


**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, October 14, 2024, at 4:30 p.m. at the Public Works Training Room, 155 W. 14<sup>th</sup> St., Yuma, AZ.

|                                                                                   |                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>Agenda</p> <p>Planning and Zoning Commission Meeting</p> <p><i>Public Works Training Room, 155 W 14<sup>th</sup> Street, Yuma, AZ.</i></p> <p>Monday, October 14, 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 23, 2024

B.2 WITHDRAWALS BY APPLICANT – NONE

B.3 TIME EXTENSIONS – NONE

B.4 CONTINUANCES – **Continue to January 27, 2025**

**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

C. ACTION ITEMS –

D. PUBLIC HEARINGS –

D.1 **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.*

D.2 **ZONE-43152-2024:** *This is a request by the City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Article 3 to address timelines for the review of zoning, variance and conditional use permit applications.*

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 23, 2024**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, September 23, 2024, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

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

**STAFF MEMBERS** present included Alyssa Linville, Director of Planning & Neighborhood Services; Jennifer Albers, Assistant Director of Planning; John LeSueur, Assistant City Attorney; Andrew McGarvie, Engineering Manager; and Lizbeth Sanchez, Administrative Specialist.

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

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**CONSENT CALENDAR**

**MINUTES** – September 9, 2024

**WITHDRAWALS BY APPLICANT** – None

**CONTINUANCES** – None

**APPROVALS** – None

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

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**Action Items–**

**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 28<sup>th</sup> Street and Shari Avenue, Yuma, Arizona.*

**Alyssa Linville, Director of Planning & Neighborhood Services** summarized the staff report and recommended **APPROVAL**.

**QUESTIONS FOR STAFF**

None

**APPLICANT/APPLICANT'S REPRESENTATIVE**

**Rod Jarvis, 2375 E. Camelback Rd, Phoenix AZ**, in agreement with conditions of approval. **Chairman Hamel** asked if there would be a retaining perimeter to keep waste from blowing onto other properties. **Jarvis** stated that all material processing takes place inside the building, with no possibility of waste or fumes escaping.

**Commissioner Counts** asked how the waste would be disposed of. **Jarvis** said there wouldn't be any waste. **Counts** the asked if the product would be come in or would they be using material from local agriculture companies. **Jarvis** said both.

**PUBLIC COMMENT**

None

**Motion by Lorraine Arney second by Chelsea Malouff to APPROVE CUP-43055-2024 as presented. Motion carried unanimously, (4-0) with three absent.**

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**Public Hearings – NONE**

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**INFORMATION ITEMS**

**Staff**

None

**Commission**

None

**Public**

None

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

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Minutes approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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Chairman



**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION**  
**DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES**  
**COMMUNITY PLANNING**  
**CASE TYPE – GENERAL PLAN AMENDMENT**  
**Case Planner: Erika Peterson**

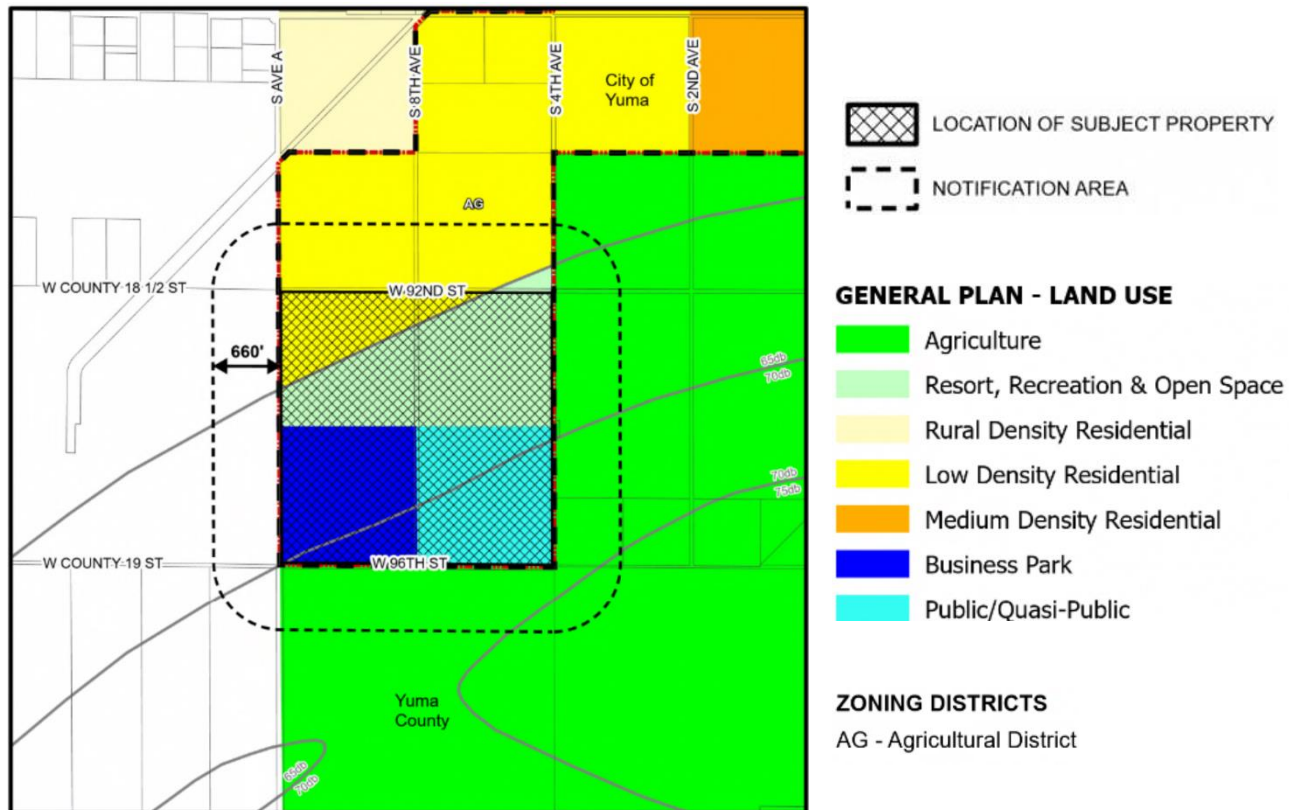
**Hearing Date:** October 14, 2024

**Case Number:** GP-42834-2024

**Project Description/Location:** 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.

|              | Existing Zoning              | Use(s) on-site | General Plan Designation                                                                        |
|--------------|------------------------------|----------------|-------------------------------------------------------------------------------------------------|
| <b>Site</b>  | Agriculture (AG) District    | Agriculture    | Low Density Residential and Resort/Recreation/Open Space and Business Park, Public/Quasi Public |
| <b>North</b> | Agriculture (AG) District    | Agriculture    | Low Density Residential, Resort/Recreation/Open Space                                           |
| <b>South</b> | County Rural Area-10 (RA-10) | Agriculture    | Agriculture                                                                                     |
| <b>East</b>  | County Rural Area-10 (RA-10) | Agriculture    | Agriculture                                                                                     |
| <b>West</b>  | County Rural Area-10 (RA-10) | Agriculture    | County Agricultural/Rural Residential                                                           |

