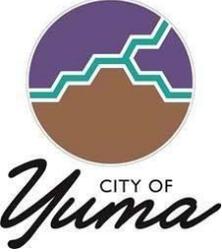


Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning & Zoning Commission of the City of Yuma and to the general public that the Planning & Zoning Commission will hold a hearing open to the public on June 22, 2020, at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.

 <p>CITY OF <i>Yuma</i></p>	<p style="text-align: center;">Agenda Planning and Zoning Commission Meeting City Hall Council Chambers <i>One City Plaza Yuma, AZ</i></p> <p style="text-align: center;">Monday, June 22, 2020, 4:30 p.m.</p>
---	--

Consistent with the March 13, 2020 Arizona Attorney General informal opinion Relating to Arizona's Open Meeting Law and COVID-19, in order to protect the public and reduce the chance of COVID-19 transmission, the meetings of the City of Yuma Planning and Zoning Commission will be conducted remotely through technological means along with limited public, in-person access, consistent with social distancing requirements.

City Hall Council Chambers will be open with limited public access.

Members of the public may view the meetings live on City Channels 73 and 72 and live-streamed on the City of Yuma website. Recordings of the meetings will be available on the City's website after the meeting. Public comment regarding any **agenda** item can be provided in written format to the Planning and Zoning Commission secretary at email address planning@yumaaz.gov no later than 15 minutes prior to the start of the scheduled meeting. Comments received timely will be read into the record when the referenced agenda item is discussed.

CALL TO ORDER

CONSENT CALENDAR – All items listed under the consent calendar will be approved by one motion. There will be no separate discussion of these items unless the Commission or a member of the audience wishes to speak about an item.

APPROVAL OF MINUTES

January 27, 2020 (3 of 4 required: *Hamel, Dammeyer, Counts, and Follmuth*)

May 11, 2020 (3 of 5 required: *Counts, Arney, Scott, Dammeyer, and Edgar*)

June 8, 2020 (3 of 4 required: *Counts, Arney, Scott, and Hamel*)

WITHDRAWALS BY APPLICANT – NONE

TIME EXTENSIONS – NONE

CONTINUANCES – NONE

APPROVALS – NONE

PUBLIC HEARINGS

1. **CUP-30198-2020:** This is a request by Arick Dombrowski and Maria Reyes for a Conditional Use Permit to allow a mortuary and crematory in the General Commercial/Airport Overlay (B-2/AD) District, for the property located at 3880 S. 4th Avenue, Yuma, Arizona.

INFORMATION ITEMS

1. STAFF
2. COMMISSION
3. **Public** – Members of the public may address the Planning and Zoning Commission on matters that are not listed on the Commission agenda. The Planning & Zoning Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Planning & Zoning Commission meetings are recorded.

ADJOURN

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, Yuma, AZ 85364; (928) 373-5125 or TTY (928) 373-5149.

Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Planning and Zoning Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

**Planning and Zoning Commission Meeting Minutes
January 27, 2020**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, January 27, 2020, at the Public Works Training Room, 155 W. 14th St., Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present included Chairman Hamel, Vice-Chairman Dammeyer and Commissioners Gregory Counts, and Jacqueline Follmuth, Commissioner Mohindra was absent. There are two vacancies.

STAFF MEMBERS present included Kenneth McCoy, Assistant City Attorney; Agustin Cruz, Senior Civil City Engineer; Alyssa Linville, Assistant Director DCD / Zoning Administrator; Robert Blevins, Principal Planner; Amelia Griffin, Assistant Planner; Jennifer Albers, Principal Planner; Charysse Casillas, Administrative Assistant; and Jessenia Juarez, Administrative Assistant.

Chairman Hamel called the meeting to order at 4:51 p.m. and noted there was a quorum present.

CONSENT CALENDAR

MINUTES – December 9, 2019

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS – None

Motion by Dammeyer, second by Counts, to APPROVE the Consent Calendar as presented. Motion carried unanimously (4-0, with 1 absent).

PUBLIC HEARINGS

GP-28531-2019: This is a request by the City of Yuma to adopt the 2020 Tree and Shade Master Plan. This policy document outlines the benefits of trees, an analysis of existing conditions, a vision for the future, and an implementation plan as it specifically relates to our community. The Plan is in accordance with the 2016 Parks & Recreation Master Plan and the City of Yuma 2012 General Plan. (Continued from January 13, 2020.)

