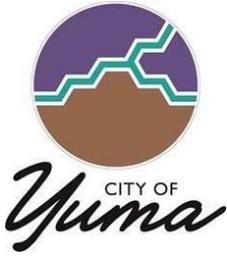


Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning & Zoning Commission of the City of Yuma and to the general public that the Planning & Zoning Commission will hold a hearing open to the public on September 13, 2021, at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.

 <p>The logo for the City of Yuma features a stylized mountain range in shades of purple and brown, with a green and blue winding path or river above it. Below the graphic, the words "CITY OF" are in a small, sans-serif font, and "Yuma" is written in a large, elegant, cursive script.</p>	<p style="text-align: center;">Agenda SUMMARY</p> <p style="text-align: center;">Planning and Zoning Commission Meeting Civic Center 1440 W. Desert Hills Drive, Yuma, AZ Monday, September 13, 2021, 4:30 p.m.</p>
---	---

- A. CALL TO ORDER **4:30 P.M. CHAIRMAN CHRIS HAMEL, AND COMMISSIONERS LORRAINE ARNEY, BARBARA BEAM, JOSHUA SCOTT, GREGORY COUNTS AND BRENDAN FREEMAN WERE PRESENT. VICE-CHAIRMAN FRED DAMMEYER WAS ABSENT**

- B. CONSENT CALENDAR – All items listed under the consent calendar will be approved by one motion. There will be no separate discussion of these items unless the Commission or a member of the audience wishes to speak about an item.
 - B.1 APPROVAL OF MINUTES –
August 23, 2021
 - B.2 WITHDRAWALS BY APPLICANT – NONE
 - B.3 TIME EXTENSIONS – NONE
 - B.4 CONTINUANCES – NONE
 - B.5 APPROVALS – NONE

Motion by Counts, second by Arney, to APPROVE the Consent Calendar as presented. Motion carried unanimously, (4-0) with three absent.

- C. ACTION ITEMS –
 - C.1 **CUP-35990-2021:** This is a request by Johana Chacon, on behalf of JRS Mobile Services INC, for a Conditional Use Permit to allow an industrial use (mobile mechanic) within 600’ of a residential use and zone in the Light Industrial (L-I) District, on the property located at 2697 South Avenue 2 ½ E, Yuma, AZ.
Motion by Arney, second by Scott to APPROVE CUP-35990-2021 as presented, subject to the Conditions of Approval in Attachment A. Motion carried unanimously (4-0), with three absent.
 - C.2 **CUP-35955-2021:** This is a request by Dustin Chisum (of Deutch Architecture Group) on behalf of Enterprise (vehicle rental), for a Conditional Use Permit to allow a commercial use in the Light Industrial/Airport Overlay (L-I/AD) District, for the property located at 3905 S. 4th Avenue, Yuma, AZ.
Motion by Counts , second by Arney to APPROVE CUP-35990-2021 as presented, subject to the Conditions of Approval in Attachment A. Motion carried unanimously (5-0), with two absent.

- D. PUBLIC HEARINGS –
 - D.1 **GP-34714-2021:** This is a General Plan Amendment request by Nicklaus Engineering, Inc. on behalf of Perricone Heritage Properties, to change the land use designation from Medium Density Residential to Commercial for approximately 10.8 acres for property located east of the northeast corner of Araby Road and Interstate 8. (This is the second of two public hearings.)
Motion by Arney, second by Counts to APPROVE GP-34714-2021. Motion carried unanimously (5-0), with two absent
 - D.2 **GP-35235-2021:** This is a request by the City of Yuma for the decennial update of the City of Yuma General Plan. The General Plan is a policy document and guide for the development of the City of Yuma. The General Plan contains information and maps about Yuma that address required elements of General

Plans, Goals, Objectives and Policies for the development of the City of Yuma and Action Items to reach those Goals. The decennial update is intended to reflect current demographics of the community, recent data on aspects of the built and natural environment, development changes that have occurred over time and updated projections for future community needs. (This is the first of two public hearings.)

Motion by Arney, second by Beam to CLOSE the public hearing for case Number GP-35235-2021. Motion carried unanimously (6-0), with one absent.

D.3 **ZONE-35961-2021:** This is a request by the City of Yuma to rezone approximately 2.19 acres from the General Commercial (B-2) District to the General Commercial/Public Overlay (B-2/P) District, for the property located at the northeast corner of S. Avenue 8 ½E and Desert Spring Drive, Yuma, Arizona.

Motion by Freeman, second by Beam to ZONE-35961-2021. Motion carried unanimously (6-0), with one absent.

E. INFORMATION ITEMS

E.1 STAFF

E.2 COMMISSION

E.3 Public – Members of the public may address the Planning and Zoning Commission on matters that are not listed on the Commission agenda. The Planning & Zoning Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Planning & Zoning Commission meetings are recorded.

ADJOURN **5:02PM**

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, Yuma, AZ 85364; (928) 373-5125 or TTY (928) 373-5149.

Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Planning and Zoning Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).