

Planning and Zoning Commission Meeting Minutes
April 8, 2019

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, April 8, 2019, at the City of Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present included Chairman Chris Hamel, and Commissioners Fred Dammeyer, Vinod Mohindra, and Tiffany Ott. Commissioners Shara Merten, and Gregory Counts were absent. There is one vacancy.

STAFF MEMBERS present included Laurie Lineberry, Director of Community Development; Scott McCoy, Assistant City Attorney; Agustin Cruz, Senior Civil Engineer, Alyssa Linville, Principal Planner, Richard Munguia, Associate 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.

CONSENT CALENDAR

MINUTES – March 25, 2019

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS – None

Motion by Ott, second by Mohindra, to APPROVE the Consent Calendar as presented. Motion carried unanimously (4-0).

PUBLIC HEARINGS

SUBD-24366-2019: This is a request by Dahl, Robins and Associates, on behalf of The Nelson Family Trust, 4/13/95 and Kerry & Gail Schimpf Trust, 11/19/03, for approval of the final plat for The Fields at Castle Dome Subdivision. This commercial subdivision will contain 25 acres and is proposed to create seven lots ranging size from 1.22 acres to 8 acres. The property is located north of the intersection of E. 8th Street and S. Castle Dome Avenue, Yuma, AZ. (*Continued from January 28, 2019*)

Alyssa Linville, Principal Planner, summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Kerry Schimpf, 6363 Greenwich Dr, San Diego, CA, gave an overview of the property. He said there was a need for a market-rate apartment complex in Yuma. **Schimpf** added there has not been a market-rate apartment complex constructed in over thirty years. He said the current rents were not high enough to support a new project. **Schimpf** explained that they would be splitting the property into three major components – hospitality, retail, and multi-family components. **Schimpf** explained they would go through the rezone process for the high density portion of the property. **Schimpf** added that they have been working with the City attorney's office to put together a development agreement.

Hamel asked for clarification on access to the property. **Schimpf** explained that there would be right-in and right-out access to this property.

Hamel complimented the applicant on this proposal.

PUBLIC COMMENT

None

MOTION

Motion by Dammeyer, second by Mohindra, to APPROVE Case Number SUBD-24366-2018. Motion carried unanimously (4-0, with 2 absent and 1 vacancy).

CUP-24997-2019: This is a request by Steven Garnica, on behalf of MBA Investment of AZ, LLC, for a Conditional Use Permit to allow a gymnasium/health studio, in the Light Industrial/Airport Overlay (L-I/AD) District, for the property located at 3905 S 4th Avenue, Yuma, AZ.

Richard Munguia, Associate Planner, summarized the staff report, recommending APPROVAL.

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT’S REPRESENTATIVE

Steven Garnica, 1219 E. 21st Street, Suite D, Yuma, AZ, said they were expanding the business and relocating to this property. He added that there was a need for an accessible fitness facility in the community.

Hamel complimented the applicant for repurposing a vacant building.

PUBLIC COMMENT

None

MOTION

Motion by Mohindra, second by Ott, to APPROVE Case Number CUP-24997-2019. Motion carried unanimously (4-0, with 2 absent and 1 vacancy).

CUP-25030-2019: This is a request by Martin Guzman, on behalf of Francisco and Irene Guzman, for a Conditional Use Permit to allow multiple mobile food vendors on one commercial property in the General Commercial/Aesthetic Overlay (B-2/AO) District, for the property located at 1744 S. Pacific Avenue, Yuma, Arizona.

Alyssa Linville, Principal Planner, said the applicant’s attorney has requested to continue this case to April 22, 2019.

APPLICANT / APPLICANT’S REPRESENTATIVE

None

PUBLIC COMMENT

None

MOTION

Motion by Dammeyer, second by Ott, to CONTINUE Case Number CUP-25030-2019 to April 22, 2019. Motion carried unanimously (4-0, with 2 absent and 1 vacancy).

ZONE-24725-2019: This is a request by The City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Section 01.07 to add definitions related to company housing, and to add Title 15, Chapter 154, Section 15.18 to provide regulations regarding company housing.

Hamel said the City has requested to continue this case to April 22, 2019.

INFORMATION ITEMS

Staff

None

Commission

Mohindra asked if the City had regulations for Airbnb operations. **Lineberry** explained there were regulations for Bed & Breakfast operations. She added that state legislature has restricted cities from interfering with Airbnb operations. **Lineberry** added that company housing was not the same.

Public

None

ADJOURNMENT

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

Minutes approved this 10th day of June, 2019


Chairman