Alyssa Linville, Assistant Director DCD / Zoning Administrator, summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

Hamel commented he was happy to see the involved groups taking ownership of such a lofty plan.

Dammeyer asked if any grants were received and if those grants were deducted from the total of the budget allocation. **Linville** said the Parks and Recreation department were actively applying for grants and had received one for \$200,000, but she was not aware if this was deducted.

APPLICANT / APPLICANT'S REPRESENTATIVE

Not Required

PUBLIC COMMENT

None

MOTION

Motion by Follmuth, second by Dammeyer to APPROVE Case Number GP-28531-2019. Motion carried unanimously (4-0, with 1 absent).

GP-27420-2019: This is a General Plan Amendment request by Core Engineering Group on behalf of the Susan Lee Battaile Trust, to change the land use designation from Medium Density Residential to Commercial for approximately 2.82 acres for property located at 7600 E. 32nd Street. (This is the second of two public hearings.) (Continued from January 13, 2019.)

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

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

MOTION

Motion by Counts, second by Dammeyer to APPROVE Case Number GP-27420-2019. Motion carried unanimously (4-0, with 1 absent).

ZONE-28098-2019: This is a request by Edais Engineering, Inc., on behalf of Riedel Construction Company, LLC, to rezone a 19.3-acre parcel from Agriculture (AG) to Low Density Residential (R-1-6), for the property located east of the southeast corner of Avenue 8½E and 40th Street. (Continued from January 13, 2020.)

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

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Najeh Edais, 3075 S. Ave. 4E, Yuma, AZ, thanked staff and was available for questions.

Hamel asked if the applicant would be extending the road.

Edais stated he had spoken with Engineering and had come to an agreement to extend the road.

PUBLIC COMMENT

None

MOTION

Motion by Dammeyer, second by Follmuth to APPROVE Case Number ZONE-28098-2019. Motion carried unanimously (4-0, with 1 absent).

ZONE-28275-2019: This is a request by Kerry A. Schimpf, on behalf of The Nelson Family Trust, 4/13/95 and Kerry & Gail Schimpf Trust, 11-19-03, and Kyle P. Nelson, to rezone approximately 14.9 acres from the General Commercial (B-2) District to the High Density Residential (R-3) District, while maintaining the existing Aesthetic Overlay (AO) District, for the properties located north of the intersection of E. 8th Street and S. Castle Dome Avenue, Yuma, AZ. (Continued from January 13, 2020.)

Alyssa Linville, Assistant Director of DCD/Zoning Administrator, summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Kerry Schimpf, 2295 Fletcher Parkway, #200, El Cajon, CA, gave a presentation on the proposed project.

Hamel expressed his satisfaction with seeing new construction and business in this portion of the City.

PUBLIC COMMENT

None

MOTION

Motion by Counts, second by Follmuth to APPROVE Case Number ZONE-28275-2019. Motion carried unanimously (4-0, with 1 absent).

INFORMATION ITEMS

Staff

Alyssa Linville, Assistant Director of DCD / Zoning Administrator, reminded the Commission their attendance is important due to the few Commissioners available.

Hamel said he was not available for the Planning and Zoning Meeting on February 10, 2020, and advised staff to make the necessary arrangements for the continuation.

Commission

None

Public

None

ADJOURNMENT

The meeting was adjourned at 5:30 p.m.

Minutes approved this _____ day of _____, 2020

Chairman

**Planning and Zoning Commission Meeting Minutes
May 11, 2020**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, May 11, 2020, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present Commissioners Gregory Counts, Lorraine Arney, Joshua Scott, Fred Dammeyer and Janice Edgar. Chairman Chris Hamel and Commissioner Barbra Beam was absent.

STAFF MEMBERS present included Kenneth McCoy, Assistant City Attorney; Rodney Short, Deputy City Attorney, attended the meeting (outside of the meeting room) to assist anyone from the public who wanted to speak on an item or who may have questions regarding an item; Alyssa Linville, Assistant Director DCD; and Charysse Casillas, Administrative Assistant.

Commissioner Dammeyer called the meeting to order at 4:39 p.m. and noted there was a quorum present.

