

**Planning and Zoning Commission Meeting Minutes**  
**January 11, 2016**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, January 11, 2016, 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, Alan Pruitt, and Richard Sorenson. Commissioner Clinton Underhill 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; Naomi Leeman, Senior Planner; Aubrey Trebilcock, Associate Planner; and Stephanie Guzman, Administrative Assistant.

Chairman Hamel called the meeting to order at 4:32 p.m. and noted there was a quorum present.

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**CONSENT CALENDAR MINUTES**

December 28, 2015

**WITHDRAWALS BY APPLICANT**

None

**CONTINUANCES**

None

**APPROVALS**

None

**MOTION**

**Motion by Koopmann, second by Pruitt, to APPROVE the Consent Calendar, as presented. Motion carried unanimously (4-0).**

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**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 second of two public hearings.)*

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

**QUESTIONS FOR STAFF**

**Commissioner Koopmann** asked if any additional changes have been made since this case was last presented on December 28, 2015. **Albers** stated additional public comments have

been received.

#### **APPLICANT / APPLICANT'S REPRESENTATIVE**

**Barry Olsen, 101 E. 2<sup>nd</sup> St, Yuma, AZ**, stated that the 2012 General Plan's housing element stated the need for safe and affordable housing for special needs households, which included farmworkers. That type of housing was needed in the city, with this project being an in-fill project. There was a farmworker complex on Avenue A, and some farmworker housing to the east of the subject property. There was not a traffic component for this project, because nine buses would be used to transport the farmworkers on a daily basis. The project's plans were consistent with the Property Maintenance Code.

**Commissioner Koopmann** stated that the density of this project was similar to the MCAS barracks housing. Due to the number of people living in one room, problems could arise and the need for security was very important. **Koopmann** asked what type of recreational facilities would be provided to the farmworkers. **Olsen** said that the farmworkers would work very long hours and he did not anticipate any additional activities taking place, but the applicant would be providing two ramadas with grills and seating.

**Commissioner Sorenson** asked for clarification on how many kitchen facilities would be provided to a 1,300 hundred square foot unit. **Olsen** said currently, the plan was to have one refrigerator and one stove. If two refrigerators were needed, then accommodations could be made. **Hamel** asked about the requirements for kitchens, and asked if there was a site plan.

**Vianey Vega 1846 S. 8<sup>th</sup> Avenue, Yuma, AZ**, stated that an additional square footage in the kitchen area would be needed to accommodate all 12 men. He also mentioned a second refrigerator would be required because of the number people living in one unit. **Vega** added that the applicant also proposed a multi-purpose room for the complex.

**Sorenson** asked for clarification on the size of the proposed multi-purpose room. **Vega** said one unit would be allotted for multi-purpose use, which was approximately 1,300 square feet.

#### **PUBLIC COMMENT**

**Hamel** stated that there was a five minute time limit per speaker.

**Carolyn Knowlton, 928 S. 10<sup>th</sup> Avenue, Yuma, Arizona**, said that the agent stated nine buses would be utilized to transport the residents to and from work, but questioned why 100 parking spaces were required. She also mentioned that the Arizona Department of Housing states that an occupancy limitation of two persons per bedroom residing in a dwelling unit shall be presumed reasonable for this state and all political subdivisions of this state, which was revised in June-2015. **Knowlton** added that two ramadas would not be sufficient for all 648 farmworkers residing in the complex.

**Catherine Maire-Sebile, 1155 S. 12<sup>th</sup> Avenue, Yuma, Arizona**, said she was opposed to the proposal and expressed her concern about the quality of life for the farmworkers. She also stated that each unit did not seem very spacious to accommodate 12 men, and was concerned about the increase of the noise made by the increase in buses.

**Paul Muthart, 3576 W. 12<sup>th</sup> Lane, Yuma, Arizona,** said he was against the proposal. He stated that this was not an ideal location for a project such as this. He said approving the project would be detrimental to the surrounding property owners.

