

**Planning and Zoning Commission Meeting Minutes  
June 24, 2024**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, June 24, 2024, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

**PLANNING AND ZONING COMMISSION MEMBERS** present were Vice-Chairman Joshua Scott and Commissioners Ashlie Pendleton, Gregory Counts, Chelsea Malouff. Chairman Chris Hamel and Commissioners Lorraine Arney and John Mahon were absent.

**STAFF MEMBERS** present included Alyssa Linville, Director of Planning & Neighborhood Services; John LeSueur, Assistant City Attorney; Erika Peterson, Associate Planner; Guillermo Moreno-nunez, Assistant Planner; Zenia Fiveash, Assistant Planner; Andrew McGarvie, Engineering Manager; and Lizbeth Sanchez, Administrative Specialist.

**Vice-Chairman Scott** called the meeting to order at 4:30 p.m. and noted there was a quorum present.

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**CONSENT CALENDAR**

**MINUTES** –May 13, 2024 & June 10, 2024

**WITHDRAWALS BY APPLICANT** – None

**CONTINUANCES** – None

**APPROVALS** – None

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

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**Action Items**– NONE

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**Public Hearings** –

**ZONE-42569-2024:** *This is a request by Bertha Gutierrez to rezone approximately .17 acres from the General Commercial/Infill Overlay (B-2/IO) District to the Medium Density Residential/Infill Overlay (R-2/IO) District for property located at 280 & 282 S. 10<sup>th</sup> Avenue, Yuma, AZ.*

**Guillermo Moreno-Nunez, Assistant Planner** asked the commission to continue the case. **Moreno-Nunez** mentioned that the intent of the applicant was to withdraw their request and he is waiting for written confirmation.

**QUESTIONS FOR STAFF**

None

**APPLICANT/APPLICANT'S REPRESENTATIVE**

None

**PUBLIC COMMENT**

None

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**ZONE-42650-2024:** *This is a request by Braulio Martinez, Jr., on behalf of Braulio Martinez, Sr., to rezone one parcel, approximately .17 acres, from the Low Density Residential (R-1-6) to the Medium Density Residential (R-2) District, for the property located at 2050 S.10th Avenue, Yuma, AZ.*

**Zenia Fiveash, Assistant Planner**, informed the commission that the applicant was not present and asked the commission to continue the case.

**QUESTIONS FOR STAFF**

None

**APPLICANT/APPLICANT’S REPRESENTATIVE**

None

**PUBLIC COMMENT**

None

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**ZONE-42689-2024:** *This is a request by Arick Dombrowski, on behalf of Yuma Memorial Park, LLC, for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Article 8, Section 4 General Commercial District, Subsection E to amend the list of Conditional Uses to include Cemeteries on a minimum area of 15 acres as a Conditional Use within the General Commercial Zoning District.*

**Erika Peterson, Associate Planner summarized** the staff report and recommended **APPROVAL.**

**QUESTIONS FOR STAFF**

**Vice-Chairman Scott** asked if the request would apply to a specific location or Citywide. **Peterson** said it would be a Citywide text amendment. **Scott** then asked, if once the applicant had a location and applied for a Conditional Use Permit, would the neighboring properties have an opportunity to submit comments. **Peterson** confirmed.

**APPLICANT/APPLICANT’S REPRESENTATIVE**

**Arick Dombrowski, 3880 S. 4<sup>th</sup> Avenue, Yuma, AZ** was available for questions. **Commissioner Malouff** asked the applicant for the location of the subject property. **Dombrowski** said that the location was North of 40<sup>th</sup> Street near 3880 S. 4<sup>th</sup> Avenue.

**PUBLIC COMMENT**

None

**Motion by Ashlie Pendleton, second by Chelsea Malouff to APPROVE ZONE-42689-2024 as presented. Motion carried unanimously, (4-0) with three absent.**

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**INFORMATION ITEMS**

**Staff**

None

**Commission**

None

**Public**

None

**Chairman Chris Hamel** adjourned the meeting at 4:38PM.

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Minutes approved this 8 day of July, 2024.



Chairman