CONSENT CALENDAR

MINUTES – January 27, 2020

April 27, 2020

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS –

Motion by Arney, second by Edgar, to APPROVE the Consent Calendar as amended with the deferral of the minutes from January 27, 2020 to a future meeting, and removing Case # SUBD-29684-2020 from Consent for further discussion. Motion carried unanimously (5-0, with 2 absent).

1. **SUBD-29684-2020**: This is a request by Jacobson Companies, Inc., on behalf of Stewart Title and Trust of Phoenix, Inc., for approval of the preliminary plat for the Cielo Verde Units 2B, 4 and 6 Subdivision. This subdivision contains approximately 40.89 acres and is proposed to be divided into 177 residential lots, ranging in size from approximately 4,513 square feet to 17,257 square feet, for the property located at the northwest corner of E. 36th Street and S. Avenue 8 1/2E, Yuma, AZ.

Alyssa Linville, Assistant Director of DCD / Zoning Administrator, summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Arney, second by Edgar, to APPROVE Case Number SUBD-29684-2020, subject to the Conditions of Approval as listed in the Staff Report. Motion carried unanimously (5-0, with 2 absent).

PUBLIC HEARINGS – None

APPEAL HEARINGS - None

INFORMATION ITEMS

Staff

None

Commission

None

Public

None

ADJOURNMENT

Dammeyer adjourned the meeting at 4:44 p.m.

Minutes approved this _____ day of _____, 2020

Chairman

**Planning and Zoning Commission Meeting Minutes
June 8, 2020**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, June 8, 2020, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present Chairman Chris Hamel, and Commissioners Gregory Counts, Lorraine Arney, Joshua Scott. Commissioners Barbara Beam, Janice Edgar and Fred Dammeyer were absent.

STAFF MEMBERS present included Kenneth McCoy, Assistant City Attorney and Alyssa Linville, Assistant Director DCD.

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

CONSENT CALENDAR

MINUTES – January 27, 2020 & May 11, 2020

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS – None

Because there was not a quorum of eligible members present to approve the minutes, there was no motion made for the Consent Calendar. Minutes will be placed on a future agenda for approval.

PUBLIC HEARINGS –

CUP-30101-2020: This is a request by Steven L Rhodes, on behalf of Jim D. Smith, for a Conditional Use Permit to allow retail in the Light Industrial/Airport Overlay (L-I/AD) District, for the property located at 639 E 39th St, Yuma, AZ.

Erika Peterson, Assistant Planner, summarized the staff report and recommended **APPROVAL.**

QUESTIONS FOR STAFF

Counts asked for clarification on how many parking spaces would be required. **Peterson** said seven spaces in total are required.

APPLICANT / APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Arney, second by Scott, to APPROVE CUP-30101-2020, subject to the Conditions of Approval in Attachment A. Motion carried unanimously (4-0, with 3 absent).

INFORMATION ITEMS

Staff

None

Commission

None

Public

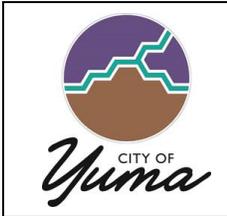
None

ADJOURNMENT

Hamel adjourned the meeting at 4:35 p.m.

Minutes approved this _____ day of _____, 2020

Chairman



STAFF REPORT TO THE PLANNING & ZONING COMMISSION
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE TYPE – CONDITIONAL USE PERMIT
CASE PLANNER: ALYSSA LINVILLE