**Location Map**



**Prior site actions:** Pre-Annexation Agreement: Res. R2009-31 (June 15, 2009); Annexation: Ord. O2009-39 (July 3, 2009); General Plan Amendment: GP-2009-003, Resolution R2009-87 (November 18, 2009) Major Amendment to change land use designation to a mix of uses.

**Staff Recommendation:** Staff recommends the Planning and Zoning Commission APPROVE the request to change the land use designation for approximately 160 acres from Low Density Residential, Resort, Recreation & Open Space, Business Park, and Public/Quasi-Public to Industrial.

**Suggested Motion:** Move to APPROVE the request to change the land use designation for approximately 160 acres from Low Density Residential, Resort, Recreation & Open Space, Business Park, and Public/Quasi-Public to Industrial.

**Staff Analysis:** 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.

The existing Low Density Residential land use designation supports the following types of zoning: Suburban Ranch (SR-1), Residential Estates (RE-12, RE-18, RE-35), Low Density Residential (R-1-5, R-1-6, R-1-8, R-1-12, R-1-20, and R-1-40) and Residence-Manufactured Housing (R-MH) Districts.

The existing Resort, Recreation & Open Space land use designation is intended to identify parks and recreation sites and supports the following types of zoning: Agriculture (AG) and Recreation and Open Space (RO).

The existing Business Park land use designation supports the following types of zoning: General Commercial (B-2), Business Park (BP), and Industrial Park (I-P) districts.

The existing Public/Quasi-Public land use designation allows publicly owned and operated facilities or those devoted to public use by the governmental and quasi-public or non-profit entities such as schools, hospitals, churches, military installations and/or government buildings. The Public/Quasi-Public land use designation supports a full range of zoning districts.

The proposed Industrial land use designation supports the following types of zoning: Industrial Park (I-P), Light Industrial (L-I), and Heavy Industrial (H-I) districts.

The applicant's intent in changing the land use designation is to pursue a rezoning of the site for future industrial development.

Land Use

The Land Use Element of the City of Yuma 2022 General Plan is a guide for the appropriate locations for residential, commercial, and industrial development. Objective 2.4 notes providing additional opportunities for employment:

*Objective 2.4: Achieve a diversified economy that is open to new opportunities and resistant to seasonal employment fluctuations.*

The subject properties have historically been used for farming and are presently lemon groves. Due to economic shifts and changes in citrus cultivation, the proposed industrial land use change could potentially create a variety of year-round employment opportunities.

The area is part of a previous General Plan amendment, GP2009-003, the Estancia development. The planned mixed-use development in the Estancia Development Area, has not materialized, leaving much of the land predominantly as farmland. The proposed changes in land use will have a minimal impact on the surrounding area.

### Density

The current land use designations of Low Density Residential (23 acres), Resort, Recreation & Open Space (57 acres), Business Park (40 acres), and Public/Quasi-Public (40 acres) would allow the development of residences, public parks, public schools, playgrounds, government buildings and commercial developments.

The proposed Industrial land use designation comprised of 160 acres would allow for the development of business, industrial or scientific research centers, assembly or fabrication of products, warehousing, automotive and equipment repair, lattice tower structures for personal wireless communication facilities, and printing services.

### Population

The change in land use designation from Low Density Residential for 23 acres to Industrial is expected to result in a decrease in population, as the intended use for the site will be for industrial purposes.

### Transportation

The properties are situated at the northeast corner of County 19<sup>th</sup> Street and S. Avenue A. Currently, access to the property is available from County 19<sup>th</sup> Street. There are no bus stops in the vicinity. The closest proposed bike lane is on County 18<sup>th</sup> Street, between Avenue A and Avenue 3E. The existing surrounding roadways have variable right-of-way widths and pavement surfaces. Possible infrastructure improvements would be needed depending on the need of the proposed future developments.

According to the City of Yuma Transportation Master Plan, County 19<sup>th</sup> Street operates at a Level of Service (LOS) of C or above, meaning that there are stable conditions with movements somewhat restricted due to higher volumes but not objectionable to motorists. The Yuma Metropolitan Planning Organization identifies average annual daily traffic counts for 2023 as 2,196 vehicles on the west side of the County 19<sup>th</sup> Street and S. Avenue B intersection. Currently, County 19<sup>th</sup> Street is developed as a 2-lane roadway and is identified in the Transportation Master Plan as a 4-lane Minor Arterial. The change in land use is not expected to cause a change in roadway classifications.

### Public Services

Currently, the area is outside the boundaries of the existing water treatment, wastewater treatment and delivery facilities to support the proposed development. Additionally, the 2009 Estancia General Plan Amendment highlighted the need to construct new facilities to serve the development in this area. The facilities would include new water treatment, water reclamation, police sub-station and fire station to provide services and acceptable aid for the future developments in the Estancia area.

Growth Areas

The Estancia Area is designated as a Future Growth Area in the General Plan. This approximately 3,741.5-acre area was intended for a mixed-use development, complete with its own public services. However, since the adoption of the 2009 Estancia General Plan Amendment, infrastructure development has not yet begun. The Estancia amendment highlighted the necessity to update several of the facility plans within the City of Yuma and construct new facilities to adequately serve the area. It is advisable to engage in further discussions about the future and development of the Estancia Area to determine the best path forward.

For the overall Estancia area this is a minor change to the mix of land uses. The existing Business Park land use was intended to provide employment for the area. The expanded area of Industrial will provide additional lands for employment activity.

