


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 23, 2024, at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.

	<h3>Agenda</h3> <p>Planning and Zoning Commission Meeting City Hall Council Chambers One City Plaza, Yuma, AZ Monday, September 23, 2024, 4:30 p.m.</p>
---	--

A. CALL TO ORDER

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 – September 9, 2024

B.2 WITHDRAWALS BY APPLICANT – NONE

B.3 TIME EXTENSIONS – NONE

B.4 CONTINUANCES – NONE

B.5 APPROVALS – NONE

C. ACTION ITEMS –

C.1 **CUP-43055-2024:** *This is a request by Greg Loper, on behalf of James Irwin, the trustee of the Testamentary Trust of C. Irwin, for a Conditional Use Permit to allow the extraction of plant material in the Heavy Industrial/Airport Overlay (H-I/AD) District, for the property located approximately 300 feet east, of the southeast corner of 28th Street and Shari Avenue, Yuma, Arizona.*

D. PUBLIC HEARINGS – NONE

E. 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

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).

**Planning and Zoning Commission Meeting Minutes
September 9, 2024**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, September 9, 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 26, 2024

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – **CONTINUED 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 48th Street, Yuma, AZ.*

APPROVALS – None

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

Public Hearings –

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 16th Street, Yuma, AZ.*

Amelia Domby, Principal Planner summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

Commissioner John Mahon asked which zoning districts were supported by high-density residential. **Domby** replied that the high density residential land use designation would support the High Density Residential (R-3) District, Residence Manufactured Housing (RM-H) District, Recreational Vehicle Subdivision (RVS) District, and the Manufactured Housing Park (MHP) District.

Chairman Hamel referred to page two of the letter presented to the commission and asked whether the proposed request would violate Arizona Revised Statute 1211-31. **Assistant City Attorney, John LeSueur**, responded that the statute in question pertains to instances where a City or local government entity acquires property, stipulating that it must be for public use. **LeSueur** noted that the City had acquired the property many years ago with the intention of widening the intersection. **Assistant Director of Planning, Jennifer Albers** noted that the City acquired property at the Avenue A and 16th Street intersection to expand it, adding double

left turn lanes and additional travel lanes and added that the City has been disposing of the remaining parcels where new houses or offices have been built.

Commissioner Counts asked if the plan was to build high-density apartments like the Mesa Heights apartments, with the entrance and egress through the old alleyway. **Engineering Manager, Andrew McGarvie** said there would be no access on 16th Street; the main access would be through the alley and potentially a right-in/right-out on Avenue A.

Chairman Hamel also expressed concerns about traffic and stated that he was in opposition of the request.

APPLICANT/APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

Ruben Soto, 1502 S. 10th Ave, Yuma, AZ, in opposition of the request and expressed concerns regarding traffic and impact on schools.

Mary Faye Lehrer, 1530 S. 10th Avenue, Yuma AZ, in opposition of the request and expressed concerns regarding traffic. Potential for accidents with history of vehicles leaving the roadway.

Nicole Burns, 1627 S. 10th Avenue, Yuma, AZ, in opposition of the request and expressed concerns regarding traffic. Noted neighborhood is already impacted by school pick up and drop off. Would like to see affordable homes for ownership not more rentals. Provided a copy of a letter and signatures in opposition.

Chris Ochoa, 1222 W. 16th Place, Yuma, AZ, in opposition of the request and expressed concerns regarding traffic and noise. Noted need for single-family homes and that neighborhood is already impacted by school pick up and drop off.

Tyler Burns, 1627 S. 10th Avenue, Yuma, AZ in opposition of the request and expressed concerns about traffic and the safety of students in the area who must walk home.

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.

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 19th Street and Avenue A, Yuma, AZ.*

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

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Gregory Counts, second by Ashlie Pendleton to close the first public hearing for case GP-42834-2024. Motion carried unanimously, (7-0).