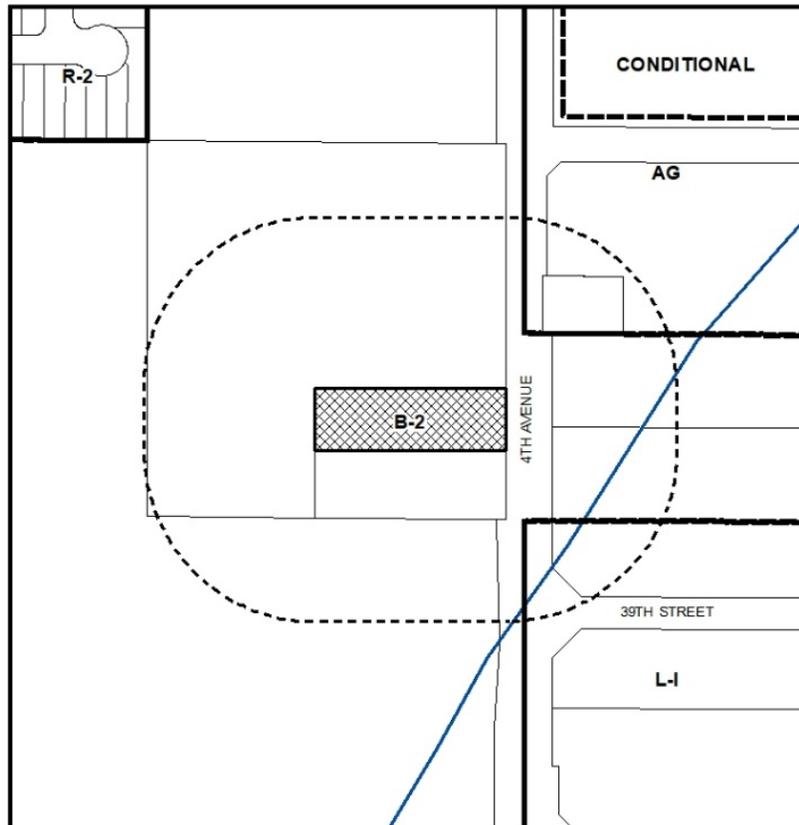
Hearing Date: June 22, 2020

Case Number: CUP-30198-2020

Project Description/Location: This is a request by Arick Dombrowski and Maria Reyes for a Conditional Use Permit to allow a mortuary and crematory in the General Commercial/Airport Overlay (B-2/AD) District, for the property located at 3880 S. 4th Avenue, Yuma, Arizona.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	General Commercial/Airport Overlay (B-2/AD)	Vacant Office	Business Park
North	General Commercial/Airport Overlay (B-2/AD)	Agriculture	Business Park
South	General Commercial/Airport Overlay (B-2/AD)	Vacant Residence	Business Park
East	General Commercial/Airport Overlay (B-2/AD)	Various Commercial Uses	Business Park
West	General Commercial/Airport Overlay (B-2/AD)	Agriculture	Business Park

Location Map:



Prior site actions: Annexation: Ord. 2588 (October 30, 1992); Rezone: Ord. O2019-012 (February 20, 2019); Subdivision: Yuma Alliance II, LLC Lot Tie/Lot Split (May 22, 2019)

Staff Recommendation: Staff recommends **APPROVAL** of the Conditional Use Permit to allow a mortuary and crematory in the General Commercial/Airport Overlay (B-2/AD) District, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** Conditional Use Permit CUP-30198-2020 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the Conditional Use Permit, the Planning and Zoning Commission is authorizing the request by Arick Dombrowski and Maria Reyes to allow a mortuary and crematory in the General Commercial/Airport Overlay (B-2/AD) District, for the property located at 3880 S. 4th Avenue, subject to the conditions outlined in Attachment A, and affirmatively finds that the seven Conditional Use Permit criteria set forth in Section 154-03.05(G)(2) of the City of Yuma Zoning Code have been met.

Staff Analysis: The subject property, located near the northwest corner of 4th Avenue and 40th Street, is approximately 37,000 square feet in size and currently features a vacant office building and accessory storage building. Historically, the property has been utilized for various medical facilities, including dental and veterinary services. The property owner is proposing to utilize the main office building for a mortuary, containing a crematorium and small chapel space. Within the General Commercial (B-2) District a conditional use permit is required for mortuary and crematory services.

Upon utilization of the site, all development standards will need to be met, including: paved parking and access, lighting, landscaping and on-site retention. The required setback for a property located within the General Commercial (B-2) District is 15 feet from any public or private street right-of-way line; this applies to structures and parking areas. It is within this setback area that adequate landscaping will need to be installed.

Based upon the proposed use, the parking requirement is as follows: one space for each 100 square feet of assembly room area, plus one employee, plus one for each car owned by such establishment. According to this requirement, five spaces will need to be provided. The site plan, seen in Attachment B, indicates that six parking spaces will be installed. The property owner has indicated that in the future, they would like to renovate the existing storage building and convert it into a larger chapel space; space for approximately 30-40 guests. The expansion of the chapel and/or worship area will need to account for the addition of adequate parking as required for by the zoning code.