**1. Does the proposed amendment impact any elements of the General Plan?**

No The change in land use will have a minimal impact on the mix of land uses within the City of Yuma and for the Estancia area.

**Transportation Element:**

| <b>FACILITY PLANS</b>                                  |                  |                 |
|--------------------------------------------------------|------------------|-----------------|
| <b>Transportation Master Plan</b>                      | <b>Planned</b>   | <b>Existing</b> |
| County 19 <sup>th</sup> Street - 4 Lane Minor Arterial | 50 FT HW         | 53 FT FW        |
| County 18 ½ Street - not identified                    | To be determined | Varies          |
| Avenue A - not identified                              | To be determined | Varies          |
| 4 <sup>th</sup> Avenue - not identified                | To be determined | Varies          |

**2. Does the proposed amendment impact any of the facility plans?**

No As noted in the Estancia General Plan amendment, the area is lacking in infrastructure for roads, utilities and parks. Future development will need to address the infrastructure needs.

**3. Is the proposed amendment in conflict with Council's prior actions?**

Yes Both the City Council adoption of R2009-87, the Estancia General Plan amendment and the 2022 City of Yuma General Plan identified these areas as Low Density Residential, Resort, Recreation & Open Space, Business Park, and Public/Quasi-Public.

**Scheduled Public Hearings:**

- City of Yuma Planning and Zoning Commission: September 9, 2024
- City of Yuma Planning and Zoning Commission: October 14, 2024
- City of Yuma City Council: November 20, 2024

- Public Comments Received:** None Received
- Agency Comments:** See Attachment A
- Neighborhood Meeting Comments:** None Required

**Final staff report delivered to applicant on:** 9/12/2024

- Applicant agreed with staff's recommendation:
- Applicant did not agree with staff's recommendation:
- Final staff report emailed to applicant and a response has not been received.



**Attachments**

| <b>A</b>        | <b>B</b>        | <b>C</b>                   | <b>D</b>     | <b>E</b>     |
|-----------------|-----------------|----------------------------|--------------|--------------|
| Agency Comments | Staff Worksheet | Neighbor Notification List | Estancia Map | Aerial Photo |

**Prepared By:** *Erika Peterson* **Date:** 9/10/2024  
Erika Peterson  
Senior Planner (928) 373-5000, x3071  
[Erika.Peterson@YumaAZ.Gov](mailto:Erika.Peterson@YumaAZ.Gov)

**Reviewed By:** *Jennifer L. Albers* **Date:** 9/11/24  
Jennifer L. Albers,  
Assistant Director of Planning

**Approved By:** *Alyssa Linville* **Date:** 09/30/24  
Alyssa Linville,  
Director, Planning and Neighborhood Services

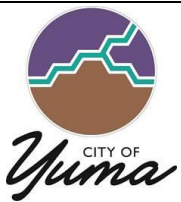
**ATTACHMENT A  
AGENCY COMMENTS**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                               |       |                   |               |             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|-------|-------------------|---------------|-------------|
| DATE:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 7/12/2024                     | NAME: | Rhonda Buss, AICP | TITLE:        | Planner III |
| AGENCY:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Arizona State Land Department |       | PHONE:            | (602)542-3126 |             |
| <i>Enter comments below:</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                               |       |                   |               |             |
| <p>Thank you for the public notice regarding GP-42834-2024. There are no comments on the proposed Land Use Designations changes.</p> <p>However, it is important to note that ASLD does not see any road ROWs along County 19th Street and Avenue A bordering the subject site. Please contact ASLD ROW at <a href="mailto:RWS@azland.gov">RWS@azland.gov</a> for questions regarding legal access on State Trust Land (STL) if needed. ASLD ROW applications are available on-line at <a href="https://land.az.gov/applications-permits">https://land.az.gov/applications-permits</a> if an application is required.</p> <p>Please feel free to contact us should you have any questions.</p> <p>Thank you,</p> <p><b>Rhonda Buss, AICP   Planner III</b><br/> <b>Arizona State Land Department</b><br/> <u>1110 West Washington Street   Phoenix, AZ 85007</u><br/> O: 602-542-3126   <a href="mailto:rbuss@azland.gov">rbuss@azland.gov</a></p> |                               |       |                   |               |             |

|                                                                                                                                                                               |           |       |                  |              |                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------|------------------|--------------|------------------------------|
| DATE:                                                                                                                                                                         | 7/11/2024 | NAME: | Antonio Martinez | TITLE:       | Community Liaison Specialist |
| AGENCY:                                                                                                                                                                       | MCAS Yuma |       | PHONE:           | 928-269-2103 |                              |
| <i>Enter comments below:</i>                                                                                                                                                  |           |       |                  |              |                              |
| <p>MCAS Yuma has reviewed this request for APN 212-16-011 &amp; 012 and offer no comments. Thank you for the opportunity to review.</p> <p align="center"><i>A. Mantz</i></p> |           |       |                  |              |                              |

|                                                                                                                                                              |                                                                                            | COMMENT | X              | NO COMMENT   |              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|---------|----------------|--------------|--------------|
| DATE:                                                                                                                                                        | 6/24/24                                                                                    | NAME:   | Kayla Franklin | TITLE:       | Fire Marshal |
| AGENCY:                                                                                                                                                      | YFD                                                                                        |         | PHONE:         | 928-373-4865 |              |
| <i>Enter comments below:</i>                                                                                                                                 |                                                                                            |         |                |              |              |
| <p>Adequate fire flow and hydrant spacing will be required for development, along with paved primary and secondary fire department access and site flow.</p> |                                                                                            |         |                |              |              |
| RETURN TO:                                                                                                                                                   | Erika Peterson at <a href="mailto:Erika.Peterson@YumaAz.gov">Erika.Peterson@YumaAz.gov</a> |         |                |              |              |

**ATTACHMENT B  
STAFF WORKSHEET**

|                                                                                   |                                                                                                                                   |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>STAFF RESEARCH – GENERAL PLAN AMENDMENT</b></p> <p><b>CASE #: GP-42834-2024</b><br/><b>CASE PLANNER: ERIKA PETERSON</b></p> |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|