Action Items–

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 203 residential lots, ranging in size from approximately 6,003 sq. ft. to 11,735 sq. ft., for the properties located at the southwest corner of E. 36th Street and S. Avenue 10E, Yuma, AZ.*

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

QUESTIONS FOR STAFF

Commissioner Counts asked about the traffic analysis, questioning what would happen to the plat if the analysis recommended against the plan. **Engineering Manager, Andrew McGarvie**, said they changed the traffic requirements after discussing the need for at least 100 trips per hour. If trips were less than 100 per hour, no traffic study was needed. **McGarvie** noted that the City planned a traffic signal at 32nd St. and Avenue 10E for \$1.2 million, with design in 2027 and construction in 2028. They also planned to widen Avenue 10E from 32nd to 40th St. to five lanes in fiscal year 2028 for \$800,000 and noted that the major project was 40th St., which the City aimed to construct from Avenue 6E to Fortuna Road, in collaboration with the County.

Commissioner Malouff expressed concern, stating that South Frontage Road couldn't support the subdivision at that time. **Malouff** then asked if the City planned to work with Yuma County to assist with the infrastructure on the roads. **McGarvie** stated that it would be the City's responsibility to make any road improvements to or along the frontage road going toward town.

Commissioner Mahon asked for information on the minimum parcel sizes and the minimum space sizes in the RVS zoning district. **Blevins** stated that for an RV or manufactured home, the minimum size was 2,400 square feet and mentioned that the subdivision under review had lots ranging from 6,000 to 9,000 square feet, with an average of about 8,000 square feet, which were larger than the lots in the subdivisions on either side of it.

APPLICANT/APPLICANT'S REPRESENTATIVE

Craig Colvin, 6105 E. Alyssa Ln, Yuma, AZ was available for questions and stated that Unit 2 of the subdivision was approved last year, and the intent was to align the construction of Unit 1 and Unit 2 to support the infrastructure of Unit 2. **Hamel** inquired about the possibility of riverbeds running under the property. **Colvin** responded that while there had been water movement, he was not aware of any riverbeds on the property. **Hamel** then asked Colvin if he knew about the burrowing owl in the area and the location of their habitat. **Colvin** replied that he had no knowledge of the habitat's location.

PUBLIC COMMENT

Lester Favish, 10123 E. 37th Street, Yuma, AZ, said that there were riverbeds under the property and if no water was flowing and they dried up due to the heat and water shortage, the land would collapse. **Favish** mentioned that there were burrowing owls on that land, and it was against both state and federal laws to interfere with them since they were protected species. He also noted that there were lizards on the land, which were also state-protected species. **Favish** also expressed concerns about traffic and frequent accidents on 10 E, suggesting that a three-way stop could help reduce these incidents. **Favish** noted that all the schools are located on the other side of the freeway, leaving the east and south sides of the area without schools. He pointed out that without proper infrastructure, the area can't support more development. He also mentioned gathering about 2,900 signatures and is thinking about filing a class action lawsuit because of the lack of response from the City.

Jennifer Matthews, 11762 S. Avenue 10E, Yuma AZ, expressed concerns about the conditions of the road and traffic. Noting that there should be accommodations for the existing residents.

Morgan Ary, 11832 S. Avenue 10E, Yuma, AZ can confirm the presence of the burrowing owls in the area and expressed concerns about being backed up against four neighbors and the road conditions and traffic in the area.

Hamel asked if 10E would be widened down to East 36th Street. **McGarvie** said it would go from 32nd Street to 40th Street. **Hamel** then asked if there were any easements in place. **McGarvie** said that City would have to purchase some right-of-way from property owners.

Commissioner Arney asked if there was a timeframe for the completion of Unit 1. **Colvin** responded that he did not have an exact timeline but estimated it would take up to a year to get the infrastructure in place.

Mahon asked if the applicant would dedicate 50 feet of right-of-way on the plat. **McGarvie** responded that there is a dedication of 33 feet on the plat, with an additional 17 feet to be requested.

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).

INFORMATION ITEMS

Staff

None

Commission

None

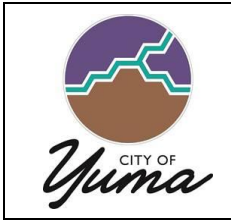
Public

None

Chairman Chris Hamel adjourned the meeting at 5:46 PM.

