

**Planning and Zoning Commission Meeting Minutes**  
**July 13, 2015**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, July 13, 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 Karen Conde, David Koopmann, Alan Pruitt, Richard Sorenson, and Clinton Underhill. Commissioner Jacob Miller was absent.

**STAFF MEMBERS** present included Laurie Lineberry, Director of Community Development; Andrew McGarvie, Assistant City Engineer; Richard Files, Deputy City Attorney; Bobette Bauermann, Principal Planner; Alyssa Linville, Associate Planner; Aubrey Trebilcock, Assistant Planner; Richard Munguia, Planning Technician.

**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**

June 22, 2015

**WITHDRAWALS BY APPLICANT**

None

**CONTINUANCES**

None

**APPROVALS**

**SUBD-10158-2015:** *This is a request by Core Engineering Group, PLLC on behalf of Hansberger Trust, for approval of the preliminary and final plat for the Pecan Garden Estates Subdivision. This subdivision will contain 4.65 acres and is proposed to tie 14 lots into 1 lot. The properties are located at the southwest corner of 21st Avenue and 7<sup>th</sup> Street, Yuma, AZ.*

**MOTION**

**Motion by Pruitt, second by Sorenson, to APPROVE the Consent Calendar, as presented. Motion carried (6-0).**

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**PUBLIC HEARINGS**

**ZONE-10017-2015:** *This is a request by the City of Yuma to rezone approximately 49.2 acres from the General Commercial/Aesthetic Overlay (B-2/AO) District to the General Commercial/Aesthetic Overlay/Public Overlay (B-2/AO/P) District. The property is located at the northwest corner of Pacific Avenue and 8<sup>th</sup> Street, Yuma, AZ.*

**Alyssa Linville Associate Planner, summarized the staff report, recommending APPROVAL.**

**QUESTIONS FOR STAFF**

**Commissioner Pruitt** asked what half width improvements meant on the site plan. **Andrew McGarvie, Assistant City Engineer,** stated that the half width improvements were being put together, but he was unaware exactly what they would be. **Pruitt** said he asked that question

because he was an avid cyclist, and was wondering if the improvements included bicycle lanes. **McGarvie** said that it should. **Laure Lineberry, Community Development Director**, stated that the comments received for this case would be presented to City Council in the Request for Council Action.

**Commissioner Koopmann** said he thought that the sports complex shortages were identified as being soccer fields rather than softball. **Linville** said that she was not aware of softball complex shortages, but there had been new soccer fields installed along 24<sup>th</sup> street. **Koopmann** asked if this would be placed in the CIP. **Lineberry** said this was in the CIP. The CIP project manager had previously given the Commission an update, and this was a part of that presentation.

**Commissioner Underhill** asked if the design could change. **Linville** said this design was conceptual only. **Underhill** asked if there would be a committee put together for designing this complex. **Linville** said she would mention that to the CIP manager.

**Koopmann** asked about apartments being developed to the west. **Linville** said she had not heard anything new on that project. **Lineberry** said that property was being marketed for high-end apartments, and could be currently waiting for the economy to recover more before proceeding.

**Commissioner Sorenson** stated that there were no basketball courts in this complex. If there would be a development nearby, perhaps that could change. **Linville** said that might be something that could be added in the future, but as now, it was only softball fields.

**Hamel** stated that it was his hope that the City Council would read these comments and consider the statements made.

#### **APPLICANT / APPLICANTS REPRESENTATIVE**

None

#### **PUBLIC COMMENT**

**Kerry Schimpf, 2295 Fletcher Parkway, El Cajon, California**, said he represented the property owner to the west. The property owner amended the General Plan for 25 acres to allow high density residential. The idea was to construct a high-end apartment complex, and currently developer/partners were being sought. This request would be an excellent amenity for the area.

**Underhill** asked if the property owner would be interested in any other use. **Schimpf** said no, the property owner was committed to this project.

**McGarvie** said that the softball complex was estimated to cost 16 million, as stated in the CIP.

**Gene Dalby, 1183 W. 37<sup>th</sup> Street, Yuma, Arizona**, said that this proposal was fabulous, and hoped that there would be an element for bicycling included in this project. There was potential for connecting the bike path at the end of the East Main Canal. He stated that bicycling was usually overlooked, and when it came time to add bicycle lanes, there were always problems with funding. At this stage, it was important to discuss the bicycling elements. A perfect example of overlooking bicycling was on 32<sup>nd</sup> Street between Avenues A and B. There was a nice four-lane road with an accompanying side bridge, but no bicycle lanes. If it was possible or feasible, he

requested to have bicycling elements become implemented in the first portion of the project, to ensure it was not overlooked.

#### **MOTION**

**Motion by Underhill, second by Conde, to APPROVE Case Number ZONE-10017-2015. Motion carried unanimously (6-0)**

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**ZONE-10061-2015:** *This is a request by Yuma Mesa LLC to rezone 7.44 acres from the Limited Commercial (B-1) District to the General Commercial (B-2) District. The property is located at 1651 S. 4<sup>th</sup> Avenue, Yuma, AZ.*

**Aubrey Trebilcock, Assistant Planner,** summarized the staff report, recommending **APPROVAL.**

#### **QUESTIONS FOR STAFF**

**Koopmann** asked the difference between B-1 and B-2 zoning districts. **Trebilcock** stated that B-1 was more selective with the types of properties it allowed; generally, smaller businesses were usually in this district. B-2 was usually for larger properties. On this property, there were multiple uses that were better suited for B-2 zoning, and was currently zoned B-1, yet surrounded by B-2 zoning. **Koopmann** asked if a Conditional Use would be required for the drive-thru being constructed. **Lineberry** said that there was a development agreement that took care of the Conditional Use Permit requirement.

#### **Public**

None

#### **MOTION**

**Motion by Pruitt, second by Underhill, to APPROVE Case Number ZONE-10061-2015. Motion carried unanimously (6-0).**

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#### **INFORMATION ITEMS**

##### **Staff**

**Laurie Lineberry, Director of Community Development,** said that the rezone on Avenue D between 8<sup>th</sup> and 12<sup>th</sup> Streets was approved by City Council. The neighbors were attempting to get signatures to get this proposal on the ballot for a vote. The General Plan amendment for Avenue 9E and 24<sup>th</sup> Street project was being heard by City Council on July 15, 2015.

##### **Commission**

**Underhill** stated that the proposed sports complex could have significant benefits for the community, if done right. Perhaps outside individuals within the community could be brought in to allow public participation. **Koopmann** said these projects were tremendously expensive. The lighting alone was probably over one million dollars. It would be very expensive to operate and maintain, and hoped the city budget gets better before this complex was built.

#### **Public**

None

**ADJOURNMENT**

The meeting was adjourned by motion of **Underhill**, second by **Conde**, at 4:57 p.m.

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Minutes approved this 27 day of July, 2015.

  
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Chairman