**I. PROJECT DATA**

|                             |                |                                                    |          |            |          |        |      |            |  |
|-----------------------------|----------------|----------------------------------------------------|----------|------------|----------|--------|------|------------|--|
| Project Location:           |                | NEC of County 19 <sup>th</sup> Street and Avenue A |          |            |          |        |      |            |  |
| Parcel Number(s):           |                | 212-16-011 and 212-16-012                          |          |            |          |        |      |            |  |
| Parcel Size(s):             |                | 80 acres and 80 acres                              |          |            |          |        |      |            |  |
| Total Acreage:              |                | 160                                                |          |            |          |        |      |            |  |
| Proposed Dwelling Units:    |                | Maximum: 0                                         |          | Minimum: 0 |          |        |      |            |  |
| Address:                    |                |                                                    |          |            |          |        |      |            |  |
| Applicant:                  |                | 19 A, LLC                                          |          |            |          |        |      |            |  |
| Applicant's Agent:          |                | Kevin Dahl - Dahl, Robins and Associates, Inc.     |          |            |          |        |      |            |  |
| Land Use Conformity Matrix: |                | Current Zoning District Conforms:                  |          | Yes        | No       | X      |      |            |  |
| Zoning Overlay:             | Public         | AO                                                 | Auto     | B&B        | Historic | Infill | None | X          |  |
| Airport                     | Noise Contours | 65-70                                              | X- AUX 2 | 70-75      | 75+      | APZ1   | APZ2 | CLEAR ZONE |  |

|              | Existing Zoning              | Current Use | General Plan Designation                                                                        |
|--------------|------------------------------|-------------|-------------------------------------------------------------------------------------------------|
| <b>Site</b>  | Agriculture (AG) District    | Agriculture | Low Density Residential and Resort/Recreation/Open Space and Business Park, Public/Quasi Public |
| <b>North</b> | Agriculture (AG) District    | Agriculture | Low Density Residential, Resort/Recreation/Open Space                                           |
| <b>South</b> | County Rural Area-10 (RA-10) | Agriculture | Agriculture                                                                                     |
| <b>East</b>  | County Rural Area-10 (RA-10) | Agriculture | Agriculture                                                                                     |
| <b>West</b>  | County Rural Area-10 (RA-10) | Agriculture | County Agricultural/Rural Residential                                                           |

| Prior Cases or Related Actions: |          |   |    |                              |
|---------------------------------|----------|---|----|------------------------------|
| Type                            | Conforms |   |    | Cases, Actions or Agreements |
| Pre-Annexation Agreement        | Yes      | X | No | R2009-31, recorded 6/15/2009 |
| Annexation                      | Yes      | X | No | O2009-39 adopted 7/3/2009    |
| General Plan Amendment          | Yes      |   | No | R2009-87, adopted 11/18/2009 |
| Development Agreement           | Yes      |   | No | N/A                          |
| Rezone                          | Yes      |   | No | N/A                          |
| Subdivision                     | Yes      |   | No | N/A                          |
| Conditional Use Permit          | Yes      |   | No | N/A                          |
| Pre-Development Meeting         | Yes      |   | No | Date: N/A                    |
| Enforcement Actions             | Yes      |   | No | N/A                          |

|                                      |                                       |
|--------------------------------------|---------------------------------------|
| Land Division Status:                | Legal Lots of Record (entire parcels) |
| Irrigation District:                 | YMIDD                                 |
| Adjacent Irrigation Canals & Drains: |                                       |
| Water Conversion: (5.83 ac ft/acre)  | 932.80 Acre Feet a Year               |

|                                     |     |  |    |   |  |
|-------------------------------------|-----|--|----|---|--|
| Water Conversion Agreement Required | Yes |  | No | X |  |
|-------------------------------------|-----|--|----|---|--|

**II. CITY OF YUMA GENERAL PLAN**

**Land Use Element:**

|                             |                                                                                              |  |                 |   |             |        |
|-----------------------------|----------------------------------------------------------------------------------------------|--|-----------------|---|-------------|--------|
| Land Use Designation:       | Low Density Residential, Resort/Recreation/Open Space, Business Park and Public/Quasi Public |  |                 |   |             |        |
| Issues:                     | Provision of services and protection of agriculture                                          |  |                 |   |             |        |
| Historic District:          | Brinley Avenue                                                                               |  | Century Heights |   | Main Street | None X |
| Historic Buildings on Site: | Yes                                                                                          |  | No              | X |             |        |

**Transportation Element:**

**FACILITY PLANS**

| Transportation Master Plan                            | Planned             | Existing | Gateway | Scenic | Hazard | Truck |
|-------------------------------------------------------|---------------------|----------|---------|--------|--------|-------|
| County 19 <sup>th</sup> Street- 4 Lane Minor Arterial | 50 FT HW            | 53 FT FW |         |        |        | X     |
| County 18 ½ Street- not identified                    | To be determined    | 40 FT FW |         |        |        |       |
| Avenue A- not identified                              | To be determined    | Varies   |         |        |        |       |
| 4 <sup>th</sup> Avenue- not identified                | To be determined    | Varies   |         |        |        |       |
| Bicycle Facilities Master Plan                        | None                |          |         |        |        |       |
| YCAT Transit System                                   | None                |          |         |        |        |       |
| Issues:                                               | Roadway connections |          |         |        |        |       |

**Parks, Recreation and Open Space Element:**

|                                    |                                                                                       |                                    |
|------------------------------------|---------------------------------------------------------------------------------------|------------------------------------|
| Parks and Recreation Facility Plan |                                                                                       |                                    |
| Neighborhood Park:                 | Existing: Las Casitas Park                                                            | Future: Las Casitas Park           |
| Community Park:                    | Existing: Smucker Memorial Park                                                       | Future: Smucker Memorial Park      |
| Linear Park:                       | Existing: Eastmain Canal Linear Park                                                  | Future: Eastmain Canal Linear Park |
| Issues:                            | No facilities planned in the area and the request is eliminating available open space |                                    |

**Housing Element:**

|                         |                        |
|-------------------------|------------------------|
| Special Need Household: | N/A                    |
| Issues:                 | Provisions of services |

**Redevelopment Element:**

|                             |            |  |              |  |       |   |
|-----------------------------|------------|--|--------------|--|-------|---|
| Planned Redevelopment Area: | N/A        |  |              |  |       |   |
| Adopted Redevelopment Plan: | North End: |  | Carver Park: |  | None: | X |
| Conforms:                   | Yes        |  | No           |  |       |   |

