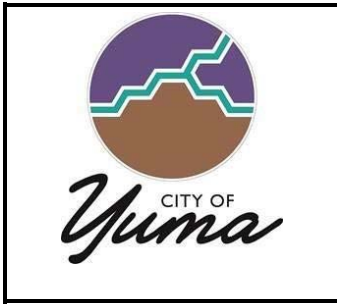


## Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

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 October 11, 2021, at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.



### Agenda SUMMARY

Planning and Zoning Commission Meeting  
City Hall Council Chambers  
One City Plaza Yuma, AZ  
Monday, October 11, 2021, 4:30 p.m.

- A. CALL TO ORDER 4:30 P.M. CHAIRMAN CHRIS HAMEL, AND COMMISSIONERS LORRAINE ARNEY, JOSHUA SCOTT AND BRENDAN FREEMAN WERE PRESENT. VICE-CHAIRMAN FRED DAMMEYER AND COMMISSIONERS GREG COUNTS AND BARBARA BEAM WERE 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 –  
September 27, 2021
- B.2 WITHDRAWALS BY APPLICANT – NONE
- B.3 TIME EXTENSIONS – NONE
- B.4 CONTINUANCES – NONE
- B.5 APPROVALS – NONE
- C. ACTION ITEMS –
- C.1 **SUBD-36332-2021:** *This is a request by Colvin Engineering, Inc., on behalf of Santana 142 RE Holdings, LLC, for approval of the final plat for the Santana Subdivision, Units 2 & 3, proposed to be divided into 243 residential lots ranging in size from 6,356 square feet to 17,687 square feet. The property is located at the southeast and southwest corners of Avenue 7 ½ E and 36<sup>th</sup> Street, Yuma, AZ*  
Motion by Freeman, second by Arney to APPROVE SUBD-36332-2021 as presented, subject to the Conditions of Approval in Attachment A. Motion carried unanimously (4-0), with three absent.
- C.2 **CUP-36284-2021:** *This is a request by Dahl, Robins & Associates, on behalf of PJT, LLC, for a Conditional Use Permit to allow a drive-through car wash, in the Limited Commercial/Aesthetic Overlay (B-1/AO) District. The property is located at 1998 S. Avenue B, Yuma, Arizona.*  
Motion by Arney, second by Freeman to APPROVE CUP-36284-2021 as presented, subject to the Conditions of Approval in Attachment A. Motion carried unanimously (4-0), with three absent.
- C.3 **CUP-36352-2021:** *This is a request by Daniel Goodwin, on behalf of Maverik, Inc., for a Conditional Use Permit to allow a convenience store with drive-through for a quick-serve restaurant, and fuel sales in the General Commercial/Aesthetic Overlay (B-2/AO) District. This proposal includes an exception request for part of the drive aisle to encroach 9 feet into the required 15 foot setback along Gila Ridge Road. The property is located at the northwest corner of E. Gila Ridge Road and Avenue 3E, Yuma, AZ.*  
Motion by Arney, second by Scott to APPROVE CUP-36352-2021 as presented, subject to the Conditions of Approval in Attachment A. Motion carried unanimously (4-0), with three absent.
- D. PUBLIC HEARINGS –
- D.1 **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 2nd of two public hearings.)* Motion by Arney, second by Freeman to APPROVE GP-35235-2021 as presented, subject to the Conditions of Approval in Attachment A. Motion carried unanimously (4-0), with three absent.
- D.2 **ZONE-36533-2021:** *This is a request by The City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154 to update provisions related to the appeals process for Hearing Officer and Planning and Zoning Commission decisions* Motion by Freeman, second by Scott to APPROVE ZONE-36533-2021 as presented. Motion carried unanimously (4-0), with three absent.
- E. INFORMATION ITEMS

## E.1 STAFF

## E.2 COMMISSION

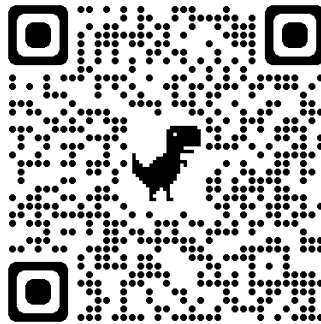
E.3 Public – Members of the public may address the Planning and Zoning Commission on matters that are not listed on the Commission agenda. The Planning & Zoning Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion 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 5:17 P.M

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. § 36-431.03(A)(3).*



SCAN THE QR CODE TO OPEN  
THE AGENDA FOR TONIGHT'S  
PLANNING & ZONING MEETING