

**Planning and Zoning Commission Meeting Minutes**  
**October 24, 2016**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, October 24, 2016, at the City of Yuma Council Chambers, Yuma, Arizona.

**PLANNING AND ZONING COMMISSION MEMBERS** present included Chairman Chris Hamel and Commissioners David Koopmann, Kim Hamersley, Thomas Lund, and Richard Sorenson. Commissioners Lukas Abplanalp and Alan Pruitt were absent.

**STAFF MEMBERS** present included Laurie Lineberry, Director of Community Development; Andrew McGarvie, Engineering Manager; Rodney Short, Assistant City Attorney; Robert Blevins, Principal Planner, and Amelia Griffin, Administrative Assistant.

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

**Commissioner Hamersley** arrived at 4:32 p.m.

---

**Deputy Mayor Craft** read the National Community Planning Month Proclamation and presented Recognition Awards to the Commission members.

---

**CONSENT CALENDAR MINUTES**

October 10, 2016

**WITHDRAWALS BY APPLICANT**

None

**CONTINUANCES**

None

**APPROVALS**

**SUBD-12260-2015:** *This is a request by Dahl, Robins and Associates, Inc. on behalf of Fortuna de Oro, LLC, for approval of the preliminary and final plat for the Gomez Plaza Subdivision. This commercial subdivision will contain 13.89 acres and is proposed to create six lots. The property is located near the southeast corner of 16th Street and Sunridge Drive, Yuma, AZ. This case was continued from the January 25, 2016 Planning and Zoning Commission hearing.*

**MOTION**

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

---

**PUBLIC HEARINGS**

**Commissioner Koopmann** declared a conflict of interest and left the dais at 4:36 p.m.

**CUP-15322-2016:** *This is a request by the City of Yuma for a Conditional Use Permit to allow a new Public Works Fleet Services Facility in the Light Industrial (L-I) District, within 600 feet of a residential zoning district and use. The property is located at the southwest corner of 13<sup>th</sup> Street and 1<sup>st</sup> Avenue, Yuma, AZ.*

**Robert Blevins, Principal Planner**, summarized the staff report recommending **APPROVAL**.

**QUESTIONS FOR STAFF**

**Hamel** asked if the development of this facility would affect the surrounding traffic flow.

**APPLICANT / APPLICANT'S REPRESENTATIVE**

**Jason Harris, C.I.P. Manager**, stated that they anticipate closing 13<sup>th</sup> Street between 1<sup>st</sup> and 2<sup>nd</sup> Avenue while this facility was under construction.

**PUBLIC COMMENT**

None

**MOTION**

**Motion by Sorenson, second by Hamersley, to APPROVE Case Number CUP-15322-2016. Motion carried unanimously (4-0).**

**Koopmann** returned to the dais at 4:45 p.m.

---

**INFORMATION ITEMS**

**Staff**

**Rodney Short, Assistant City Attorney**, informed the Commission that the process of choosing an alternate Commissioner would be difficult. **Short** stated it would be possible for the Commission to attend meetings telephonically under certain circumstances. He added if the Commission was interested in attending telephonically, staff would propose a Text Amendment to the Zoning Code.

**Hamel** was in favor of the Text Amendment proposal. **Commissioners Sorenson and Koopmann** concurred.

**Koopmann** asked if appearing telephonically was already capable. **Laurie Lineberry, Director of Community Development**, said yes.

**Commission**

None

**Public**

None

**ADJOURNMENT**

The meeting was adjourned at 4:49 p.m.

---

Minutes approved this 14 day of November, 2016

  
\_\_\_\_\_  
Chairman