**Conservation, Energy & Environmental Element:**

|                                  |     |  |    |   |
|----------------------------------|-----|--|----|---|
| Impact on Air or Water Resources | Yes |  | No | X |
| Renewable Energy Source          | Yes |  | No | X |
| Issues:                          |     |  |    |   |

**Public Services Element:**

|                                                                                                                                                                                                                                                                                           |                             |          |                             |                      |                          |     |                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|----------|-----------------------------|----------------------|--------------------------|-----|------------------------------|
| <b>Population Impacts</b><br>Population projection per 2018-2022 American Community Survey<br>Police Impact Standard:<br>1 officer for every 530 citizens;<br>2020 Conservation Plan:<br>Water demand: 207 gallons/day/person;<br>Wastewater generation:<br>70 gallons per day per person | <b>Dwellings &amp; Type</b> |          | <b>Projected Population</b> | <b>Police Impact</b> | <b>Water Consumption</b> |     | <b>Wastewater Generation</b> |
|                                                                                                                                                                                                                                                                                           | <i>Non-residential</i>      |          |                             |                      |                          |     |                              |
|                                                                                                                                                                                                                                                                                           | Maximum                     | Per Unit |                             | <b>Officers</b>      |                          |     | <b>GPD</b>                   |
|                                                                                                                                                                                                                                                                                           | 0                           | 0        | 0                           | 0.00                 | 0                        | 0.0 | 0                            |
|                                                                                                                                                                                                                                                                                           | Minimum                     |          |                             |                      |                          |     |                              |
| 0                                                                                                                                                                                                                                                                                         | 0                           | 0        | 0.00                        | 0                    | 0.0                      | 0   |                              |

|                             |                                                                              |      |                                  |                                   |                            |                               |                                 |    |   |
|-----------------------------|------------------------------------------------------------------------------|------|----------------------------------|-----------------------------------|----------------------------|-------------------------------|---------------------------------|----|---|
| Fire Services Plan:         | Existing: Fire Station No. 2                                                 |      |                                  |                                   | Future: Fire Station No. 2 |                               |                                 |    |   |
| Water Facility Plan:        | Source:                                                                      | City | X                                | Private                           | Connection:                | None at this time             |                                 |    |   |
| Sewer Facility Plan:        | Treatment:                                                                   | City | X                                | Septic                            | Private                    | Connection: None at this time |                                 |    |   |
| Issues:                     | Connections to water and sewer are not available in this area.               |      |                                  |                                   |                            |                               |                                 |    |   |
| <b>Safety Element:</b>      |                                                                              |      |                                  |                                   |                            |                               |                                 |    |   |
| Flood Plain Designation:    | 500 Year Flood                                                               |      |                                  |                                   | Liquefaction Hazard Area:  | Yes                           |                                 | No | X |
| Issues:                     |                                                                              |      |                                  |                                   |                            |                               |                                 |    |   |
| <b>Growth Area Element:</b> |                                                                              |      |                                  |                                   |                            |                               |                                 |    |   |
| Growth Area:                | Araby Rd & Interstate 8                                                      |      |                                  | Arizona Ave & 16 <sup>th</sup> St |                            |                               | Avenue B & 32 <sup>nd</sup> St. |    |   |
|                             | North End                                                                    |      | Pacific Ave & 8 <sup>th</sup> St | Estancia                          | X                          | None                          |                                 |    |   |
| Issues:                     | For the overall Estancia Area this is a minor change to the mix of land use. |      |                                  |                                   |                            |                               |                                 |    |   |

## NOTIFICATION

- Legal Ad Published: The Sun 8/24/24
- Display Ad Published: 8/24/24
- 660' Vicinity Mailing: 6/25/24
- 54 Commenting/Reviewing Agencies noticed: 6/18/24
- Site Posted: 8/26/24
- Neighborhood Meeting: N/A
- Hearing Dates: 9/9/24, 10/14/24
- Comments Due: 8/17/24

| <b>External List</b>                                            | <b>Response Received</b> | <b>Date Received</b> | <b>“No Comment”</b> | <b>Written Comments</b> |
|-----------------------------------------------------------------|--------------------------|----------------------|---------------------|-------------------------|
| Yuma Metropolitan Planning Organization<br><small>(ARS)</small> | NR                       |                      |                     |                         |
| Yuma County Engineering                                         | NR                       |                      |                     |                         |
| Yuma County Flood Control District                              | NR                       |                      |                     |                         |
| Yuma County Planning & Zoning <small>(ARS)</small>              | NR                       |                      |                     |                         |
| Yuma County Public Works                                        | YES                      | 6/19/2024            | X                   |                         |
| Yuma County Airport Authority                                   | NR                       |                      |                     |                         |
| Yuma County Chamber of Commerce                                 | NR                       |                      |                     |                         |
| Yuma County Assessor                                            | NR                       |                      |                     |                         |
| Greater Yuma Econ. Development Corp.                            | NR                       |                      |                     |                         |
| Yuma County School Superintendent                               | NR                       |                      |                     |                         |
| YUHS District #70 <small>(ARS)</small>                          | NR                       |                      |                     |                         |
| Yuma Elementary School District #1 <small>(ARS)</small>         | NR                       |                      |                     |                         |
| Crane School District #13 <small>(ARS)</small>                  | NR                       |                      |                     |                         |
| City of San Luis <small>(ARS)</small>                           | NR                       |                      |                     |                         |
| City of Somerton <small>(ARS)</small>                           | NR                       |                      |                     |                         |
| Imperial County, California <small>(ARS)</small>                | NR                       |                      |                     |                         |
| Qwest Communications <small>(ARS)</small>                       | NR                       |                      |                     |                         |
| Arizona Public Service <small>(ARS)</small>                     | NR                       |                      |                     |                         |
| Time Warner Cable <small>(ARS)</small>                          | NR                       |                      |                     |                         |
| Southwest Gas <small>(ARS)</small>                              | NR                       |                      |                     |                         |
| Arizona Department of Transportation                            | NR                       |                      |                     |                         |
| Arizona Game & Fish Dept.                                       | NR                       |                      |                     |                         |
| Arizona Department of Commerce <small>(ARS)</small>             | NR                       |                      |                     |                         |
| Arizona State Attorney General <small>(ARS)</small>             | NR                       |                      |                     |                         |
| Arizona Dept. of Water Resources <small>(ARS)</small>           | NR                       |                      |                     |                         |
| Arizona State Land Department <small>(ARS)</small>              | YES                      | 7/12/2024            |                     | X                       |
| MCAS / C P & L Office <small>(ARS)</small>                      | YES                      | 7/11/2024            |                     | X                       |
| Bureau of Land Management <small>(ARS)</small>                  | NR                       |                      |                     |                         |
| US Border Patrol                                                | NR                       |                      |                     |                         |
| US Postal Service                                               | NR                       |                      |                     |                         |
| Quechan Tribal Office                                           | NR                       |                      |                     |                         |
| Cocopah Indian Tribe                                            | NR                       |                      |                     |                         |
| Yuma County Water Users' Association                            | YES                      | 6/19/2024            | X                   |                         |
| Yuma Irrigation District                                        | NR                       |                      |                     |                         |
| Yuma Mesa Irrigation Drainage District                          | NR                       |                      |                     |                         |
| Unit B Irrigation District                                      | NR                       |                      |                     |                         |
| Yuma County Association of Realtor's                            | NR                       |                      |                     |                         |
| Yuma County Contractor's Association                            | NR                       |                      |                     |                         |
| AZ Society of Military Engineers (ASME)                         | NR                       |                      |                     |                         |
| AZ Society of Civil Engineers (ASCE)                            | NR                       |                      |                     |                         |
| AZ Society of Professional Engineers (ASPE)                     | NR                       |                      |                     |                         |

