

MINUTES
REGULAR WORKSESSION
CITY COUNCIL OF THE CITY OF YUMA, ARIZONA
YUMA CITY HALL
ONE CITY PLAZA, YUMA, ARIZONA
December 14, 2010
5:00 p.m.

CALL TO ORDER

Mayor Krieger called the City Council meeting to order.

Councilmembers Present: Stuart, Mendoza, Beeson, McClendon (arrived at 5:01 p.m.), Brooks, Johnson and Mayor Krieger

Councilmembers Absent: none

Staffmembers Present: City Administrator, Greg Wilkinson
Director of City Engineering, Paul Brooberg
Director of Parks & Recreation, Becky Chavez
Director of Community Development, Laurie Lineberry
Various department heads or their representatives
City Clerk, Lynda Bushong

I. REGULAR CITY COUNCIL MEETING AGENDA OF DECEMBER 15, 2010

Motion Consent Agenda Item B6: Donation: Granite Tables

Mendoza asked for the value of the donated tables. **Wilkinson** responded that the estimated value of the granite tables is about \$3,000-\$5,000 each. The plan is to have a ceremony acknowledging the donor once the tables are in place. The Armed Forces Park and City Hall are two of the locations selected to have tables put in; other locations will be identified at a later time.

Adoption of Ordinances Consent Agenda Item B: Ordinance O2010-65 Property Acquisition: 1651 S. 1st Avenue

Mendoza inquired if the purchase price of the property [1651 S. 1st Avenue] in Ordinance O2010-65 was at fair market value. **Brooberg** replied that the price was negotiated through the City's Real Property Agent and is very close to the property's fair market value.

Motion Consent Agenda Item B5: Agreement: Yuma Territory Live Steamers

McClendon asked for additional detail of how the Yuma Territory Live Steamers (YTLS) would function.

Chavez informed City Council that the YTLS made a presentation during the Regular Worksession Meeting on May 5, 2009. YTLS offers a small gauge train and track that children can ride. Trial rides were completed by setting up a temporary track at the West Wetlands Park and Riverside Park; positive feedback was received from the public. The Parks and Recreation department would like to have YTLS permanently set up at the Riverside Park, unfortunately permission from the State has not been received due to their back log. In the mean time YTLS is looking to temporarily locate their train

at the Joe Henry Memorial Park. YTLS will store the train and equipment in a Conex Box that will be painted to blend in with the park.

McClendon inquired how often the rides will be available to the public, if admission will be charged, and if the City will assist with public announcements regarding the schedule. **Chavez** replied that the train will run once or twice a month and donations will be accepted. The City will be assisting with getting the word out for YTLS. YTLS may sell concessions in which the City of Yuma would receive 4% of the sales.

Johnson asked if the agreement with YTLS will be like a concessionaire. **Chavez** responded that the agreement being presented is for a one year period with an option to renew for another year. An evaluation of the agreement may be completed at a later time to determine how the City would like to handle the agreement on an ongoing basis.

Resolution Consent Agenda Item A: Resolution R2010-67 Grant Application: Local Transportation Assistance Fund II

McClendon requested clarification on Resolution R2010-67 to understand where funds will be applied. **Wilkinson** informed City Council that this will probably be the last year the City will be eligible to apply for the Local Transportation Assistance Fund II (LTAF II). If the LTAF II funds are approved, the funds will be for a two years period. The plan is to use the LTAF II funds as part of the City's contribution to the Intergovernmental Public Transit Authority; which was approved by the Board of Supervisors on Monday, December 13, 2010 during the Board of Supervisors Regular Meeting.

II. YUMA REGIONAL DEVELOPMENT PLAN

Lineberry introduced Paul Melcher the Planning Director for Yuma County. About a year ago Mr. Melcher contacted all of the jurisdictions in Yuma County to discuss the possibility of applying the Joint Land Use Plan (JLUP) that was developed in 1996 as a county wide document. Within the last 15 years the boundaries in Yuma County have significantly changed which impact the existing JLUP. Currently, all airport restrictions, the continued need for military support, and the agriculture and military preservation are areas being reviewed to ensure the JLUP properly represents these areas. The new document will go through a Public Hearing process in order to be added to the City's General Plan as an appendix.

Melcher presented the following:

- During the initial development of the Yuma Regional Development Plan (YRDP) the group drew upon the past knowledge of Councilmember Johnson, the current chairman of the Board of Supervisors Casey Prochaska, and Yuma County Planning & Zoning member Max Bardo to get a real feel of why the JLUP was initially created.
- The JLUP encompassed the City of Yuma and Yuma County. The YRDP will include Yuma County, City of Yuma, City of San Luis, City of Somerton, Town of Wellton, Marine Corps Air Station – Yuma (MCAS), and Yuma Proving Ground (YPG) to create a global Yuma regional document. Yuma County wants to ensure that although we are regional competitors, we are also regional advocates.

