

**Planning and Zoning Commission Meeting Minutes
August 26, 2024**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, August 26, 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, Gregory Counts, Lorraine Arney, Chelsea Malouff, John Mahon, and Ashlie Pendleton.

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; Amelia Domby, 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 – August 12, 2024

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – **CONTINUED to September 9, 2024**

SUBD-42905-2024: *This is a request by Dahl, Robins & Associates, on behalf of Hard Red Turtle, LLC, for approval of the preliminary plat for the HRT Subdivision Unit Nos. 1, 2, 3, 4 and 5. This subdivision will contain approximately 77.1 acres and is proposed to be divided into 304 residential lots, ranging in size from approximately 6,061 square feet to 20,384 square feet, for the properties located at the southeast corner of Avenue 6E and 48th Street, Yuma, AZ.*

APPROVALS – None

Motion by Joshua Scott, second by Ashlie Pendleton to APPROVE the Consent Calendar as presented. Motion carried unanimously, (7-0).

Action Items– NONE

Public Hearings –

ZONE-42943-2024: *This is a request by the City of Yuma for Zoning Code Text Amendments to amend Title 15, Chapter 154: Article 01- Definitions, Article 14- Overlay Zoning Districts, Article 16- Off-Street Parking and Loading Regulations, and Article 18- Outdoor Lighting Regulations, all to update provisions related to outdoor lighting.*

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

QUESTIONS FOR STAFF

Chairman Chris Hamel said that he noticed the increase of light shields on street poles in residential areas and noted that the Marine Corps Air Station is also adopting similar light measures to address concerns about light invasion.

Commissioner Gregory Counts asked who would be the most affected by the text amendment request, and asked if property owners would be grandfathered in. **Blevins** said that it would benefit everyone and mentioned that the city held a stakeholder meeting where a number of contractors were in attendance and

were pleased with the proposed text amendment. **Counts** said he was concerned about the mom-and-pop shops having to replace their lighting. **Jennifer Albers, Assistant Director of Neighborhood Services**, added that comments from contractors at the stakeholder meeting were taken into consideration and that this request is focused on new commercial development and no retrofit would be required. **Albers** also said that one of the benefits of having contractors in the stakeholder meeting is that they consult with clients to determine the best lighting options and added that one of the issues that arose was light trespass, which the contractors can help address by advising customers to ensure that their lighting stays within their own property. **Albers** clarified that the current code does not provide a mechanism to address this issue noting that this text amendment would change that. **Counts** asked if signs would have to meet certain light requirements as well. **Albers** said that signs also have certain lighting and timing requirements they must meet.

APPLICANT/APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Chelsea Malouff, second by Lorraine Arney to APPROVE ZONE-42943-2024 as presented. Motion carried unanimously, (7-0).

ZONE-42944-2024: *This is a request by Maria Gonzalez to rezone an approximately 48,207 square foot property from the Manufactured Home Subdivision (MHS) District to the Medium Density Residential (R-2) District, for the property located at 733 S. Clifford Way, Yuma, AZ.*

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

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT'S REPRESENTATIVE

Maria Del Rosario Gonzalez, 733 S. Clifford Way, Yuma, AZ was available for questions and stated that she agreed with the conditions.

PUBLIC COMMENT

None

Motion by Gregory Counts, second by John Mahon to APPROVE ZONE-42944-2024 as presented. Motion carried unanimously, (7-0).

INFORMATION ITEMS

Staff

None

Commission

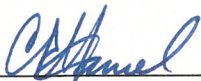
None

Public

None

Chairman Chris Hamel adjourned the meeting at 4:50 PM.

Minutes approved this 9 day of September, 2024.



Chairman