|                                   |    |  |  |  |
|-----------------------------------|----|--|--|--|
| El Paso Natural Gas Co.           | NR |  |  |  |
| Western Area Power Administration | NR |  |  |  |

| <b>City of Yuma Internal List</b> | <b>Response Received</b> | <b>Date Received</b> | <b>“No Comment”</b> | <b>Written Comments</b> |
|-----------------------------------|--------------------------|----------------------|---------------------|-------------------------|
| Thomas Garrity, Police            | NR                       |                      |                     |                         |
| Rod Hamilton, Police              | NR                       |                      |                     |                         |
| Eric Urfer, Parks and Rec – Admin | NR                       |                      |                     |                         |
| David Wostenberg, City Engineer   | NR                       |                      |                     |                         |
| Scott Nodes, Traffic Engineer     | NR                       |                      |                     |                         |
| Andrew McGarvie, Engineering      | NR                       |                      |                     |                         |
| Kayla Franklin, Fire – Prevention | YES                      | 6/24/2024            |                     | X                       |
| Randall Crist, Building Safety    | NR                       |                      |                     |                         |
| Jeremy McCall, Utilities          | NR                       |                      |                     |                         |
| Joel Olea, Public Works           | NR                       |                      |                     |                         |
| NR=None Received                  | NR                       |                      |                     |                         |
|                                   |                          |                      |                     |                         |

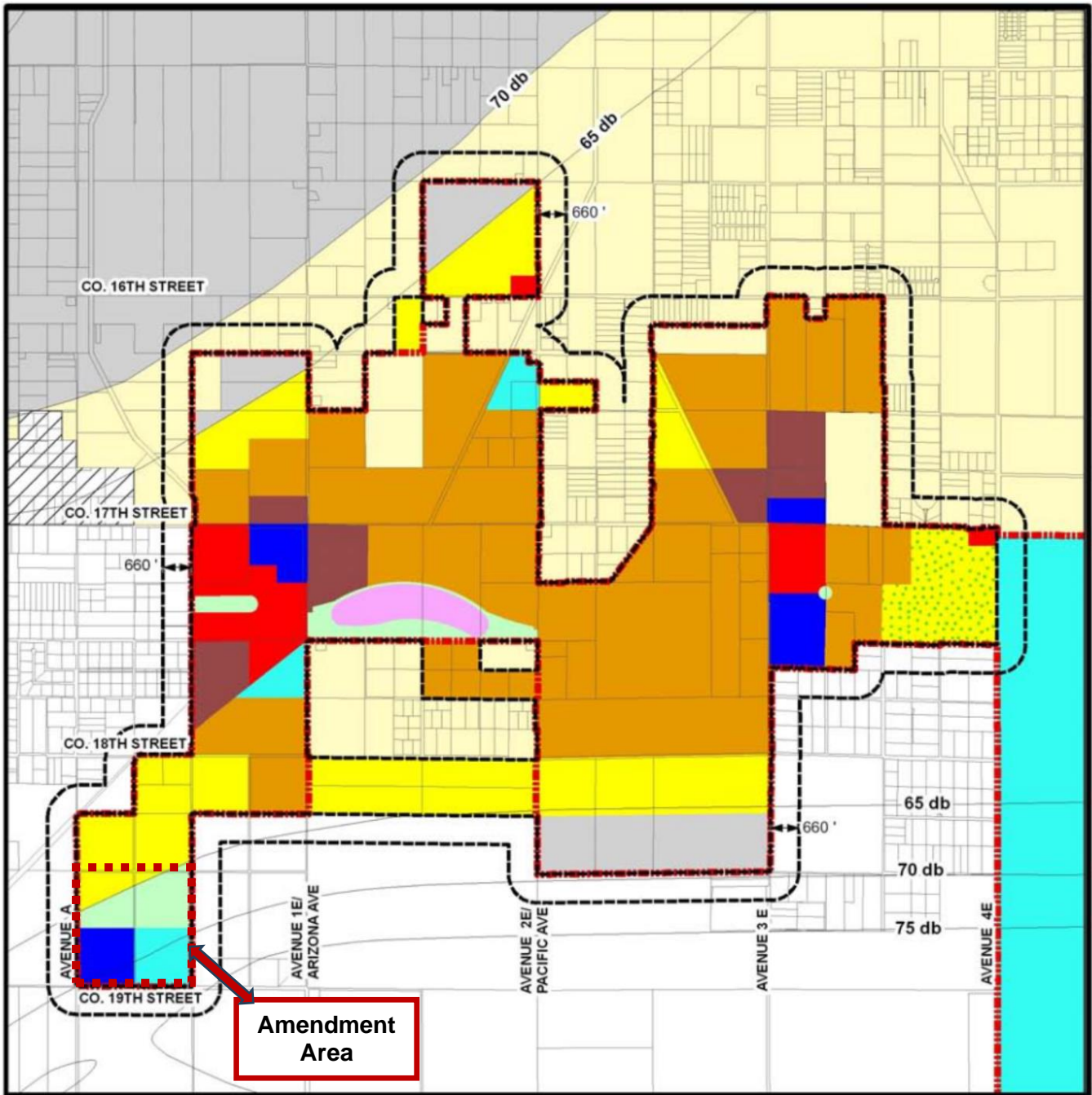
| <b>Neighborhood Meeting</b>                                                        | <b>Comments Available</b> |
|------------------------------------------------------------------------------------|---------------------------|
| No meeting required                                                                | N/A                       |
| <b>Prop. 207 Waiver</b>                                                            |                           |
| Received by Owner’s signature on the application for this land use action request. |                           |