**Koopmann** asked for a better location for a farmworker housing complex. **Muthart** said it was dependent upon the density of the location selected. **Koopmann** asked if he has ever considered H2A housing for Pasquinelli Produce Company. **Muthart** said no, but understood the need for this type of farmworkers in the community.

**Bill Manary, 1081 S. 14<sup>th</sup> Avenue, Yuma, AZ,** said he was concerned with noise and traffic this project would bring to the neighborhood. He mentioned there were many shopping carts piling up in the park attached to the apartment complex used for farmworker housing across the street. The farmworkers left cracked mud and dirt, along the sidewalk, and added that he was concerned for the safety of the children in the neighborhood.

**Bill Denise, 1800 W. 17<sup>th</sup> Street, Yuma, AZ,** mentioned he owns two properties surrounding the subject property, and was opposed to this project, due to the proposed location.

**Hamel** said Yuma lacked farmworker housing, but agreed with most comments presented to the commission. The biggest concern was the sudden change of density from low density to high density in proximity to residential area. He said approving the project would dramatically impact the neighborhood.

**Koopmann** stated that there is a need for housing but not at this location. He felt it could be built and still meet the Arizona Department of Housing standards. He stated issues can arise between roommates with the amount of people staying in one room.

## **MOTION**

**Motion by Sorenson, second by Pruitt, to DENY Case Number GP-10768-2015. Motion carried unanimously (4-0).**

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**GP-10924-2015:** *1. This is a General Plan Amendment by the City of Yuma to amend the City of Yuma 2012 General Plan to incorporate the City of Yuma Transportation Master Plan. Specifically, Chapter 3 – Transportation Element, is being modified to incorporate the recommended roadway policies and network, reflect changes in the truck, hazardous cargo and gateway routes and show modifications to the bicycle network. Additionally, Chapter 11 – Growth Area Element has been modified to correct the roadway designations. (This is the first of two public hearings.)*

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

## **QUESTIONS FOR STAFF**

**Koopmann** said he felt removing the expressway was not the right way to go.

**Sorenson** asked for clarification of the reduction of lane miles required. **Albers** said due to the decline shown in the Transportation Master Plan, a reduction of lane miles would be required in order to reduce the costs. The City had envisioned higher growth rates, which would create the need for more lane miles around the city. **Sorenson** asked if growth had increased within the City. **Albers** said no. **Sorenson** asked if an expressway was being considered by the City.

**Albers** said the current plan identified arterial roadways within the City and an existing expressway on County 14<sup>th</sup> Street that connected to the Foothills. **Sorenson** said the City needed to make an effort to become more economically effective and consistent with the growth and development of the City. He asked if traffic counts were recorded on the State Route 195. **Albers** yes, but did not have them at the moment and would provide them to the Commission for the following meeting.

#### **APPLICANT / APPLICANT'S REPRESENTATIVE**

None

#### **PUBLIC COMMENTS**

**Hamel** stated that there was a five minute time limit per speaker.

**Eugene Dalbey, 1183 W. 37<sup>th</sup> Street, Yuma, AZ**, said he supported the revisions to the City's Transportation Master Plan. He said bicycles were a good alternative form of transportation to Marines that want to stay in shape, and said providing quality bike paths to the Marine Corps is the way to go.

**Koopmann** stated that many transportation issues have come before the Commission, and have recommended additional bicycle areas within the City. He felt the problem was the limited funds, and right-of-way. **Dalbey** said he understood that funds were very limited, but many of the population use bicycles as a form of transportation.

**Jeff Brand, 10447 S. Cyclone Avenue, Yuma, AZ**, said he was there on behalf of the Yuma Region Bicycle Coalition and was in support of the proposed changes to the Transportation Master Plan. He said the continuation of the bike path on 16<sup>th</sup> Street with a connection to the mall finally made the bike path a reasonable alternative route. He was in support of re-paving 32<sup>nd</sup> Street from 3E to 8E with a bike shoulder.