Aside from the development standards required of the General Commercial (B-2) District, the property is also subject to the requirements outlined in the Airport Overlay (AD) District. Such requirements include increased sound attenuation, which can be achieved through the installation of upgraded insulation and windows.

Consideration also needs to be made in regards to operational standards for the crematorium. According to the International Property Maintenance Code (IPMC) 302.6 – Exhaust Vents, “Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.” Therefore, the property owner needs to ensure that proper measures are in place so as to ensure that the crematorium is operating effectively and not discharging smoke and/or particulates into the air.

1. What are the impacts of the proposed conditional use on neighboring properties and what conditions are being proposed to resolve those impacts?

SPECIFIC IMPACT AREA		ISSUE	CONDITION #
A.	Traffic	None	
B.	Parking	Adequate paved parking and access is required.	#1
C.	Lighting	Parking lot lighting will need to be installed.	#1
D.	Hours of Operation	None	
E.	Indoor/Outdoor Activities	None	
F.	Noise	None	
G.	Air Quality	Crematorium shall not emit smoke and/or particulates.	#3
H.	Hazardous Materials	None	
I.	Crime Prevention (CPTED)	None	
J.	Other	None	

2. Does the site plan comply with the requirements of the zoning code?

Yes. The site plan conforms to the requirements outlined within the City of Yuma Zoning Code.

3. Does the proposed use and site plan comply with Transportation Element requirements?

Yes.

FACILITY PLANS						
Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
4 th Avenue – 2-Lane Collector	40 FT H/W ROW	40 FT H/W ROW				X
Bicycle Facilities Master Plan	N/A					
YCAT Transit System	N/A					
Issues:	None					

4. Does the proposed conditional use conform to all prior City Council actions for this site?

Yes.

5. Can the P&Z Commission answer the following questions affirmatively?

(1) Is the Planning and Zoning Commission, or the City Council, authorized under the zoning code to grant the conditional use permit described in the application?

Yes. The Planning and Zoning Commission has the authority to review and approve this request per Section 154-08.04(E), which requires a Conditional Use Permit for mortuaries, crematories, funeral parlors, and columbariums.

(2) Will the establishment, maintenance, and/or operation of the requested conditional use, under the circumstances of the particular case, not be detrimental to the health, safety; peace, morals, comfort, or general welfare of persons residing, or working, in the vicinity or such proposed use, or be detrimental, or injurious, to the value of property in the vicinity, or to the general welfare of the city?

Yes. The proposed use, as described by the property owner, will not be detrimental to the health and safety, or general welfare of person residing or working in the vicinity. With proper maintenance and operational procedures, the neighboring property owners and/or businesses should not be effected by the crematorium.

(3) Are the provisions for ingress, egress, and traffic circulation, and adjacent public streets adequate to meet the needs of the requested conditional use?

Yes. The proposed parking lot design will provide adequate ingress and egress, as well as proper on-site circulation.

(4) Are the provisions for building(s) and parking facility setbacks adequate to provide a transition from, and protection to, existing and contemplated residential development?

Yes. Due to the fact that no residential development exists, and not residential development is contemplated within the vicinity, the proposed layout of the property would provide an adequate transition.

(5) Are the height and bulk of the proposed buildings, and structures, compatible with the general character of development in the vicinity of the requested conditional use?

Yes. The current bulk and height of the existing buildings are consistent with the surrounding development; the property owner has indicated that the proposed modifications to the site will not alter the size of the buildings.

(6) Have provisions been made to attenuate noise levels and provide for adequate site, and security lighting?

Yes. The site will provide the necessary means to meet requirements regarding noise level reductions and site lighting for security purposes.

(7) Has the site plan for the proposed conditional use, including, but not limited to landscaping, fencing, and screen walls and/or planting, CPTED strategies (Crime Prevention Through Environmental Design), and anti-graffiti strategies been adequately provided to achieve compatibility with adjoining areas?

Yes. The proposed use of the site includes proper screening and landscaping consistent with the Crime Prevention Through Environmental Design (CPTED) principles for visual surveillance.

Public Comments Received: None Received.

Agency Comments: See Attachment E.

Neighborhood Meeting Comments: No Meeting Required.

Discussions with Applicant/Agent: April 21, 2020; May 7, 2020; June 9, 2020

Proposed conditions delivered to applicant on: June 9, 2020

Final staff report delivered to applicant on: June 11, 2020

- Applicant agreed with all of the conditions of approval on: June 9, 2020
- Applicant did not agree with the following conditions of approval: (list #'s)
- If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.