Minutes approved this _____ day of _____, 2024.

Chairman



STAFF REPORT TO THE PLANNING & ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING DIVISION
CASE TYPE – CONDITIONAL USE PERMIT
CASE PLANNER: ALYSSA LINVILLE

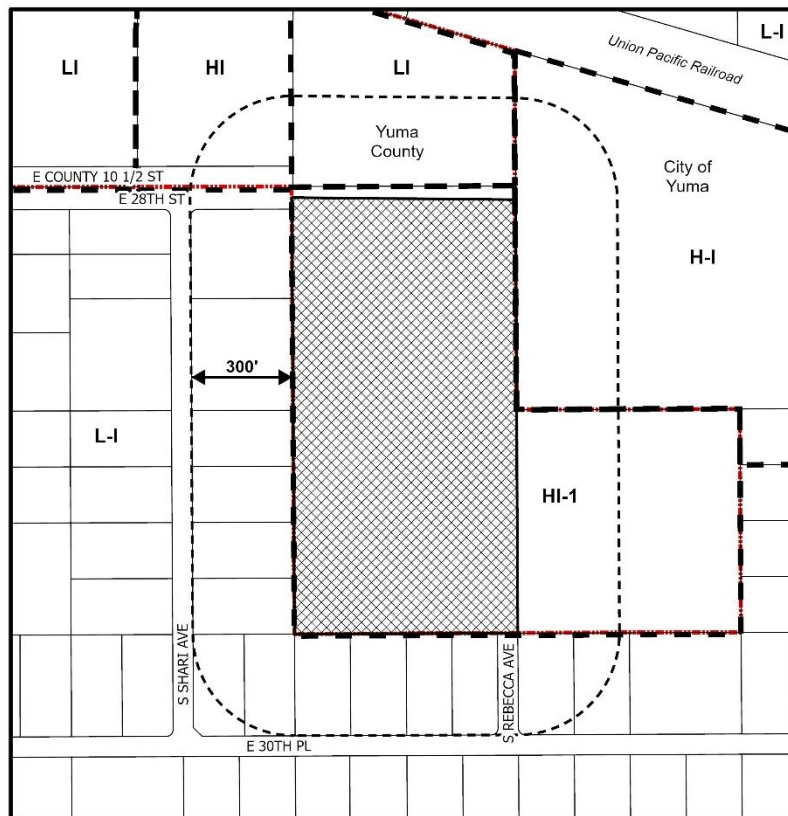
Hearing Date: September 23, 2024

Case Number: CUP-43055-2024

Project Description/Location: This is a request by Greg Loper, on behalf of James Irwin, the trustee of the Testamentary Trust of C. Irwin, for a Conditional Use Permit to allow the extraction of plant material in the Heavy Industrial/Airport Overlay (H-I/AD) District, for the property located approximately 300 feet east, of the southeast corner of 28th Street and Shari Avenue, Yuma, Arizona.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Heavy Industrial/Airport Overlay (H-I/AD)	Undeveloped	Industrial
North	Yuma County (Light Industrial)	Undeveloped	Industrial
South	Light Industrial/ Airport Overlay (L-I/AD)	Various Industrial Uses	Industrial
East	Heavy Industrial/Airport Overlay (H-I/AD)	Undeveloped	Industrial
West	Light Industrial/ Airport Overlay (L-I/AD)	Various Industrial Uses	Industrial

Location Map:



Prior site actions: Annexation: September 18, 2024 (Ord. O2024-028)

Staff Recommendation: Staff recommends **APPROVAL** of the Conditional Use Permit to allow the extraction of plant material in the Heavy Industrial/Airport Overlay (H-I/AD) District, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** Conditional Use Permit CUP-43055-2024 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the Conditional Use Permit, the Planning and Zoning Commission is authorizing the request by Greg Loper, on behalf of James Irwin, the trustee of the Testamentary Trust of C. Irwin, for a Conditional Use Permit to allow the extraction of plant material in the Heavy Industrial/Airport Overlay (H-I/AD) District for the property located approximately 300 feet east, of the southeast corner of 28th Street and Shari Avenue, subject to the conditions outlined in Attachment A, and affirmatively finds that the seven Conditional Use Permit criteria set forth in Section 154-03.05(G)(2) of the City of Yuma Zoning Code have been met.

