

**Planning and Zoning Commission Meeting Minutes
October 11, 2021**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, October 11, 2021, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present were Chairman Chris Hamel, and Commissioners Lorraine Arney, Joshua Scott, and Branden Freeman. Vice-Chairman Fred Dammeyer and Commissioners Greg Counts and Barbara Beam were absent.

STAFF MEMBERS present included Scott McCoy, Assistant City Attorney; Alyssa Linville, Assistant Director DCD; Andrew McGarvie, Engineering Manager; Jennifer Albers, Principal Planner; Robert Blevins, Principal Planner; Richard Munguia, Senior Planner; Chad Brown, Associate Planner; Amelia Griffin, Associate Planner; Erika Peterson, Assistant Planner; Alexis Garcia, Assistant Planner and Lizbeth Sanchez, Administrative Specialist.

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

CONSENT CALENDAR

MINUTES – September 27, 2021

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS – None

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

Action Items –

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 36th Street, Yuma, AZ.*

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

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT'S REPRESENTATIVE

Craig Colvin, Colvin Engineering, 6105 Alyssa Lane, Yuma, AZ made himself available for questions.

PUBLIC COMMENT

None

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.

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.*

Amelia Griffin, Associate 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 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.

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.*

Robert Blevins, Principal Planner, summarized the staff report and recommended **APPROVAL.**

QUESTIONS FOR STAFF

Chairman Hamel asked if the furthest entrance on the west side of the proposed project would only be an entrance and not an exit. **Blevins** replied yes.

Freeman asked if the requirements from ADOT (Arizona Department of Transportation) would be for the applicant. **Blevins** replied yes.

APPLICANT/APPLICANT'S REPRESENTATIVE

Daniel Goodwin, Anderson Wahlen and Associates, 2010 N. Redwood Road, Salt Lake City, UT available via zoom, mentioned that the furthest entrance would be an entrance only and not a full intersection. **Hamel** asked if the area to the right of that entrance would be a retention basin. **Goodwin** replied that the area would be an open area for possible future commercial use, but for now it would remain landscaped, but undeveloped.

PUBLIC COMMENT

None

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.

Public Hearings –

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.)*

Jennifer Albers, Principal Planner, summarized the staff report and the changes made from the public draft to the hearing draft of the General Plan Update.

Erika Peterson, Assistant Planner, talked about the updates made to Chapter 5 regarding Housing, and recommended **APPROVAL** of the City of Yuma General Plan update.

QUESTIONS FOR STAFF

Hamel asked Peterson if she could explain the differences between the two data tables presented. **Peterson** replied that the top data table was the redline version and that the bottom table displayed data compiled by the City of Yuma's GIS (Geographic Information System) department.

Freeman asked if the Estate Residential category would be eliminated in the General Plan update. **Peterson** replied that it would not be eliminated, just combined with the suburban density land use designation.

APPLICANT/APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

William Katz, Halls Construction, 3064 S. Ave B, Yuma, AZ thanked the Staff and Commission for their work on the General Plan update.

Jeff Snow, 3064 S. Ave B, Halls Construction, 3064 S. Ave B, Yuma, AZ expressed several concerns, including affordable housing in Yuma; housing around MCAS; no change in density to the low density residential land use designation; vacant land in Yuma City limits and student housing around Arizona Western College.

Hamel asked the Staff how soon they could provide Snow with a response to his concerns. **Albers** said that most of his concerns had been previously addressed in past meetings, and noted that if Mr. Snow needed help identifying available acreage, a map could be provided to assist him.

Hamel asked Staff if they could reach out to someone at the Marine Corp Air Station to have someone address Mr. Snow's concerns. **Albers** replied yes.

Freeman thanked Mr. Snow and Mr. Katz for being active participants in the General Plan update.

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.

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.*

Alyssa Linville, DCD Assistant Director, summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

Freeman mentioned that he believed that the decisions made by the Planning and Zoning Commission were only a recommendation to City Council and not a final decision. **Linville** replied that not all decisions were recommendations, citing Conditional Use Permits as an example of final decisions made by the Commission.

APPLICANT/APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Freeman, second by Scott to APPROVE ZONE-36533-2021 as presented. Motion carried unanimously (4-0), with three absent.

INFORMATION ITEMS

Staff

None

Commission

None

Public

None

ADJOURNMENT

Hamel adjourned the meeting at 5:17 p.m.

Minutes approved this 25 day of October, 2021



Chairman