ATTACHMENTS:

A	B	C	D	E	F
Conditions of Approval	Site Plan	Site Photos	Agency Notifications	Agency Comments	Aerial Photo

Prepared By:
Alyssa Linville,
Assistant Director of
Community Development



Date: June 11, 2020

Alyssa.Linville@yumaaz.gov (928)373-5000, ext. 3037

**ATTACHMENT A
CONDITIONS OF APPROVAL**

The following conditions of approval are roughly proportionate to the impacts associated with the conditional use and expected development on the property.

Community Development Comments: Alyssa Linville, Assistant Director, Community Development, (928) 373-5000, x 3037:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

Building Safety: Randall Crist, Interim Director of Community Development, (928) 373-5160:

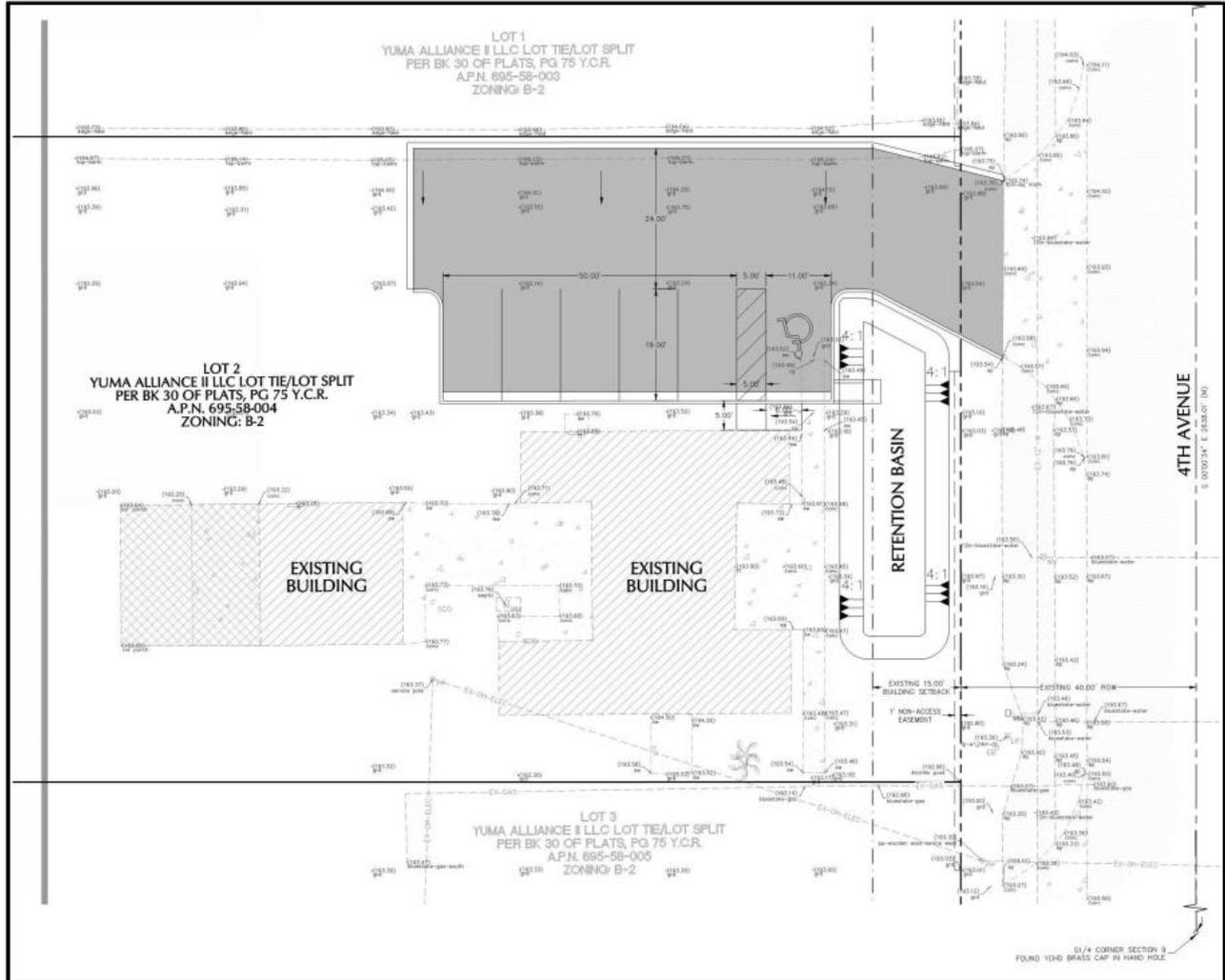
3. The owner shall assure proper protocols are in place and the crematory is properly maintained so there is not the omission of black smoke from the crematory. The adopted International Property Maintenance Code prohibits the discharge of black smoke and/or particulate wastes from a vent or chimney. (IPMC sec 302.6)