Staff Analysis: The subject property, located east of the southeast corner of 28th Street and Shari Avenue, is approximately 19 acres in size and is currently undeveloped. The potential property owner is proposing to develop the site for a demonstration processing facility, which will focus on utilizing innovative and sustainable technology to extract fiber from natural raw materials harvested from the region. The extracted and processed, natural non-wood pulp fiber will be distributed from the facility to be used as pulp fiber for paper manufacturing. According to Yuma City Code 154-09.03(E)(3), a Conditional Use Permit is required for the extraction of raw materials.

As seen in Attachment B, the proposed project will feature a technologically advanced system intended to advance the extraction process through a proprietary pulping process, free of chlorine bleaching. According to the applicant, the proposed demonstration-scale biomass processing facility will contain an indoor pulp and natural liquid syrup production area consisting of process equipment and piping, storage tanks, switchgear rooms, outdoor oil insulated transformers, chemical storage tanks, an evaporator area, a boiler, air handling units, a cooling tower compressed air system, laboratory, offices, and workshop.

The resulting baled fiber products will be contained within storage facilities located on-site, until such time that the product is then distributed to other off-site facilities. According to the applicant, the resulting products will only be stored on-site for a short period of time.

Upon development of the site, all development standards will need to be met, including setbacks, lighting, landscaping, parking, and access, along with necessary screening. While primary access to the site will be taken from the local roadways of 28th Street and Rebecca Avenue, Avenue 4E will serve as the principal roadway, funneling a significant amount of truck traffic daily. Because of this, the Engineering

Department has requested that a monetary contribution be made to support the reconstruction of the bridge located along Avenue 4E (see Condition #3).

Aside from the development standards required of the Heavy Industrial (H-I) District, the property is also subject to the requirements outlined within the Airport Overlay (AD) District. Such requirements include increased sound attenuation into the portions of the building where the public is received, office areas, noise sensitive areas or where normal noise level is low. While the AD District identifies this proposed use as permitted, the Marine Corps Air Station (MCAS) has requested that if any operational changes to the facility should occur, including the increase in hazard or the release of emissions, MCAS would like to be notified of such changes.

1. What are the impacts of the proposed conditional use on neighboring properties and what conditions are being proposed to resolve those impacts?

SPECIFIC IMPACT AREA		ISSUE	CONDITION #
A.	Traffic	Proposed traffic will impact Avenue 4E Bridge	#3
B.	Parking	None	
C.	Lighting	None	
D.	Hours of Operation	None	
E.	Indoor/Outdoor Activities	None	
F.	Noise	None	
G.	Air Quality	None	
H.	Hazardous Materials	Hazardous materials inventory required	#1
I.	Crime Prevention (CPTED)	None	
J.	Other	None	

2. Does the site plan comply with the requirements of the zoning code?

Yes. The site plan conforms to the requirements outlined within the City of Yuma Zoning Code.

3. Does the proposed use and site plan comply with Transportation Element requirements?

Yes.

FACILITY PLANS						
Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
28 th Street - Local	29' HW	33' HW				
Rebecca Avenue – Local	29' HW	29' HW				
Bicycle Facilities Master Plan	None					
YCAT Transit System	None					
Issues:	None					

4. Does the proposed conditional use conform to all prior City Council actions for this site?

Yes.

5. Can the P&Z Commission answer the following questions affirmatively?

(1) Is the Planning and Zoning Commission, or the City Council, authorized under the zoning code to grant the conditional use permit described in the application?

Yes. The Planning and Zoning Commission has the authority to review and approve this request per Section 154-09.03(E)(3), which requires a Conditional Use Permit for the extraction of raw materials.

