

**Planning and Zoning Commission Meeting Minutes
November 14, 2016**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, November 14, 2016, at the City of Yuma Council Chambers, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present included Chairman Chris Hamel and Commissioners Lukas Abplanalp, Kim Hamersley, Alan Pruitt, and Richard Sorenson. Commissioners David Koopmann and Thomas Lund 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 Pruitt arrived at 4:31 p.m.

CONSENT CALENDAR MINUTES

October 24, 2016

WITHDRAWALS BY APPLICANT

None

CONTINUANCES

None

APPROVALS

None

MOTION

Commissioner Abplanalp stated he would not be able to vote on the October 24, 2016 minutes.

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

PUBLIC HEARINGS

SUBD-15354-2016: *This is a request by Colvin Engineering, Inc., on behalf of Elliott Homes, for approval of the preliminary plat for the Terraces West Subdivision, proposed to be divided into 15 residential lots ranging in size from 10,193 square feet to 23,629 square feet. The property is located north of Interstate 8, west of the Terraces Two at the View Subdivision, Yuma, AZ.*

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

QUESTIONS FOR STAFF

Hamel asked if this subdivision was under a military flight path. **Blevins** said this subdivision was at the end of the arrival and departure of the military runway.

APPLICANT / APPLICANT'S REPRESENTATIVE

Craig Colvin, 605 E. Alyssa Lane, was available for questions.

PUBLIC COMMENT

Larry Mallory, 2787 S. Twilight Avenue, Yuma, AZ, expressed his concern with the development of the new residential homes within the 65-70 dB DNL noise contour. He discussed existing noise levels, the increased volumes with the new jets and the noise study for prior jets that the City relies on for existing noise contours. He clarified the importance of incorporating adequate noise attenuation into the design of home.

Laurie Lineberry, Director of Community Development, explained that this phase of the subdivision was included in the original approved design, and is allowed under state law. She stated a Determination of Compliance was in place to allow the development of 15-20 single family homes within the 65dB noise contour as intended. She added that the new units must achieve an outdoor to indoor noise level reduction of 25 decibels.

Commissioner Hamersley asked if the developer was aware of the noise level reduction requirements. Lineberry said yes.

MOTION

Motion by Sorenson, second by Abplanalp, to APPROVE Case Number SUBD-15354-2016. Motion carried unanimously (5-0).

SUBD-15356-2016: This is a request by The Jacobson Companies, on behalf of Cielo Verde Development Limited Partnership, for approval of the Preliminary Plat for Cielo Verde Unit 5 Subdivision. This subdivision will contain approximately 15.81 acres and is proposed to be divided into 47 residential lots, ranging in size from approximately 8,093 square feet to 21,689 square feet. The property is located at the southwest corner of 37th Street and Avenue 8 ½ E, Yuma, AZ.

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

QUESTIONS FOR STAFF

Commissioner Hamersley asked if there was any anticipation of adding amenities to this subdivision. Blevins said the developer was currently in the process of developing a ten acre retention basin with walking paths.

APPLICANT / APPLICANT'S REPRESENTATIVE

Bruce Jacobson, 1334 S. 5th Avenue, Yuma, AZ, stated that the City has requested a ten acre retention basin, but the plans for the retention basin have not been finalized. He wanted to address the concerns of the dust issues in the subdivision and stated they have added hay bales to mitigate the issue.

PUBLIC COMMENT

None

MOTION

Motion by Abplanalp, second by Sorenson, to APPROVE Case Number SUBD-15356-2016. Motion carried unanimously (5-0).

INFORMATION ITEMS

Staff

None

Commission

None

Public

None

ADJOURNMENT

The meeting was adjourned at 4:55 p.m.

Minutes approved this 28 day of November, 2016



Chairman