**Debora Rice, 3504 W. 21<sup>st</sup> Lane, Yuma, AZ**, said she supported the General Plan Amendment. She felt this City needed to incorporate bike ways in the Yuma Transportation Plan.

**Koopmann** asked staff if the canal on 32<sup>nd</sup> Street was originally designed to have a tunnel underneath, similar to the one on 16<sup>th</sup> Street. **Andrew McGarvie, Assistant City Engineer**, said no that it was designed to be over head.

**Sorenson** asked if there was anything that the City did to incorporate new plans for bicycle routes around the City. **Albers** said the City previously had staff working with traffic engineers on different portions of the Yuma Transportation Master Plan. **Sorenson** asked if the comments made during the meeting were being recorded for future reference. **Albers** said yes, that public comment received was a big component of future recommendations. **Sorenson** asked members of the public to write letters to staff to help identify improvements in the City's bicycle infrastructure.

**Hamel** stated he agreed with the public comments presented to the Commission, including the suggestion of a bike shoulder on 32<sup>nd</sup> Street.

**Commissioner Pruitt** stated that writing a letter to staff does make a difference when it came to any future development within the City.

#### **MOTION**

**Motion by Pruitt, second by Sorenson, to CLOSE Case Number GP-10924-2015. Motion carried unanimously (4-0).**

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**CUP-12222-2015:** *This is a request by Iglesia De Cristo En Yuma, Inc. for a Conditional Use Permit to allow a church in the Light Industrial (L-I) Zoning District with the following exceptions:*

- 1. Reduce the front street setback from 20' to 5' for an existing building and handicapped space;*
- 2. Reduce landscaping in the parkway and front setback from 20' to 5'. The property is located at 2255 E. Palo Verde Street, Yuma, AZ.*

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

#### **QUESTIONS FOR STAFF**

**Hamel** asked where the parking spaces would be located. **Trebilcock** said the parking spaces would be located on the side of the building. He stated the front of the building would not be adequate for parking since it was located within the right-of-way, except the handicap parking space. **Hamel** asked how many parking spaces were required. **Trebilcock** stated that the parking requirement for a church was one parking space per thirty square feet of open assembly area. Based on the information provided to staff, the church would require 18 parking spaces.

**Hamel** asked if there was a chain link fence between the front of the church and the back storage area. **Trebilcock** said yes.

**Koopmann** asked for clarification on the twelve feet of right-of-way that was requested in the staff report. **McGarvie**, stated that the assessor's map showed 42 feet of right-of-way existing, and the 12 feet that had originally been requested was no longer needed. **Koopmann** asked if the City owned the right-of-way. **McGarvie** said yes.

#### **APPLICANT / APPLICANT'S REPRESENTATIVE**

**Kevin Dahl, 1560 S. 5<sup>th</sup> Avenue, Yuma, Arizona,** was available for questions.

**Koopmann** asked if the client understood no right-of-way was being requested. **Dahl** said yes.

#### **PUBLIC COMMENT**

None

#### **MOTION**

**Motion by Sorenson, second by Koopmann, to APPROVE Case Number CUP-12222-2015, Subject to the Conditions outlined in Attachment A. Motion carried unanimously (4-0).**

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#### **INFORMATION ITEMS**

##### **Staff**

**Laurie Lineberry, Director of Community Development**, said that the Election of Officers would be held at the next Planning and Zoning Commission meeting. She said that any future Chairperson would have to have served on the Commission for two years prior to being considered for that position.

**Lineberry** introduced two new Commissioners, Kim Hamersley and Lukas Abplanalp to the Commission.

**Commission**

None

**Public**

None

**ADJOURNMENT**

The meeting was adjourned at 6:02 p.m.

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Minutes approved this 25 day of January, 2016

  
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Chairman