(2) Will the establishment, maintenance, and/or operation of the requested conditional use, under the circumstances of the particular case, not be detrimental to the health, safety; peace, morals, comfort, or general welfare of persons residing, or working, in the vicinity or such proposed use, or be detrimental, or injurious, to the value of property in the vicinity, or to the general welfare of the city?

Yes. The proposed site construction will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing, or working, in the vicinity, so long as the conditions outlined in Attachment A are satisfied through integration of the site layout.

(3) Are the provisions for ingress, egress, and traffic circulation, and adjacent public streets adequate to meet the needs of the requested conditional use?

Yes. The proposed site design will provide adequate ingress and egress, as well as proper circulation on-site. It has also been requested that the development contribute to any necessary improvements needed to the bridge on Avenue 4E.

(4) Are the provisions for building(s) and parking facility setbacks adequate to provide a transition from, and protection to, existing and contemplated residential development?

Yes. Due to the fact that no residential development exists, and no residential development is contemplated within the vicinity, the proposed layout of the property would provide adequate transition.

(5) Are the height and bulk of the proposed buildings, and structures, compatible with the general character of development in the vicinity of the requested conditional use?

Yes. The proposed development will result in a final product that is in keeping with the existing construction within the area.

(6) Have provisions been made to attenuate noise levels and provide for adequate site, and security lighting?

Yes. The site will provide the necessary means to meet requirements regarding noise level reductions and site lighting for security purposes.

(7) Has the site plan for the proposed conditional use, including, but not limited to landscaping, fencing, and screen walls and/or planting, CPTED strategies (Crime Prevention Through Environmental Design), and anti-graffiti strategies been adequately provided to achieve compatibility with adjoining areas?

Yes. The proposed use of the site includes proper screening and landscaping consistent with the Crime Prevention Through Environmental Design (CPTED) principles for visual surveillance.

Public Comments Received: None Received.

Agency Comments: See Attachment E.

Neighborhood Meeting Comments: No Meeting Required.

Discussions with Applicant/Agent:

September 9, 2024

Proposed conditions delivered to applicant on: September 9, 2024

Final staff report delivered to applicant on: September 12, 2024

- Applicant agreed with all of the conditions of approval on: (enter date)
- Applicant did not agree with the following conditions of approval: (list #'s)
- If the Planner is unable to make contact with the applicant – Conditions provided to the applicant; awaiting response.

ATTACHMENTS:

A	B	C	D	E	F	G
Conditions of Approval	Site Plan and Floor Plan	Agency Notifications	Agency Comments	Neighbor Notification List	Neighbor Postcard	Aerial Photo

Prepared By: *Alyssa Linville*

Date: 09/12/2024

Alyssa Linville,

Director of Planning and
Neighborhood Services

Alyssa.Linville@yumaaz.gov (928) 373-5000, ext. 3037

Approved By: *Jennifer L. Albers*

Date: 9/12/24

Jennifer L. Albers,
Assistant Director of Planning

**ATTACHMENT A
CONDITIONS OF APPROVAL**

The following conditions of approval are roughly proportionate to the impacts associated with the conditional use and expected development on the property.

Department of Planning and Neighborhood Services Comments: Alyssa Linville, Director (928) 373-5000, ext. 3037:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

Engineering: Andrew McGarvie, Development Engineering Manager, (928) 373-5000, ext. 3044:

