Planning and Zoning Commission Meeting Minutes
March 23, 2015

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, March 23, 2015, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

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

STAFF MEMBERS present included Laurie Lineberry, Director of Community Development, Andrew McGarvie, Assistant City Engineer; Rodney Short, Assistant City Attorney; Jennifer Albers, Principal Planner; Bobette Bauermann, Principal Planner; Aubrey Trebilcock, Assistant Planner; Lisa Ray, Administrative Assistant; and Richard Munguia, Administrative Assistant.

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

CONSENT CALENDAR MINUTES
February 23, 2015
March 9, 2015

WITHDRAWALS BY APPLICANT
None

CONTINUANCES
None

APPROVALS
None

MOTION
Motion by Koopmann, second by Sorenson, to APPROVE the Consent Calendar, as presented. Motion carried unanimously (5-0).

PUBLIC HEARINGS
ZONE-8906-2015: *This is a request by the City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Section 02.01, with regard to the Planning and Zoning Commission, by removing Title 15, Chapter 154, Section 04.03 referencing an Official Plan and by updating Title 15, Chapter 154, Section 04.04 referencing the City Plan.*

Jennifer Albers, Principal Planner, summarized the staff report, recommending **APPROVAL.**

QUESTIONS FOR STAFF
Commissioner Koopmann asked about the removal of Planning Commission input on the CIP, and how the Planning and Zoning Commission would be kept informed. **Albers** stated that the intent was to brief the commission twice a year on the status of the Capital Improvement Program.

Koopmann asked about site visits for cases. **Albers** stated that many times, staff goes out to sites and the applicants are there, and may invite staff onto the site. **Rodney Short, Assistant City Attorney** stated that one of the issues is the current language appears to give tacit approval. In this particular scenario with zoning, the Planning and Zoning Commission doesn't have the power to trespass, although everybody that comes before the Planning and Zoning Commission would welcome staff and the Commission on their land. The Planning and Zoning Commission just needs to get their permission. It does not limit the commission's ability to drive by the property and look at it from public places, on the sidewalk, or from the street. This language does not trump the state law on trespass.

Koopmann declared that over the years, to see all four sides of a property occasionally he has gone on canals and on different types of rights-of-way to be able to actually see things. He did not know if he was trespassing, but he has been relatively close to the property lines on all sides. **Short** stated that he did not think the ordinance change was really going to affect much of what the Planning and Zoning Commission normally did to prepare for cases. **Albers** stated that the Commissioners could always coordinate with staff to arrange a site visit, as staff are in regular contact with the applicants throughout the process. **Koopmann** stated that as far as the annual report, he did not recall having ever done one. But he shared his concern about the fact that the Commission would lose their input on the CIP. The CIP review schedule has been part of the problem over the years, and the Commission's ability to actually respond and provide informed input because everything was so compressed. The Planning Commission does a lot of public outreach. The Commission is the public, we just happen to be appointed to this commission. And so, the Commission represents a lot of the public. **Koopmann** expressed his concern about eliminating the Planning Commission's review and input to the CIP. Over the years, the Commission has used the Planning and Zoning Commission meetings to identify needs like roadway improvements. The Commission identified many projects that they felt were important, that sometimes languished. **Koopmann** added that he believes removing the Commission from the CIP process takes away a good amount of input the commission has to the city, and he did not support that proposed change.

Commissioner Pruitt arrived at 4:40 pm.

APPLICANT / APPLICANT'S REPRESENTATIVE
None

PUBLIC COMMENT
None

MOTION
Motion by Underhill, second by Miller, to APPROVE Case Number ZONE-8906-2015. Motion carried (5-1), with Koopmann voting nay.

INFORMATION ITEMS

Staff
Bobette Bauermann, Principal Planner introduced Aubrey Trebilcock, Assistant Planner, to the commission.

Commission

None

Public
None

ADJOURNMENT
The meeting was adjourned by motion of **Underhill,** second by **Sorenson,** at 4:48 p.m.

Minutes approved this 13 day of April, 2015.

Chairman