**ATTACHMENT C**  
**NEIGHBOR NOTIFICATION LIST**

| <b>NAME</b>                            | <b>ADDRESS</b>           | <b>CITY</b> | <b>STATE</b> | <b>ZIP CODE</b> |
|----------------------------------------|--------------------------|-------------|--------------|-----------------|
| 19 A LLC                               | 190 S MADISON AVE STE 2  | YUMA        | AZ           | 85364           |
| CR&R INC                               | 11292 WESTERN AVE        | STANTON     | CA           | 90680           |
| RBC CITRUS LLC                         | 416 E SOUTH AVE          | FOWLER      | CA           | 93625           |
| STATE OF ARIZONA                       | 1110 W WASHINGTON ST     | PHOENIX     | AZ           | 85007           |
| YELLOWSTONE LAND<br>COMPANY LLC        | 3064 S AVENUE B          | YUMA        | AZ           | 85364           |
| YUMI DATE COMPANY LAND<br>HOLDINGS LLC | 5701 TRUXTUN AVE STE 201 | BAKERSFIELD | CA           | 93309           |



ATTACHMENT D  
ESTANCIA MAP

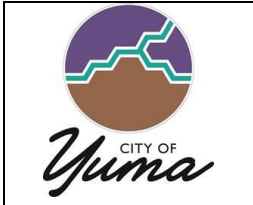




ATTACHMENT E  
AERIAL PHOTO







**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION  
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES  
COMMUNITY PLANNING DIVISION  
CASE TYPE – TEXT AMENDMENT  
CASE PLANNER:**

**Hearing Date** October 14, 2024

**Case Number:** ZONE-43152-2024

**Project Description:** This is a request by the City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Article 3 to address timelines for the review of zoning, variance and conditional use permit applications.

**Staff recommendation:** Staff recommends **APPROVAL** of the text amendment to address timelines for the review of zoning, variance and conditional use permit applications.

**Suggested Motion:** Move to **APPROVE** the text amendment ZONE-43152-2014 as presented in the staff report.

**Effect of the Approval:** By approving the text amendment, the Planning and Zoning Commission is recommending approval to City Council to address timelines for the review of zoning, variance and conditional use permit applications.

**Staff Analysis:** The purpose of this text amendment is to align the City of Yuma zoning code with recent State of Arizona statute changes for the review of zoning map amendment applications. Recent changes in statute with regard to the time allowed to review an application for completeness has prompted staff to review the City code and propose the attached text amendment.

As required by Senate Bill 1162, the proposed amendment establishes a 30-day timeline for staff review of applications for completeness. And further requires a written response from the City identifying any deficiencies in the application within that 30-days. The legislature implemented this change to require cities and counties to review applications in a timely process. This appears to be an issue in other parts of Arizona but has never been an issue within the City of Yuma. Staff review of applications typically happens within 1 to 2 days and this legislative change is not anticipated to have any effect on current City processes. Senate Bill 1162 also provides direction on allowing time extensions for zoning map amendments.

Senate Bill 1162 also adds clarification as to which properties would be included in a filed protest for a zoning application. Currently if the owners of 20% or more of those located within the requested change or within 150 feet of a requested change file a protest in writing this will prompt the requirement that a three-fourths vote of the City Council will be necessary for a zoning change request to be successful. The statute change is to exclude government properties from the 20% requirement. This legislative change will likely make it easier for private properties owners to initiate a protest and prompt the three-fourths vote of City Council.

Staff has expanded the 30-day review timeline to include variance and conditional use permit requests to be consistent in how we review applications and provide responses to applicants. Staff has also added a 30-day response requirement

from applicants in order to keep projects on schedule and moving forward through the public review processes.

**1. Does the proposed amendment implement the goals, objectives and policies of the General Plan?**

Yes The City of Yuma 2022 General Plan reflects the Visions and Strategic Plan of the City Council for the City. This text amendment supports a Strategic Outcome to be Respected and Responsible as a trusted steward of City Resources and to be relied upon to provide premier services and regional leadership.

**2. Does the proposed amendment fit the overall purpose and intent of the zoning ordinance?**

Yes This amendment supports the Zoning ordinance and brings the text into alignment with State statute.

**3. Will the proposed amendment change the range of uses identified in the zoning code? If so, how?**

No

**4. Will the proposed text amendment change the development standards of the zoning or subdivision ordinances? If so, how?**

No

**5. What are the potential impacts of the proposed amendment?**

There are no potential negative impacts identified with the proposed text amendment.

**6. Does the proposed amendment fit the overall purpose and intent of the subdivision ordinance?**

N/A

**7. Does the proposed amendment conform to prior City Council actions regarding this issue?**

Yes This amendment supports City Council's commitment to provide premier services to the Yuma community.

**External Agency Comments:** None Received.

**Neighborhood Meeting Comments:** No Meeting Required.

**Attachments:**

| A          | B                   |
|------------|---------------------|
| Draft Text | Agency Notification |

**Prepared By:** *Jennifer L. Albers*

**Date:** 9/12/24

Jennifer L. Albers

Assistant Director of Planning Jennifer.Albers@YumaAZ.gov (928) 373-5180

**Approved By:** *Alyssa Linville*

**Date:** 09/30/24

Alyssa Linville

Director, Planning and Neighborhood Services

**ATTACHMENT A**  
**DRAFT TEXT**

SECTION 1: That the Yuma City Code, Title 15, Chapter 154, Article 3, Section 3 Zoning Amendments Paragraph (B) be amended to insert the bolded text and delete the strike through text:

(B) *Application for amendment of zoning map.* The **zoning** application shall be made on the form provided and shall be accompanied by a nonreturnable filing fee in accordance with the fee schedule adopted by City Ordinance No. 1943, and successors. Said application shall bear the property owners signatures and addresses, the legal description and land area of each property included in the application, the total land area represented by the application, a map of the area and other attachments as noted on the application ~~and a list of the names and addresses of all owners of property within a radius of 300 feet of the exterior boundaries of the property being the subject of the application, using for this purpose the name and address shown on the county assessment roll.~~

