

**Planning and Zoning Commission Meeting Minutes  
January 12, 2015**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, January 12, 2015, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

**PLANNING AND ZONING COMMISSION MEMBERS** present included Chairman Richard Sorenson and Commissioners Del Cave, Karen Conde, Jacob Miller, Clinton Underhill, and Chris Hamel. Commissioner David Koopmann was absent.

**STAFF MEMBERS** present included Rodney Short, Assistant City Attorney; Robert Blevins, Principal Planner; Joy Everett, Senior Planner; and Lisa Ray, Administrative Assistant

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

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**CONSENT CALENDAR MINUTES**

December 22, 2014

**WITHDRAWALS BY APPLICANT**

None

**CONTINUANCES**

None

**APPROVALS**

None

**MOTION**

**Motion by Cave, second by Conde, to APPROVE the Consent Calendar, as presented. Motion carried unanimously (6-0).**

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**PUBLIC HEARINGS**

**CUP-7759-2014:** *This is a request by Chris Green, on behalf of Yuma Industrial Buildings, LLC, for a Conditional Use Permit to allow a carpet and upholstery cleaning service business in the Light Industrial (L-I) District. The property is located at 1900 S. Factor Avenue, Yuma, AZ.*

**Joy Everett, Senior Planner,** summarized the staff report, recommending **APPROVAL.**

**QUESTIONS FOR STAFF**

**Commissioner Underhill** asked why there was a need for a Conditional Use Permit (CUP). **Everett** said the request was for a service-based business, which the code allows in the General Commercial District. The subject property was located within the Light Industrial District, which requires a CUP. **Underhill** asked if someone asked about needing a CUP for a business in the area. **Everett** said no. When the business owner applied for a business license, he was informed of the requirement of a CUP. **Commissioner Hamel** asked for clarification on parking requirements. **Everett** said that each specific use had different parking requirements, which needed to be met prior to receiving a business license or CUP. **Hamel** said he was trying to understand where additional employees and customers were to park.

**Commissioner Cave** said that the request was a good fit for this area.

**APPLICANT / APPLICANT'S REPRESENTATIVE**

**Mark Shapiro, 31 Mount Vernon, Irvine, California,** stated that this specific tenant only has 2 to 3 individuals that drop off carpet to this business. There is only one other employee, other than the business owner, but had no issues allowing more spaces, since there was not a parking problem on this property.

**PUBLIC COMMENT**

None

**MOTION**

Motion by Hamel, second by Underhill, to APPROVE Case Number CUP-7759-2014, subject to the Conditions of Approval in Attachment A. Motion carried unanimously (6-0).

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**ZONE-7868-2014:** This is a request by Yuma Industrial Buildings, LLC to rezone approximately .49 acres from the Light Industrial (L-I) District to the General Commercial (B-2) District. The property is located at 201 W 17th Street in Yuma, Arizona.

Joy Everett, Senior Planner, summarized the staff report, recommending APPROVAL.

**QUESTIONS FOR STAFF**

Commissioner Cave asked if the owner wanted to rezone to allow for more tenants. Everett said yes, the property was already developed.

**APPLICANT / APPLICANT'S REPRESENTATIVE**

Mark Shapiro, 31 Mount Vernon, Irvine, California, stated that this property should probably have been rezoned as General Commercial some time ago, as it was surrounded by other commercial developments.

**PUBLIC COMMENT**

None

**MOTION**

Motion by Underhill, second by Hamel, to APPROVE Case Number ZONE-7868-2014. Motion carried unanimously (6-0).

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**INFORMATION ITEMS**

**Staff**

None

**Commission**

Sorenson said that the Election of Officers would be held at the next Planning and Zoning Commission meeting. Underhill said that it was vital to have everyone attend.

**Public**

None

**ADJOURNMENT**

The meeting was adjourned by motion of Hamel, second by Underhill, at 4:45 p.m.

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Minutes approved this 26 day of Jan, 2015.

  
Chairman