

**Planning and Zoning Commission Meeting Minutes  
November 23, 2020**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday November 23, 2020, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

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

**STAFF MEMBERS** present included Rodney Short, Deputy City Attorney; Alyssa Linville, Assistant Director DCD; Augustin Cruz, Senior Civil Engineer; Chad Brown, Associate Planner; Amelia Griffin, Assistant Planner; Jessenia Juarez, Administrative Assistant, and Alex Marquez, Administrative Assistant.

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

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**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 January 11, 2021)*

**APPROVALS** – None

**Motion by Counts, second by Edgar, to APPROVE the Consent Calendar. Motion carried unanimously, (5-0) with two absent.**

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**Action Items** –

**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*

**Chad Brown Associate Planner**, summarized the staff report and recommended **APPROVAL**.

**QUESTIONS FOR STAFF**

None

**APPLICANT / APPLICANT'S REPRESENTATIVE**

**Christopher Robins 1560 S. 5<sup>th</sup> Ave. Yuma, AZ 85364**, stated that he was in agreement with the Conditions of Approval and was available for questions.

**PUBLIC COMMENT**

**Art Burington 5832 E. 37<sup>th</sup> Str, Yuma, AZ**, expressed concern about traffic congestion at the main entrance of the proposed development and on 37<sup>th</sup> Street. **Robins** stated the Preliminary Plat was approved in 2005 with two separate access points into the development; one on 37<sup>th</sup> Street and the other on Terra Bella Parkway and Bella Norte Drive. **Burington** then expressed concern about the traffic turning from the left hand turn lane. **Brown** stated that the plans had been reviewed and approved by the Traffic Engineers.

**Dammeyer** agreed that there would be more traffic due to development, and that the engineers had approved the design as presented.

**Jill Capparelli 3757 S. Plowman Drive Yuma, AZ**, stated her increased concern about traffic and asked if the City was planning on installing a 4-way stop sign or traffic signal. She continued by saying she was concerned about the safety of the public in the area. **Dammeyer** asked if the staff had any plans for a 4-way stop sign or traffic signal. **Cruz** replied, there are no plans yet, however several departments had reviewed the plans and if there was a need for a 4-way stop sign or traffic signal one would be installed. **Dammeyer** confirmed that Engineering had reviewed to see whether or not a signal was needed and also asked if a traffic study could be done. **Cruz** replied yes. **Dammeyer** asked Capparelli if her question was answered. **Capparelli** replied yes.

**Art Burington** spoke again and then asked about the traffic study. **Cruz** replied that the traffic study was done in 2005, and that he would look into it further. **Counts** then asked if a newer study could be done. **Cruz** replied yes. **Arney** commented that since there had been more development since 2005 a new study might be warranted. **Cruz** replied that it was possible the 2005 study took into account new development but the City would look into it. If warranted a new study could be requested. **Robins** noted that the 2005 study had taken into account all future development for the area. **Counts** stated that he would like to see the new study before the Final Plat was submitted. **Dammeyer** asked staff to review the 2005 study to insure future growth was considered.

**Motion by Counts, second by Edgar, to APPROVE SUBD-31708-2020, subject to the Conditions of Approval in Attachment A. Motion carried (5-0) with two absent.**

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#### INFORMATION ITEMS

Staff

None

Commission

None

Public

None

#### ADJOURNMENT

**Dammeyer** adjourned the meeting at 4:53 p.m.

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Minutes approved this 14<sup>th</sup> day of December, 2020

  
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Chairman