

Planning and Zoning Commission Meeting Minutes
August 12, 2024

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, August 12, 2024, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

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

STAFF MEMBERS present included Alyssa Linville, Director of Planning & Neighborhood Services; Jennifer Albers, Assistant Director of Planning; John LeSueur, Assistant City Attorney; Robert Blevins, Principal Planner; Zenia Fiveash, Assistant Planner; and Lizbeth Sanchez, Administrative Specialist.

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

CONSENT CALENDAR

MINUTES – July 8, 2024

WITHDRAWALS BY APPLICANT – None

CONTINUANCES –

ZONE-42599-2024: *This is a request by Dahl, Robins & Associates, Inc. on behalf of Yuma Regional Medical Center, to rezone approximately 7.4 acres from the Transitional (TR) District to the General Commercial (B-2) District, for the property located on the northwest corner of 24th Street and Elks Lane, Yuma, AZ. (Continued to October 28, 2024).*

ZONE-42601-2024: *This is a request by Dahl, Robins & Associates, Inc. on behalf of Yuma Regional Medical Center, to rezone approximately 9.4 acres from the Transitional/Infill Overlay (TR/IO) District and Limited Commercial/Infill Overlay (B-1/IO) District to the General Commercial/Infill Overlay (B-2/IO) District, for the properties located at the southeast corner of 24th Street and Avenue A, Yuma, AZ. (Continued to October 28, 2024).*

APPROVALS – None

Motion by Joshua Scott, second by John Mahon to APPROVE the Consent Calendar as presented. Motion carried unanimously, (5-0) with two absent.

Action Items–

CUP-42800-2024: *This is a request by Gordon Jacobson, on behalf of SWA Logistics, LLC, for a Conditional Use Permit to allow an industrial use (off-loading railroad cars and warehousing) within 600' of a residential zone and to allow a use requiring a state agency permit in the Light Industrial/Infill Overlay (L-I/IO) District. The properties are located at 1100 & 1130 S. Maple Avenue, Yuma, AZ.*

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

QUESTIONS FOR STAFF

Chairman Chris Hamel asked if there would be a retaining wall around the property. **Blevins** said there would be a solid wall for security purposes.

APPLICANT/APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Joshua Scott, second by Ashlie Pendleton to APPROVE CUP-42800-2024 as presented. Motion carried unanimously, (5-0) with two absent.

Public Hearings –

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 summarized the staff report and recommended **APPROVAL.**

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT’S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by John Mahon, second by Joshua Scott to APPROVE ZONE-42650-2024 as presented. Motion carried unanimously, (5-0) with two absent.

ZONE-42890-2024: *This is a request by Brenda Maldonado of Sun of a Gun Cigars to rezone an approximately 19,166 square foot lot from the Limited Commercial (B-1) District to the General Commercial (B-2) District, for the property located at 1651 S. Arizona Avenue, Yuma, AZ.*

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

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT’S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Joshua Scott, second by Ashlie Pendleton to APPROVE ZONE-42890-2024 as presented. Motion carried unanimously, (5-0) with two absent.

INFORMATION ITEMS

Staff

None

Commission


None

Public

None

Chairman Chris Hamel adjourned the meeting at 4:43 PM.

Minutes approved this 26 day of August, 2024.



Chairman