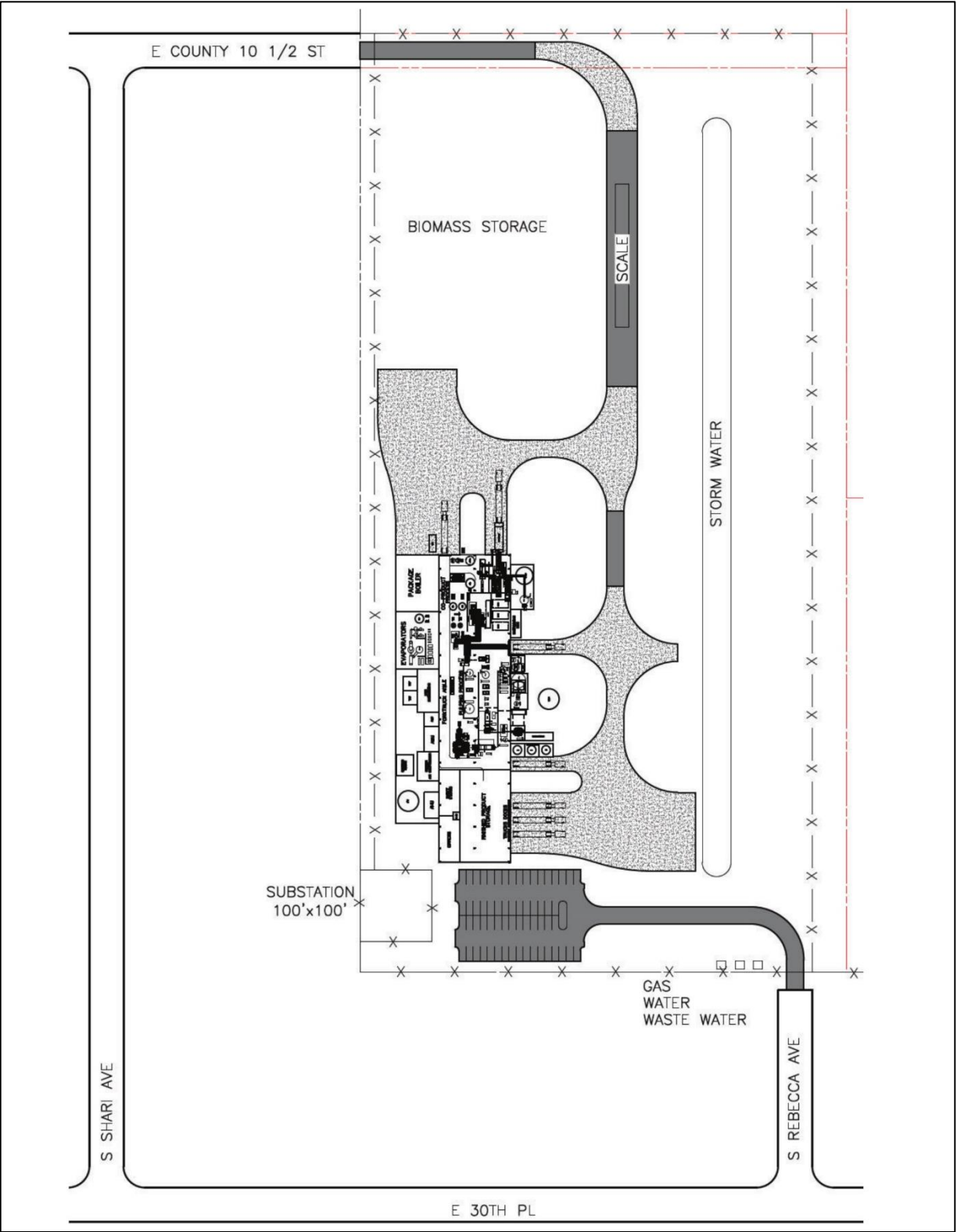
3. Owner/Developer will provide a payment in lieu of construction for the City of Yuma portion of the improvements at the Avenue 4E Bridge and "B" Canal, not to exceed 5.7% of a maximum expected bridge replacement cost of \$2,000,000 for a maximum of \$114,000.00 dollars. The money would be posted in a form of a Developers Assurance of Completion agreement ("Letter of Credit" or "Bond" or "Cash Deposit"), to the City of Yuma until such time that the bridge contract is awarded, and a final price is fixed.