- Highlights of the JLUP
 - The JLUP was originally developed in 1996 to be a blueprint of the land uses and policies for the future of the City of Yuma and Yuma County.
 - A foundation for the compatibility of activities in the vicinity of the MCAS and Yuma International Airport
 - The goals and objectives are:
 - The protection and promotion of agriculture, the air station, and tourism
 - The plan for expansion of industrial sector opportunities that can provide more year-round employment prospects
 - Serve as an amendment to the respective City of Yuma General Plan and the Yuma County Comprehensive Plan.
 - The current boundaries of the JLUP are roughly Avenue D, County 17th St, Avenue 10E, and County 1st Street.
 - The land use designations adopted and maintained in a common map for the JLUP are the noise contours, flight overpass, and approach and departure zones.
- Changes in boundaries such as when Somerton annexed north closer toward the City of Yuma and annexed through some of the regulatory boundaries of MCAS are contributing factors of why Yuma County was compelled to develop a county-wide planning document to include Yuma County, City of Yuma, City of Somerton, City of San Luis, Town of Wellton, MCAS, and YPG.
- The YRDP focuses on six overall policies which are: coordinated and compatible planning, concentrated urban development, military and general aviation preservation, valley agriculture preservation, industrial and commercial development, and rural development and lifestyle preservation.
- The similarities shared between the YRDP and the JLUP include:
 - Protection of the valley agriculture, military operations, and tourism
 - Goals and objectives that encourage industrial and commercial development
 - Key military map elements
 - Promotion of contiguous sustainable development of industrial, commercial, and residential areas and the preservation of rural lifestyle where warranted.
- YRDP updates to the JLUP
 - The agriculture designation changed from prime agriculture to valley agriculture, due to the several interpretations that could constitute as prime agriculture. The group designated the most productive agriculture, such as the high end productivity crops like lettuce and leafy greens as valley agriculture.
 - Updated military and valley agriculture maps
 - A regional planning meeting to replace the joint P&Z, Board of Supervisor, and City Council meetings. The purpose of these meetings will be to address topics from each entity. These meetings will allow all entities to comment and review the regional planning elements and how they are impacting individual entities.
 - Incorporates the Joint Land Use Study (JLUS) elements, Yuma Proving Grounds, and the airfields of significance
 - The YRDP establishes local control of land uses and not a common map. It's become increasingly difficult to try to maintain the JLUP map and include all adopted changes from the City and County.
 - Review planning elements and come up with more common development regulations to create commonality of regulations and plans.
 - Development of additional economic development policies

Johnson requested detail of how the commonality of regulations and plans would be implemented. In the past the City and County standardized their definition of Residential Zoning R16 with only one exception to the width. Is the intent to try and get all the entities to have the zoning and the land use plans standardized? **Melcher** responded that the general intent is to standardize the regulations and plans. The group is unsure of what pitfalls might be encountered, but the goal is to eventually have one common document. Some steps have been taken to adopt common land use identifiers and it's anticipated that some elements cannot be rectified and differences will exist.

Melcher continued the presentation with the following:

- The entity map identifies all the entities within Yuma County participating in the development of the YRDP.
- A clearance map has been added to the military maps, because of the importance to have the ability to observe the clearance areas as development continues.
- Next Steps
 - Get some initial comment/feedback on the YRDP from the board, commissions, and Councils. The draft document has not been distributed for review, it's been maintained internally.
 - Adoption by the respective Councils and Board of Supervisors
 - Incorporate the YRDP into the respective General and Comprehensive plans.
 - Establish short and long term goals, implementation, rules and regulations, and schedule an annual review in addition to the annual planning meeting.

Discussion

Mayor Krieger requested clarification of what is expected to occur during the annual review meetings. **Melcher** informed City Council that the initial plan is to have the annual review meetings serve as a discussion forum. The Councils and Planning Commissions will determine the discussion topics then the group will provide input to reach a common solution. Discussion topics may include new business industries looking to locate within Yuma County, Planners introducing a set of common subdivision regulations, and other issues of this nature.

