

**Planning and Zoning Commission Meeting Minutes
February 08, 2016**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, February 08, 2016, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present included Commissioners Lukas Abplanalp, Kim Hamersley, David Koopmann, Alan Pruitt, Richard Sorenson, and Clinton Underhill. Chairman Chris Hamel was absent.

STAFF MEMBERS present included Laurie Lineberry, Director of Community Development; Andrew McGarvie, Assistant City Engineer; Rodney Short, Assistant City Attorney; Bobette Bauermann, Principal Planner; and Stephanie Guzman, Administrative Assistant.

Vice-Chairman Underhill called the meeting to order at 4:31 p.m. and noted there was a quorum present.

ADDRESS BY MAYOR NICHOLLS

Mayor Nicholls thanked staff and the Commission for their time. He apologized for not attending more of the Planning and Zoning Commission meetings and for the lack of communication. He thanked the Planning and Zoning Commission for their service and welcomed the new members. He stated two positions were recently filled in the Commission, one being vacant and the other being occupied by someone whose term was expired. He felt he needed to clarify that there would be changes to the process when appointing terms, and also wanted to inform the members that there would be more communication.

Commissioner Sorenson thanked Mayor Nicholls for attending today's Planning and Zoning meeting.

Nicholls thanked the Commission for their service.

CONSENT CALENDAR MINUTES

January 25, 2016

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 (6-0).

PUBLIC HEARINGS

SUBD-12444-2015: *This is a request by Dahl, Robins, and Associates, Inc., on behalf of Ellington Land AZ, LLC, for approval of the Preliminary Plat for the Ellington Subdivision. This subdivision will contain 46.7 Acres and is proposed to be divided into 169 residential lots ranging in size from 6,000 square feet to 17,100 square feet. The property is located north of 12th Street between Avenue D to the west and county residences on Yavapai Lane to the east in Yuma, AZ.*

Bobette Bauermann, Principal Planner, summarized the staff report, recommending **APPROVAL.**

QUESTIONS FOR STAFF

Underhill stated he was glad to see an agreement had been reached for the Conditions of Approval.

Commissioner Koopmann asked for clarification on what the payment in-lieu of construction totaling \$80,000 would build. **Andrew McGarvie, Assistant City Engineer** said the payment in-lieu was for the construction of 12th Street and Avenue C. **Koopmann** asked if the crossing license between the Yuma County Water Users Association and the City of Yuma had been finalized. **McGarvie** said the owner spoke with the Yuma County Water Users Association, but nothing had been finalized yet. **Koopmann** asked if the Yuma County Water Users Association had any objections. **McGarvie** said no

APPLICANT / APPLICANT'S REPRESENTATIVE

Kevin Dahl, 1560 S. 5th Avenue, Yuma, AZ, was available for questions.

Underhill asked if it was the owner's idea to establish Home Owners Association (HOA). **Dahl** said yes.

Koopmann asked if there have been any elevation changes. **Dahl** said there would be some elevation but not to the top of the canal.

Sorenson asked if any substantial changes have been made to this proposal since it was last presented. **Dahl** said there has been an increase of lot size both along the west and south side.

Koopmann stated he was glad to see the project moving forward.

PUBLIC COMMENT

None

MOTION

Motion by Sorenson, second by Abplanalp, to APPROVE Case Number SUBD-12444-2015. Motion carried unanimously. (6-0)

INFORMATION ITEMS

Staff

Laurie Lineberry, Director of Community Development, informed the commission that staff member Bobette Bauermann would be taking a new position at the Yuma Crossing National Heritage Area. **Underhill** wished her luck in her new endeavor.

Commission

Underhill stated he may have a possible change of address to the County, which would require leaving the commission.

Public

None

ADJOURNMENT

The meeting was adjourned at 4:52 p.m.

Minutes approved this 26 day of March, 2016



Chairman