Community Planning: Alyssa Linville, Director (928) 373-5000, ext. 3037:

4. Any substantial modification to the overall site design as represented on the site plan will require a public hearing and be subject to the approval of the Planning and Zoning Commission. A substantial modification to the site plan would include, but not necessarily be limited to, the relocation of vehicular access, the modification of storm water retention or the relocation of a building or structure.
5. The conditions listed above shall be completed within two (2) years of the effective date of the approval of the Conditional Use Permit or prior to the issuance of any Building Permit, Certificate of Occupancy or City of Yuma Business License for this property. In the event that the conditions are not completed within this time frame, the Conditional Use Permit shall be null and void.
6. In any case where a Conditional Use Permit has not been used within two years after the granting thereof, it shall be null and void.
7. Prior to the expiration date of the Conditional Use Permit, the applicant has the option to file for a one-year time extension.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

**ATTACHMENT B
SITE PLAN AND FLOOR PLAN**



**ATTACHMENT C
AGENCY NOTIFICATIONS**

- **Legal Ad Published: The Sun** 08/30/24
- **300' Vicinity Mailing:** 08/05/24
- **34 Commenting/Reviewing Agencies noticed:** 08/08/24
- **Site Posted on:** 08/16/24
- **Neighborhood Meeting:** N/A
- **Hearing Date:** 09/23/24
- **Comments due:** 08/19/24

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	Yes	08/16/24		X	X
Yuma County Engineering	NR				
Yuma County Public Works	Yes	08/08/24	X		
Yuma County Water Users' Assoc.	Yes	08/09/24	X		
Yuma County Planning & Zoning	NR				
Yuma County Assessor	NR				
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	NR				
Yuma Irrigation District	NR				
Arizona Game and Fish	NR				
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	Yes	08/08/24	X		
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	Yes	08/12/24	X		X
Building Safety	NR				
City Engineer	Yes	08/29/24		X	
Traffic Engineer	NR				
MCAS / C P & L Office	Yes	08/16/24			X
Utilities	NR				
Public Works	NR				
Streets	NR				

**ATTACHMENT D
AGENCY COMMENTS**

Conditions of approval must be written in the form of a formal condition for use in staff's report. Your conditions will be used verbatim. If you also have a comment, please indicate below.

Condition(s) No Condition(s) Comment

Enter conditions here: Provide adequate primary and secondary fire department access and site flow. Provide hazardous materials inventory statement as categorized by the 2018 International Fire Code.

DATE: 8/12/24 NAME: Kayla Franklin TITLE: Fire Marshal
CITY DEPT: Fire
PHONE: 928-373-4865
RETURN TO: Alyssa Linville
Alyssa.Linville@YumaAZ.gov

COMMENT NO COMMENT


Enter comments below:

The subject parcel APN 197-06-033 is located approximately 1.5 miles from the closest aviation runway between two low altitude flight paths which are used for aircraft arrival/departures. While no emissions are proposed, nor beyond reasonable hazardous materials (HAZMAT) will be produced at this location, it is requested that the appropriate fire code regulations are followed. For any facility discharge such as treated/reclaimed water, ensure no discharge can create a habitat which may attract wildlife presenting a concern or danger to aircraft on approach/departure. Thank you for the opportunity to review and comment.

DATE: 8/16/24 NAME: Gladys Brown TITLE: Airport Director
AGENCY: Yuma County Airport Authority, Inc.
PHONE: 928-726-5582
RETURN TO: Alyssa Linville
Alyssa.Linville@YumaAZ.gov

Condition(s) No Condition(s) Comment

Enter conditions here: Subject parcel APN 197-06-033 located approximately 1.5 miles from the closest aviation runway and in between two known flight paths, which are at a low altitude due to the arrival/departure corridor. It is our understanding that no emissions, nor beyond reasonable hazardous materials (HAZMAT), will be produced at this location, if that changes, please notify MCAS Yuma for review. Since MCAS Yuma emergency services go beyond our boundaries, it is requested that the appropriate fire code regulations are followed. Thank you for the opportunity to review and comment.