Mayor Krieger questioned how will land owners be included during the discussion phase and will comments/feedback be incorporated in the YRDP. **Melcher** explained to City Council that the first phase is to present the document to the Board of Supervisors and Councils for feedback. During this phase we will also meet with representatives in the agriculture industry to get their input. The second phase will include circulating the document for public review and collecting their comments/feedback through public meetings. It will be important to inform citizens that the document has been updated not changed; the document has essentially maintained the core elements and goals and objectives of the JLUP.

Mayor Krieger stated that it's important to ensure the community will be able to assist with the formulation of the plan.

McClendon added that the presentation was in tune with the comments received from the community of the desire for the City and County to adopt similar regulations and plans. Citizens need to see the City and County working together and also have their input being considered while we work towards this common goal. Have the other entities reviewed and agreed to the YRDP? **Melcher** agreed that the collaboration between the City and County needs to be visible to citizens. The information presented to City Council and the Board of Supervisors are recommendations, by the Planners, based on technical data, ultimately the goals and objectives are adopted by the respective entities. The

preservation of agriculture, military, and private property owner's rights in addition to the promotion of tourism are priority.

Johnson expressed his concern that a citizen's committee has not been formed to involve the community in the development process of the YRDP. In the past a key factor in getting the public to accept major projects such as the JLUP, the 1997 Major Roadways Plan, and the City's 2002 General Plan was to create a committee formed by citizens during the initial stages of the plans. There needs to be a clear definition of the type of items that will be addressed during the annual review to avoid the process becoming overwhelming. **Mayor Krieger** agreed. **Lineberry** informed City Council that the department is fully aware of the importance of obtaining public participation. The group has been conscience to build on the efforts of the 1996 JLUP and has not changed any of the goals. The desired outcome is to have the same goals apply to all jurisdictions.

Mayor Krieger conveyed concern about the interaction between Yuma, Somerton, and MCAS. MCAS is a critical area, how is the group going to work with MCAS and Somerton to effectively manage the encroachment? **Melcher** responded that Somerton will have to abide by the rules and regulations. **Lineberry** added that the document is goal oriented. The outcome will be goals and policies and each jurisdiction will decide how to implement them.

Mayor Krieger asked if there is an outlet to the YRDP that addresses future plans as to what may happen to the Foothills area. **Melcher:** In relation to future planning past Avenue 10E, the [Yuma County Water Management Plan] Yuma 208 Plan was recently presented to the Yuma County Planning & Zoning Commission for the initial recommendation of approval. This will help address some of the water and wastewater infrastructures that might arise with continued development. Multiple meetings occur throughout the course of the year to discuss global planning concepts and evaluate when urban development occurs in the Foothills area. Eventually, there will be a need to discuss of how far west development will continue.

Mayor Krieger inquired if a component exists that moves us towards Metro-Government. **Lineberry** stated that at this time no plans exist of moving towards a Metro-Government environment. The focus is to have all entities continue to work together.

Johnson urged to stay consistent with the labeling and colors used to illustrate maps to help avoid any unnecessary confusion. Although, it would be convenient to have common standards; it wouldn't be wise to compromise requirements and repeat the same mistakes made in the past. **Lineberry** advised that part of the challenge is finding common ground to satisfy all of the entities included in the YRDP.

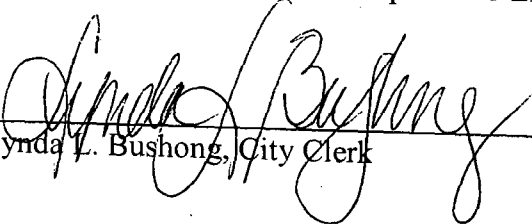
Paula Backs, MCAS, indicated that MCAS has worked well with the City of Somerton, Yuma County, and the City of Yuma on all zoning issues.

III. ADDITIONAL ITEMS FOR POSSIBLE DISCUSSION

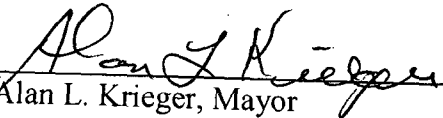
Stuart reported that he had attended two meetings representing the City. The first meeting was held on December 2, 2010 at Arizona Western College regarding the commencement of a needs assessment for a four-year university in Yuma. Then on December 8, 2010 at the Yuma County Library a meeting was held to discuss the launch of a strategic planning process which will help determine the library district's focus on the direction the libraries will take in the coming years.

IV. ADJOURNMENT/EXECUTIVE SESSION

The meeting adjourned at 5:56 p.m. No Executive Session was held.


Lynda L. Bushong, City Clerk

APPROVED:


Alan L. Krieger, Mayor

Approved at the City Council Meeting on
April 6, 2011
Deputy
City Clerk: 