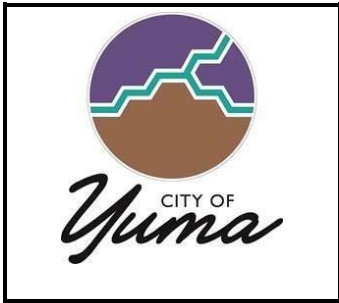


**Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma**

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 November 8, 2021, 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, November 8, 2021, 4:30 p.m.

A. CALL TO ORDER **4:30 P.M. CHAIRMAN CHRIS HAMEL, AND COMMISSIONERS LORRAINE ARNEY, BARBARA BEAM (ARRIVED AT 4:37 P.M), GREGORY COUNTS JOSHUA SCOTT 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 –

October 25, 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 one absent.**

C. ACTION ITEMS –

C.1 **SUBD-36768-2021:** *This is a request by Dahl, Robins, and Associates, Inc., on behalf of Yuma Development One, Inc., for approval of the preliminary plat for the Yuma Development One Parcel C Subdivision. This subdivision contains approximately 18.15 acres and is proposed to be divided into 4 commercial lots, ranging in size from approximately 1.3552 acres to 11.7846 acres, for the property located near the southwest corner of E. 32<sup>nd</sup> Street and S. Avenue 8E, Yuma, AZ.*

**Motion by Arney, second by Counts to APPROVE SUBD-36768-2021 as presented, subject to the Conditions of Approval in Attachment A. Motion carried unanimously (6-0), with one absent.**

D. PUBLIC HEARINGS –

D.1 **ZONE-36619-2021:** *This is a request by Dahl, Robins, and Associates on behalf of Smoketree Desert Land, LLC. to rezone a 26.96 acre parcel from Agriculture (AG) to Medium Density Residential/Planned Unit Development (R-2/PUD), for the property located at the northeast corner of S. Avenue 7E and E. 40<sup>th</sup> Street, Yuma, AZ.*

**Motion by Freeman, second by Beam to APPROVE ZONE-36619-2021 as presented, subject to the Conditions of Approval in Attachment A. Hamel asked Freeman if he was not asking for an updated traffic study. Freeman said that was correct. 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 5:08 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. § 38-431.03(A)(3).*