

**Planning and Zoning Commission Meeting Minutes
March 23, 2020**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, March 23, 2020, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present Vice-Chairman Dammeyer, and Commissioners Gregory Counts, Barbara Beam, Lorraine Arney. Chairman Hamel was absent. There are two vacancies.

STAFF MEMBERS present included Kenneth McCoy, Assistant City Attorney; Alyssa Linville, Assistant Director DCD / Zoning Administrator; and Charysse Casillas, Administrative Assistant.

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

Dammeyer stated that the Planning and Zoning Commission meetings were to be conducted remotely through technological means in order to protect the public and reduce the chance of COVID-19 transmission. Because there were no public hearings scheduled for the agenda, the City Hall Council Chambers were closed to the public. Any public comments that were received regarding an agenda were to be read into the record when the referenced agenda item was discussed.

CONSENT CALENDAR

MINUTES – February 24, 2020

Motion by Arney, second by Counts, to APPROVE the Minutes section of the Consent Calendar. Motion carried unanimously (4-0, with 1 absent).

WITHDRAWALS BY APPLICANT –

1. **GP-28299-2019:** This is a General Plan Amendment request by Shelley Anderson on behalf of the Anderson E W & Elizabeth Trust 4/2/76, to change the land use designation from Low Density Residential to High Density Residential for approximately 1.54 acres, for the properties located between 8th Place, 9th Street, 14th Avenue and Arena Drive. *(This is the second of two public hearings.) (Continued from March 9, 2020)*

Alyssa Linville, Assistant Director of DCD / Zoning Administrator, read into the record a comment received by **Jaime Hernandez, 1440 W. 9th Avenue**. Hernandez opposed the requested action fearing that the development of apartments would decrease property values and increase traffic along 14th Avenue.

CONTINUANCES – None

APPROVALS –

1. **SUBD-29031-2020:** This is a request by Dahl, Robins & Associates, Inc., on behalf of KDC of Yuma, LLC, for approval of the preliminary plat for the Patagonia Subdivision. This subdivision will contain approximately 29.39 acres, and is proposed to be divided into 21 residential lots, ranging in size from 43,581 square feet to 102,795 square feet. The property is located near the southeast corner of Avenue 9E and 24th Street, Yuma, AZ. *(Continued from March 9, 2020)*

Alyssa Linville, Assistant Director of DCD / Zoning Administrator, summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

Counts questioned if the four existing lots on the property required annexation. **Linville** stated the lots were previously annexed into the city limits.

Motion by Counts, second by Beam, to APPROVE Case Number SUBD-29031-2020. Motion carried unanimously (4-0, with 1 absent).

2. **CUP-29082-2020:** This is a request by Enterprise Leasing Co of Phoenix, LLC, on behalf of Jim D. Smith, for a Conditional Use Permit for retail sale or rental of goods in the Light Industrial/Airport Overlay (L-I/AD) District, on the property located at 2811 S Ave 2 ½ E, Yuma, AZ. (Continued from March 9, 2020)

Alyssa Linville, Assistant Director of DCD / Zoning Administrator, summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

None

Motion by Arney, second by Beam, to APPROVE Case Number CUP-29082-2020. Motion carried unanimously (4-0, with 1 absent).

3. **ZONE-29231-2020:** This is a request by Dahl, Robins, and Associates, on behalf of Jeffrey Conte, to rezone approximately 18.34 acres from the Agriculture (AG) District to the Light Industrial (L-I) District, for the property located at the northwest corner of Arizona Avenue and 34th Street, Yuma, AZ.

Alyssa Linville, Assistant Director of DCD / Zoning Administrator, summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

None

Motion by Beam, second by Counts, to APPROVE Case Number ZONE-29231-2020. Motion carried unanimously (4-0, with 1 absent).

4. **CUP-29214-2020:** This is a request by Land Development Consultants, LLC., on behalf of Circle K Stores, Inc., for a Conditional Use Permit to allow the retail sale of motor fuels and a convenience market on a 2.28 acre parcel in the Agriculture (AG) / Conditional General Commercial (B-2) District, for the property located at 6544 E. 32nd Street.

Alyssa Linville, Assistant Director of DCD / Zoning Administrator, summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

None

Motion by Counts, second by Arney, to APPROVE Case Number CUP-29214-2020. Motion carried unanimously (4-0, with 1 absent).

PUBLIC HEARINGS – None

INFORMATION ITEMS

Staff

Linville commented there were two new Commissioners appointed and they would be present for the next meeting.

Commission

None

Public

None

ADJOURNMENT

Dammeyer adjourned the meeting at 4:50 p.m.

Minutes approved this 13 day of April, 2020



Chairman