Planning and Zoning Commission Meeting Minutes
October 12, 2015

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, October 12, 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, Jacob Miller, Richard Sorenson and Clinton Underhill. Commissioner Alan Pruitt was absent.

STAFF MEMBERS present included Laurie Lineberry, Director of Community Development; Andrew McGarvie, Assistant City Engineer; Daniel White, Assistant City Attorney; Jennifer Albers, Principal Planner; Alyssa Linville, Associate Planner; Amelia Griffin, Administrative Assistant; and Stephanie Guzman, Administrative Assistant.

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

CONSENT CALENDAR MINUTES
September 28, 2015

WITHDRAWALS BY APPLICANT
None

CONTINUANCES
None

APPROVALS
None

MOTION
Motion by Sorenson, second by Koopmann, to APPROVE the Consent Calendar, as presented. Motion carried unanimously (6-0).

PUBLIC HEARINGS

GP-10768-2015: *This is a General Plan Amendment request by Vega & Vega Engineering PLC on behalf of Rogelio Sosa Palos and Ma. Del Pilar Soto Martinez through a Power of Attorney appointing Leticia Guillermo to act as agent and change the land use designation from Low Density Residential to High Density Residential for approximately 3.27 acres. The requested land use change is located at the northwest corner of 11th Street and Avenue A. (This is the first of two public hearings.)*

Jennifer Albers, Principal Planner, summarized the staff report.

QUESTIONS FOR STAFF
Commissioner Koopmann asked if there was a potential site plan. **Albers** said the site plan that was provided at the neighborhood meeting showed clusters of two-story buildings. **Koopmann** asked if there would be any other facilities on the site. **Albers** said there would be a

laundry facility, offices for management, office for security, and on-site retention with ramadas provided.

Commissioner Conde asked if the apartment complex would be open 365 days a year. **Albers** said it would be in operation from October through April. Repairs would be made throughout the summer. **Conde** asked if there would be someone on site to prevent vandalism. **Albers** said yes.

Commissioner Sorenson asked if similar operations have caused problems. **Albers** said neighbors have complained that existing operations were loud, with an increase in littering. Residents were also concerned about the security guards. **Sorenson** asked if the apartment complex would be next to a boat factory. **Albers** said yes. **Sorenson** asked how the complex would be situated on the property in regards to the boat factory. **Albers** said under normal circumstances, industrial and residential uses would not be adjacent to each other. Since the neighboring property was industrial with an existing building, that use could continue.

Chairman Hamel asked if the other existing farmworker housing complexes were male-only. **Albers** said yes.

Koopmann asked if there would be management on site. **Albers** said yes, during their contract season.

Daniel White, Assistant City Attorney, stated because the applicant was not in attendance, the meeting had to be continued to a later date, up to 90 days, pursuant to Planning Commission By-Laws. The Commission could receive public comment, but the Commission could not move forward with the case.

APPLICANT / APPLICANT'S REPRESENTATIVE
Applicant was not in attendance.

PUBLIC COMMENT
Bill Manary, 1081 S. 14th Avenue, Yuma, Arizona, stated that he currently lives near an existing large farm worker housing apartment complex and noted that he sees the police go to that property nearly every day. He expressed concern about the safety of the children who would be walking to a nearby school if another large complex were built in the area.

Jaime Hernandez, 1440 W. 9th Place, Yuma, Arizona, said Avenue A was currently congested with traffic and this proposal would only make it worse.

Czarina Gallegos, 1936 S. 11th Avenue, Yuma, Arizona, said she currently lives across the street from an existing complex and was concerned about her daughter going to school because of the increase in police activity. She was opposed to another development close to a school.

Chairman Hamel asked what times school started and ended. **Conde** said school starts at 8:45 a.m. and ends at 3:45 p.m.

Conde asked if the hearing would be continued to a later date. **White** said yes.

MOTION
Motion by Sorenson, second by Conde, to CLOSE Case Number GP-10768-2015. Motion carried unanimously (6-0).

INFORMATION ITEMS

Staff
Laurie Lineberry, Director of Community Development, stated staff would have to notify neighbors about the change in the public hearing dates. **Commissioner Underhill** asked if there was a fee to reschedule meeting dates. **Lineberry** said yes, but staff has never charged an applicant.

Alyssa Linville, Associate Planner, gave a presentation on Secondary Dwelling Units.

Hamel asked if the units could be temporary or permanent structures. **Linville** said they would have to be permanent. **Koopmann** stated many developments could not build a Secondary Dwelling Unit and follow all the setbacks requirements. **Lineberry** said it is unlikely to see applications from smaller lots in newer subdivisions.

Underhill asked if the code amendment passed, would the pre-existing structures be required to meet current code. **Linville** said Staff is hoping that the property owners would come to the City voluntarily to make the needed improvements. She added that some cities incorporated a deadline, starting from the date the amendment passed, in which to bring the properties up to code. The hope is that with concessions being made using the new In-Fill Development Incentive Program on setbacks, lot coverage, and parking, that this will entice more property owners to make their units legal and conforming. **Hamel** asked if Yuma County had a code or an ordinance for the Secondary Dwelling Units. **Linville** said no.

Sorenson asked if Staff would be more lenient with the requirements on existing Secondary Dwelling Units. **Lineberry** said yes. **Sorenson** asked the purpose of making the units detached. **Linville** said they did not want the units to become a duplex. **Lineberry** stated after reviewing the building code it made more sense to have the units detached.

Lineberry stated Staff would have to regroup and discuss the Commissioners questions.

Underhill asked if anybody could rent out the Secondary Unit. **Lineberry** said yes, as long as the owner lived in one of the units.

Commission
None

Public
White suggested accepting a motion to re-open the case for an additional public comment.

Motion by Koopmann, second by Sorenson, to RE-OPEN Case Number GP-10768-2015. Motion carried unanimously (6-0).

Randy Thompson, 1145 S. 10th Avenue, Yuma, Arizona, said he has seen an increase in littering, people wandering through the streets, and vandalism. He was concerned about instances occurring that would not benefit the neighborhood. He stated there should be enough security on the facility in case something occurs.

Motion by Koopmann, second by Conde, to CLOSE Case Number GP-10768-2015. Motion carried unanimously (6-0).

ADJOURNMENT

The meeting was adjourned by motion of **Sorenson,** second by **Conde,** at 5:20 p.m.

Minutes approved this 9 day of Nov, 2015.

Chairman