DATE: 16 Aug 2024 NAME:  Antonio Martinez TITLE: Community Liaison Specialist
CITY DEPT: MCAS Yuma
PHONE: 928-269-2103
RETURN TO: Alyssa Linville
Alyssa.Linville@YumaAZ.gov

**ATTACHMENT E
NEIGHBOR NOTIFICATION LIST**

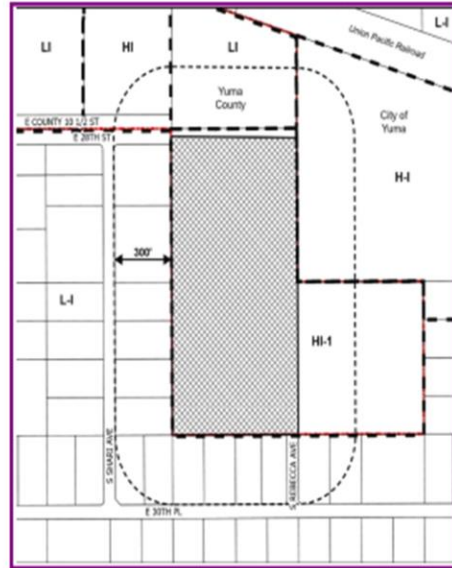
Property Owner	Mailing Address	City/State/Zip Code		
APODACA FRANCISCO I	4036 S JASMINE AVE	YUMA	AZ	85365
ARIZONA AGRICULTURE EQUIPMENT LLC	1044 HARKINS RD	SALINAS	CA	93901
BOTTRELL FAMILY INVESTMENTS LIMITED PARTNERSHIP	3529 GABEL RD	BILLINGS	MT	59102
CCI-YUMA LLC	2850 S PEART RD	CASA GRANDE	AZ	85193
CCI-YUMA LLC	2850 S PEART RD	CASA GRANDE	AZ	85193
CLINGER JAY & KRISTA TRUST 2-18-09	PO BOX 25326	YUMA	AZ	85367
CLINGER JAY & KRISTA TRUST 2-18-09	PO BOX 25326	YUMA	AZ	85367
CLINGER JAY & KRISTA TRUST 2-18-09	PO BOX 25326	YUMA	AZ	85367
HARRYS PROPERTIES LLC	4220 E 30TH PL	YUMA	AZ	85365
HARRYS PROPERTIES LLC	4220 E 30TH PL	YUMA	AZ	85365
IRIGOYEN ARTURO VALENZUELA	PO BOX 9352	SAN LUIS	AZ	85349
IRWIN CATHERINE H TRUST 4-09-86	798 W 28TH ST	YUMA	AZ	85364
IRWIN TESTAMENTARY TRUST	798 W 28TH ST	YUMA	AZ	85364
JZ & AZ LLC	43807 27TH ST W	LANCASTER	CA	93536
JZ & AZ LLC	43807 27TH ST W	LANCASTER	CA	93536
S K SPECIALITES AZ LLC	2945 S SHARI AVE	YUMA	AZ	85365
WILLEN INDUSTRIAL DEVELOPMENT LLC AZ	PO BOX 5809	YUMA	AZ	85366
WILLEN INDUSTRIAL DEVELOPMENT LLC AZ	PO BOX 5809	YUMA	AZ	85366
YUMA MILLS PROPERTIES AZ LLC	2047 RIMCREST DR	GLENDALE	CA	91207

**ATTACHMENT F
NEIGHBOR MAILING**

This is a request by Greg Loper, on behalf of James Irwin, the trustee of the Testamentary Trust of C. Irwin, for a Conditional Use Permit to allow the extraction of plant material in the Heavy Industrial/Airport Overlay (H-I/AD) District, for the property located approximately 300 feet east, of the southeast corner of 28th Street and Shari Avenue, Yuma, Arizona.

**MEETING DATE,
TIME & LOCATION
FOR CASE #
CUP-43055-2024**

PUBLIC HEARING
9/23/2024 @ 4:30 PM
City Hall Council Chambers
One City Plaza, Yuma, AZ



Because you are a neighbor within 300' of the southeast corner of 28th Street & Shari Avenue, Yuma, AZ. You are invited to attend this meeting to voice your comments. If you have questions or wish to submit written comments, please contact Alyssa Linville by phone at (928) 373-5000 ext. 3037 or by email at Alyssa.Linville@YumaAz.gov

ATTACHMENT G
AERIAL PHOTO

