

**Planning and Zoning Commission Meeting Minutes  
September 10, 2018**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, September 10, 2018, at the Public Works Training Room, 155 W. 14<sup>th</sup> Place, Yuma, Arizona.

**PLANNING AND ZONING COMMISSION MEMBERS** present included Chairman Chris Hamel, and Commissioners Gregory Counts, Fred Dammeyer, and Tiffany Ott. Vice-Chairman Jones was absent. There are two vacancies.

**STAFF MEMBERS** present included Dan Symer, Assistant Director/Zoning Administrator; Rodney Short, Deputy City Attorney; Agustin Cruz, Senior Civil Engineer; Jennifer Albers, Principal Planner; Robert Blevins, Principal Planner; Alyssa Linville, 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.

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**CONSENT CALENDAR**

**MINUTES** – August 27, 2018

**WITHDRAWALS BY APPLICANT** – None

**CONTINUANCES** – None

**APPROVALS** – None

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

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**PUBLIC HEARINGS**

**CUP-22770-2018:** This is a request by Jon Matheus, on behalf of Jim D. Smith, for a Conditional Use Permit to allow an adult oriented business (adult boutique) in the Light Industrial/Airport Overlay (L-I/AD) District. for the property located at 639 E. 39<sup>th</sup> Street, Yuma, AZ.

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

**QUESTIONS FOR STAFF**

**Commissioner Counts** asked if the comments provided on the yellow sheet were additional comments that were not included in the staff report. **Blevins** said yes.

**APPLICANT / APPLICANT'S REPRESENTATIVE**

**Yvonne Evans, 2510 S. Barbara Avenue, Yuma, AZ,** was available for questions.

**PUBLIC COMMENT**

**Hamel** complimented the applicant for utilizing a vacant building.

**MOTION**

**Motion by Dammeyer, second by Ott, to APPROVE Case Number CUP-22770-2018. Motion carried unanimously (4-0).**

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**GP-22312-2018:** This is a General Plan Amendment request by Dahl, Robins & Associates on behalf of Barkley Limited Partnership, to change the land use designation from Suburban Density Residential to Low Density Residential for approximately 16.7 acres, for the property located at the northwest corner of the Avenue B½ alignment and 40<sup>th</sup> Street. *(This is the first of two public hearings.)*

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

## QUESTIONS FOR STAFF

None

## APPLICANT / APPLICANT'S REPRESENTATIVE

**Christopher Robins, 1560 S. 5<sup>th</sup> Avenue, Yuma, AZ**, explained the applicant's intent was to rezone the property to the Low Density Residential (R-1-6) District. He added R-1-6 zoning allowed 6,000 sq. ft. lots but the applicant was proposing 9,000 sq. ft. lots. **Robins** explained that the purpose of the existing RE-12 zoning was to minimize conflicts between the residential neighborhood and agricultural operations. **Robins** added that the proposed rezone request would not have a measurable impact on the surrounding agriculture activities.

**Hamel** asked for clarification on the proposed zoning for this property. **Robins** said the applicant was proposing to rezone the property to the Low Density Residential (R-1-6) District. He added that the existing zoning for the remainder of the property was R-1-6.

**Robert Barkley, 4562 W. 32<sup>nd</sup> Street, Yuma, AZ**, said he represented Barkley Limited Partnership. He explained that members of the Yuma County Planning Commission required buffers between agriculture and residential development. He added that the buffers between agriculture and residential made it difficult to build an efficient and affordable home, and also made it difficult for the homeowners to maintain the property. **Barkley** said the developer would like to develop affordable high-quality homes.

## PUBLIC COMMENT

None

## MOTION

**Motion by Ott, to CLOSE Case Number GP-22312-2018. Motion carried unanimously (4-0).**

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**GP-22258-2018:** This is a Major General Plan Amendment request by Dahl, Robins & Associates on behalf of Avenue 6E Land LLC, to change the land use designation from Rural Density Residential to Low Density Residential for approximately 15.4 acres for properties located at the northeast corner of Avenue 5½E and 48th Street. (This is the first of two public hearings.)

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

## QUESTIONS FOR STAFF

None

## APPLICANT / APPLICANT'S REPRESENTATIVE

None

## PUBLIC COMMENT

**Sandy Jones, 5359 E. Hamlin Place, Yuma, AZ**, stated she recently purchased her property and was unaware of this request. She added that the proposed residential homes should have two acre parcels. **Jones** asked the Commission to consider the surrounding neighbors that would be impacted by this request.

## MOTION

**Motion by Dammeyer, second by Counts, to CLOSE Case Number GP-22258-2018. Motion carried (3-1) with Commissioner Ott voting nay.**

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**GP-22376-2018:** This is a Major General Plan Amendment request by Colvin Engineering, Inc. on behalf of Elliot Construction, Inc., to change the land use designation from Commercial to Low Density Residential for approximately 4.87 acres, for the property located at the southeast corner of S. Araby Road and E. 32<sup>nd</sup> Street. (This is the first of two public hearings.)

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

**QUESTIONS FOR STAFF**

None

**APPLICANT / APPLICANT'S REPRESENTATIVE**

**Craig Colvin, 6105 E. Alyssa Lane, Yuma, AZ**, explained this property was subdivided in 2008 and has not been developed. He stated there were access issues with the property. **Colvin** added that the applicant would like to continue developing single family homes.

**PUBLIC COMMENT**

None

**MOTION**

**Motion by Counts, second by Dammeyer, to APPROVE Case Number GP-22376-2018. Motion carried unanimously (4-0).**

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**GP-22574-2018:** This is a Major General Plan Amendment request by Thomas J. Pancrazi on behalf of Vista Farms LLC, to change the land use designation from Commercial, Mixed Use and Medium Density Residential to Low Density Residential for approximately 69.25 acres for a property located at the southwest corner of Araby Road and 32<sup>nd</sup> Street. (*This is the first of two public hearings.*)

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

**QUESTIONS FOR STAFF**

**Hamel** asked if this property would have access to State Route 195. **Albers** said no and stated there would be access to this property to the west on 34<sup>th</sup> Street.

**APPLICANT / APPLICANT'S REPRESENTATIVE**

**Tom Pancrazi, 350 W. 16<sup>th</sup> Street, Suite 332, Yuma, AZ**, explained that the uses permitted in Mixed Use zoning did not make economic sense. He added that there was a demand for Low Density Residential.

**PUBLIC COMMENT**

None

**MOTION**

**Motion by Ott, second by Counts, to APPROVE Case Number GP-22574-2018. Motion carried unanimously (4-0).**

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**INFORMATION ITEMS**

**Staff**

None

**Commission**

None

**Public**


None

**ADJOURNMENT**

The meeting was adjourned at 5:07 p.m.

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Minutes approved this 24 day of September, 2018

  
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Chairman