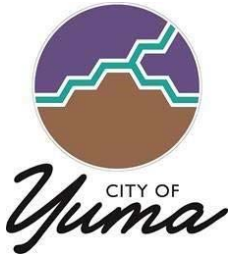


Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

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 25, 2021, 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 Yuma" are written in a serif font, with "Yuma" in a larger, more decorative script.</p>	<p style="text-align: center;">Agenda SUMMARY</p> <p style="text-align: center;">Planning and Zoning Commission Meeting City Hall Council Chambers One City Plaza Yuma, AZ Monday, October 25, 2021, 4:30 p.m.</p>
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- A. CALL TO ORDER **4:30 P.M. CHAIRMAN CHRIS HAMEL, AND COMMISSIONERS LORRAINE ARNEY, BARBARA BEAM, GREGORY COUNTS AND BRENDAN FREEMAN WERE PRESENT. VICE-CHAIRMAN FRED DAMMEYER AND COMMISSIONER JOSHUA SCOTT 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 –
October 11, 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, (5-0) with two absent.

- C. ACTION ITEMS –
 - C.1 **SUBD-36360-2021:** *This is a request by Dahl, Robins & Associates, Inc., on behalf of Piramide Contractors, Inc., for the approval of the preliminary plat for the Los Agaves Subdivision, located within the Infill Overlay (IO). This subdivision will contain approximately 1.61 acres and is proposed to be divided into 12 lots, ranging in size from 5,285 square feet to 5,399 square feet. The subject properties are identified by the addresses 1410, 1422, and 1400 W. 9th St. as well as 820 W. 8th Pl.*

Motion by Beam, second by Arney to APPROVE SUBD-36360-2021 as presented, subject to the Conditions of Approval in Attachment A, and with the modification to Condition #7 to now read “The City of Yuma will abandon the existing ten (10’) feet wide ally to the adjoining property owner/developer in exchange for a dedication to City of Yuma of a 20 feet wide sewer easement, extending 10 feet into each lot from the centerline of the old alley, and with the adjoining lot walls beginning at the outside edge of this easement. No walls within the easement area” and to the modification to Condition #8 to now read “The owner/developer shall construct a 4” thick ABC access road over easement area for City Utility use”. Motion carried unanimously (5-0), with two absent.

- C.2 **SUBD-36346-2021:** *This is a request by Dahl, Robins & Associates, Inc., on behalf of Piramide Contractors, Inc., for the approval of the final plat for the Los Agaves Subdivision, located within the Infill Overlay (IO). This subdivision will contain approximately 1.61 acres and is proposed to be divided into 12 lots, ranging in size from 5,285 square feet to 5,399 square feet. The subject properties are identified by the addresses 1410, 1422, and 1400 W. 9th St. as well as 820 W. 8th Pl.*

Motion by Arney, second by Freeman to APPROVE SUBD-36346-2021 as presented, subject to the Conditions of Approval in Attachment A and with the modification to Condition #7 to now read “The City of Yuma will abandon the existing ten (10’) feet wide ally to the adjoining property owner/developer in exchange for a dedication to City of Yuma of a 20 feet wide sewer easement, extending 10 feet into each lot from the centerline of the old alley, and with the adjoining lot walls beginning at the outside edge of this easement. No walls within the easement area” and to the

modification to Condition #8 to now read “The owner/developer shall construct a 4” thick ABC access road over easement area for City Utility use”. Motion carried unanimously (5-0), with two absent.

D. PUBLIC HEARINGS –

D.1 ZONE-36467-2021: *This is a request by Jorge A. and Yolanda Villaseñor to rezone two parcels, approximately 7,000 square feet each, from the Light Industrial (L-I) District to the Low Density Residential (R-1-6) District, while maintaining the Infill Overlay (IO) District, for the properties located at the 1027 S. 1st Avenue.*

Motion by Freeman, second by Counts to APPROVE ZONE-36467-2021 as presented, subject to the Conditions of Approval in Attachment A. Motion carried unanimously (5-0), with two absent.

D.2 ZONE-36473-2021: *This is a request by Dahl, Robins & Associates, Inc., on behalf of South Avenue B, LLC, to rezone approximately 5.8 acres from the Medium Density Residential/Planned Unit Development (R-2/PUD) District to the Medium Density Residential (R-2) District and the High Density Residential (R-3) District, for the property located at 1421 S. Avenue B, Yuma, AZ.*

Motion by Arney, second by Counts to DENY ZONE-36473-2021 as presented. Motion carried (3-2), with Chairman Hamel and Commissioner Freeman voting Nay, with two 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 5:27P.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).