Community Planning: Alyssa Linville, Assistant Director, (928) 373-5000, ext. 3037:

4. Any substantial modification to the overall site design as represented on the site plan will require a public hearing and be subject to the approval of the Planning and Zoning Commission. A substantial modification to the site plan would include, but not necessarily be limited to, the relocation of vehicular access, the modification of storm water retention or the relocation of a building or structure.
5. The conditions listed above shall be completed within one (1) year of the effective date of the approval of the Conditional Use Permit or prior to the issuance of any Building Permit, Certificate of Occupancy or City of Yuma Business License for this property. In the event that the conditions are not completed within this time frame, the Conditional Use Permit shall be null and void.
6. In any case where a Conditional Use Permit has not been used within one year after the granting thereof, it shall be null and void.
7. Prior to the expiration date of the Conditional Use Permit, the applicant has the option to file for a one-year time extension.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

**ATTACHMENT B
SITE PLAN**



ATTACHMENT C
SITE PHOTOS



**ATTACHMENT D
AGENCY NOTIFICATIONS**

- o Legal Ad Published: The Sun (05/29/20)
- o 300' Vicinity Mailing: (05/04/20)
- o 34 Commenting/Reviewing Agencies noticed: (05/07/20)
- o Site Posted on: (06/15/20)
- o Neighborhood Meeting: (N/A)
- o Hearing Date: (06/22/20)
- o Comments due: (05/18/20)

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	Yes	05/07/2020		X	X
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	NR				
Yuma County Planning & Zoning	NR				
Yuma County Assessor	Yes	05/07/2020	X		
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	Yes	05/07/2020	X		
Yuma Irrigation District	NR				
Arizona Fish and Game	NR				
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	Yes	05/07/2020	X		
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	NR				
Building Safety	Yes	06/09/2020		X	
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	Yes	05/11/2020	X		X
Utilities	NR				
Public Works	NR				
Streets	NR				

**ATTACHMENT E
AGENCY COMMENTS**

Conditions of approval must be written in the form of a formal condition for use in staff's report. Your conditions will be used verbatim. If you also have a comment, please indicate below.

Condition(s) No Condition(s) Comment

Enter conditions here:

While the subject property is located within the 75 dB Noise Contour, the requested use is compatible with the following conditions as per FAA Order 1050-1E: Measures to achieve NLR of 25 dB must be incorporated into the design and construction of portions of these buildings where the public is received, office areas, noise sensitive areas or where the normal noise level is low. Please file an Avigation Easement recognizing noise, interference or vibrations may occur at MCAS/Yuma International Airport.

DATE: 5/8/20 NAME: Gladys Brown TITLE: Airport Director
CITY DEPT: Yuma County Airport
Authority
PHONE: (928) 726-5882
RETURN TO: Alyssa Linville
Alyssa.Linville@YumaAZ.gov

COMMENT NO COMMENT

Enter comments below:

MCAS Yuma has reviewed the case and provides the following comment. Per Marine Corps Order 11010.16, Air Installations Compatible Use Zones (AICUZ) the requested use is compatible with the following conditions: Measures to achieve Noise Level Reduction (NLR) of 25dB must be incorporated into the design and construction of portions of these buildings where the public is received, office areas, noise sensitive areas or where the normal noise level is low. Thank you for the opportunity to review and comment.

DATE: 5/11/20 NAME: Antonio TITLE: Community Liaison Specialist
Martinez
AGENCY: MCAS Yuma *A. Mantz*
PHONE: 928-269-2103
RETURN TO: Alyssa Linville
Alyssa.Linville@YumaAZ.gov

ATTACHMENT F
AERIAL PHOTO