- (1) The City shall have thirty (30) days to determine if the zoning application is administratively complete.**
- (2) Once an application is administratively complete the request shall be scheduled for consideration and the City shall approve or deny the application within one hundred and eighty (180) days.**
  - a. For extenuating circumstances, the municipality may grant a onetime extension of not more than thirty (30) days.**
  - b. If an applicant requests an extension, the municipality may grant extensions of thirty (30) days for each extension granted.**
- (3) If the application is not administratively complete, the City shall issue a written or electronic notice to the applicant containing a comprehensive list of the specific deficiencies in the application.**
- (4) The applicant shall have thirty (30) days from the date of the notice of deficiency to provide the requested information or an explanation of why the information cannot be provided. The City shall have fifteen (15) days to determine whether a resubmitted application is administratively complete.**
- (5) Failure of the applicant to respond to a notice of deficiency within thirty (30) days, shall result in the City determining the application withdrawn.**
- (6) This section does not apply to land that is designated as a district of historical significance or an area that is designated as historic on the national register of historic places.**

SECTION 2: That the Yuma City Code, Title 15, Chapter 154, Article 3, Section 3 Zoning Amendments Paragraph (J) Sub-paragraph (1) be amended to insert the bolded text and delete the strike through text:

- (1) If the owners of 20% or more, excluding government property, either of the area of the lots included in a proposed change, or of those immediately adjacent in the rear or any side thereof extending 150 feet therefrom, or of those directly opposite thereto extending 150 feet from the street frontage of the opposite lots, file a protest in writing against a proposed amendment, it shall not become effective except by the favorable vote of three-fourths of all members of the City Council.**

SECTION 3: That the Yuma City Code, Title 15, Chapter 154, Article 3, Section 4 Variances and Appeals (B) be amended to insert the bolded text:

(B) *Applications.* A written application shall be submitted to the Planning and Neighborhood Services Division as follows:

- (1) On the form provided by the Zoning Administrator and signed by the property owner;
  - (2) Shall specify the variance(s) or minor variance(s) requested or specify the grounds of the appeal;
  - (3) Shall be accompanied by a nonrefundable filing fee in accordance with the fee schedule adopted by the City Ordinance No. 1943, and successors;
  - (4) Shall include reasons for granting the application or for granting the appeal; and
  - (5) Shall include plans and other pertinent information.
- (6) **Determinations of application administrative completeness shall follow the procedures as noted in § 154-03.03 Zoning Amendments (B).**

SECTION 4: That the Yuma City Code, Title 15, Chapter 154, Article 3, Section 5 Conditional Use Permits (A) be amended to insert the bolded text and delete the strike through text:

(A) *Purpose.* The purpose for the conditional use permit procedure is to allow approval of uses which are deemed to possess location, use, building or traffic characteristics of such unique and special form as to make impractical or undesirable, their automatic inclusion as permitted uses in certain districts. The Planning and Zoning Commission shall have the authority to grant approval for conditional uses, under the procedures herein stated. In granting a conditional use permit; certain safeguards may be required, and certain conditions established to accomplish ~~to~~ **the** following:

- (1) To protect the public health, safety, convenience and general welfare;
  - (2) To assure that the purposes of the zoning code shall be maintained with respect to the particular conditional use on the particular requested site;
  - (3) To consider the location, use, building, traffic characteristics and environmental impact(s) of the proposed use; and
  - (4) To consider existing and potential uses with the general area in which the requested conditional use is proposed.
- (5) **Determinations of application administrative completeness shall follow the procedures as noted in § 154-03.03 Zoning Amendments (B).**

**ATTACHMENT B  
AGENCY NOTIFICATION**

- Legal Ad Published: The Sun 09/20/24
- 34 Commenting/Reviewing Agencies noticed: 08/27/24
- Neighborhood Meeting: N/A
- Hearing Date: 10/14/24
- Comments due: 09/09/24

| <b>External List (Comments)</b>                | <b>Response Received</b> | <b>Date Received</b> | <b>“No Comment”</b>    | <b>Written Comments</b>   | <b>Comments Attached</b> |
|------------------------------------------------|--------------------------|----------------------|------------------------|---------------------------|--------------------------|
| Yuma County Airport Authority                  | NR                       |                      |                        |                           |                          |
| Yuma County Engineering                        | NR                       |                      |                        |                           |                          |
| Yuma County Public Works                       | NR                       |                      |                        |                           |                          |
| Yuma County Water Users’ Assoc.                | Yes                      | 9/3/24               | 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                       |                      |                        |                           |                          |
| United States Postal Service                   | NR                       |                      |                        |                           |                          |
| Yuma Metropolitan Planning Org.                | NR                       |                      |                        |                           |                          |
| El Paso Natural Gas Co.                        | NR                       |                      |                        |                           |                          |
| Western Area Power Administration              | Yes                      | 8/29/24              | X                      |                           |                          |
| MCAS - Yuma                                    | Yes                      | 8/30/24              | X                      |                           |                          |
| <b>City of Yuma Internal List (Conditions)</b> | <b>Response Received</b> | <b>Date Received</b> | <b>“No Conditions”</b> | <b>Written Conditions</b> | <b>Comments Attached</b> |
| Police                                         | NR                       |                      |                        |                           |                          |
| Parks & Recreation                             | NR                       |                      |                        |                           |                          |
| Development Engineering                        | NR                       |                      |                        |                           |                          |
| Fire                                           | Yes                      | 8/29/24              | X                      |                           |                          |
| Building Safety                                | NR                       |                      |                        |                           |                          |
| City Engineer                                  | NR                       |                      |                        |                           |                          |
| Traffic Engineer                               | NR                       |                      |                        |                           |                          |
| MCAS / C P & L Office                          | NR                       |                      |                        |                           |                          |
| Utilities                                      | NR                       |                      |                        |                           |                          |
| Public Works                                   | NR                       |                      |                        |                           |                          |
| Streets                                        | NR                       |                      |                        |                           |                          |

| <b>Neighborhood Meeting</b> | <b>Comments Available</b> |
|-----------------------------|---------------------------|
| None Required               | N/A                       |