast corner of E. Paraiso Parkway and S. Cielo Verde Drive, Yuma, AZ.*

SUBD-31316-2020: *This is a request by Jacobson Companies, Inc., on behalf of Stewart Title and Trust of Phoenix, Inc., for approval of the final plat for the Cielo Verde Unit 4 (Phase I) Subdivision. This subdivision contains approximately 8.38 acres and is proposed to be divided into 35 residential lots, ranging in size from approximately 6,035.13 square feet to 12,421.23 square feet, for the property located at the northeast corner of E. 34th Lane and S. Eagle Drive, Yuma, AZ.*

SUBD-31317-2020: *This is a request by Jacobson Companies, Inc., on behalf of Stewart Title and Trust of Phoenix, Inc., for approval of the final plat for the Cielo Verde Unit 6 (Phase I) Subdivision. This subdivision contains approximately 4.55 acres and is proposed to be divided into 27 residential lots, ranging in size from approximately 4,627.75 square feet to 7,782.72 square feet, for the property located at the northwest corner of E. 36th Street and S. Eagle Drive, Yuma, AZ.*

Motion by Counts, second by Edgar, to APPROVE the Consent Calendar. Motion carried unanimously, (7-0).

ACTION ITEMS –

ZONE-30894-2020: *This is a request by the City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Section 15.15 to update the height limitations, and area permitted for accessory structures.*

Richard Munguia, Senior Planner, summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT’S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Arney, second by Dammeyer, to APPROVE ZONE-30894-2020, subject to the Conditions of Approval in Attachment A. Motion carried (7-0).

CUP-31026-2020: *This is a request by Chad Noble, on behalf of D.R./L.R. Peterson Family Trust, dated 6-1-02, for a Conditional Use Permit to allow the addition of a secondary drive-through lane at the site of an existing financial institution in the General Commercial/Infill Overlay (B-2/IO) District. The property is located at 2285 S. 4th Avenue, Yuma, Arizona.*

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

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT’S REPRESENTATIVE

Chad Noble, 2285 S. 4th Ave, was available for questions.

Hamel said adding a second drive thru is best for the company due to the post Covid-19 era.

PUBLIC COMMENT

None

Motion by Counts, second by Beam, to APPROVE CUP-31026-2020, subject to the Conditions of Approval in Attachment A. Motion carried (7-0).

PUBLIC HEARING –

GP-30928-2020: *This is a Major General Plan Amendment request by the City of Yuma on behalf of the Arizona State Land Department to include State Land parcels in the City of Yuma Planning Boundary and designate those lands with the Special Use State Land use designation in the General Plan. The area is approximately 1,673 acres for properties generally located at the northwest corner, northeast corner and southwest corner of Fortuna Road and 24th Street and the northeast corner of Fortuna Road and Highway 95. (This is the first of two public hearings.)*

Jennifer Albers, Principal Planner, summarized the staff report and recommended APPROVAL.

QUESTIONS FOR STAFF

Commissioner Beam asked if the City did not move forward this this request, would other State land be considered for expansion.

Albers replied that the State determines the parcels and makes the request of the City. Albers went on to say that there have been successful general plan amendments on State land in the past, citing the areas of Avenue 8E to Avenue 10 E, and 40th Street to 48th Street as examples.

APPLICANT / APPLICANT'S REPRESENTATIVE

None.

PUBLIC COMMENT

Anthony Martin, 11168 E. 27th Street, Yuma, AZ, asked if the City wanted to annex the property, and if the state approached the City to incorporate this into the master plan.

Hamel stated they would not be able to answer any questions at the time until the following meeting.

Attorney Scott McCoy stated the Commission would not be able to answer question until the following meeting. McCoy added that this meeting was a Public Hearing to allow comments or concerns to be expressed, and that specific questions could be directed to Staff after the meeting

Michael Callahan, 12300 E. Co. 8th Street, Yuma, AZ, referred to the written comments he submitted to Staff.

Gonzalo Zaragoza, 11509 E. Via Salida, Yuma, AZ, expressed concern about the loss of recreation space, and added that he sided with Gowan Milling and the farms that use the land. He added that he wanted to submit a petition to reject the General Plan Amendment.

John Daily, 8126 S. Hwy 95, Yuma, AZ, requested the Commission not approve the General Plan Amendment as he felt it would be putting many jobs and industries in jeopardy.

Linville called David Rogers and Johnnie Ehrlich to speak, but they had no comments at this time.

Hamel closed the public hearing for Case # GP30925-2020.

INFORMATION ITEMS

Staff

None

Commission

None

Public

None.

ADJOURNMENT

Hamel adjourned the meeting at 4:56 p.m.

Minutes approved this 9 day of November, 2020



Chairman