

**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 Monday, September 9, 2024, 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, September 9, 2024, 4:30 p.m.

A. CALL TO ORDER **4:30 PM** present were **Chairman Chris Hamel, Vice-chairman Joshua Scott and Commissioners, Gregory Counts, Lorraine Arney, Chelsea Malouff, John Mahon, and Ashlie Pendleton.**

B.

C. 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 – August 26, 2024

B.2 WITHDRAWALS BY APPLICANT – NONE

B.3 TIME EXTENSIONS – NONE

B.4 CONTINUANCES – **Continue to October 14, 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 48<sup>th</sup> Street, Yuma, AZ.*

B.5 APPROVALS – NONE

**Motion by Lorraine Arney second by Gregory Counts to APPROVE the Consent Calendar as presented. Motion carried unanimously, (7-0).**

D. ACTION ITEMS –

C.1 **SUBD-42965-2024:** *This is a request by Colvin Engineering, Inc., on behalf of Hardknocks AZ LTD Partnership, for approval of the preliminary plat for the Butler Estates Units 1, 3, and 4 Subdivision. This subdivision contains approximately 53.93 acres and is proposed to be divided into 200 residential lots, ranging in size from approximately 6,022 sq. ft. to 9,069 sq. ft., for the properties located at the southwest corner of E. 36<sup>th</sup> Street and S. Avenue 10E, Yuma, AZ. **Motion by Lorraine Arney, second by Ashlie Pendleton to APPROVE SUBD-42965-2024 as presented, with the following modifications: condition #6 shall now read, 'The Owner/Developer shall provide a traffic analysis based on the Trip Generation Manual from the Institute of Transportation Engineers (ITE), conducted by an Arizona registered engineer with traffic experience, detailing the expected peak hour vehicular trips from the proposed development.' Additionally, condition number 7 shall be eliminated, and the remaining conditions shall be renumbered accordingly. Motion carried unanimously, (7-0).***

E. PUBLIC HEARINGS –

D.1 **GP-42762-2024:** *This is a Minor General Plan Amendment request by the City of Yuma, to change the land use designation from Mixed Use and Low Density Residential to High Density Residential for approximately 1.31 acres, for the property located at the southeast corner of Avenue A and 16<sup>th</sup> Street, Yuma, AZ. **Motion by Lorraine Arney, second by John Mahon to APPROVE case GP-42762-2024. Motion carried, (4-3) with Commissioners Malouff, Commissioner Counts and Chairman Hamel voting against.***

D.2 **GP-42834-2024:** This is a Major General Plan Amendment request by Dahl, Robins & Associates, Inc., on behalf of 19 A, LLC, to change the land use designation from Low Density Residential, Resort, Recreation & Open Space, Business Park, and Public/Quasi-Public to Industrial for approximately 160 acres, for the properties located at the northeast corner of County 19<sup>th</sup> Street and Avenue A, Yuma, AZ. **Motion by Gregory Counts, second by Ashlie Pendleton to close the first public hearing for case GP-42834-2024. Motion carried unanimously, (7-0).**

EXECUTIVE SESSION – NONE

## F. INFORMATION ITEMS

### F.1 STAFF

### F.2 COMMISSION

F.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 **5:46 PM**

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).*