Planning and Zoning Commission Meeting Minutes
September 9, 2019

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, September 9, 2019, at the City of Yuma, Public Works Training Room, 155 W. 14th Street, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present included Chairman Hamel, and Commissioners Gregory Counts, Vinod Mohindra and Tiffany Ott. Commissioners Fred Dammeyer and Shara Whitehead were absent.

STAFF MEMBERS present included Laurie Lineberry, Director of Community Development; Rodney Short Deputy City Attorney; Agustin Cruz, Senior Civil City Engineer, Alyssa Linville, Assistant Director DCD / Zoning Administrator, Jennifer Albers, Principal Planner; and Amelia Griffin, Administrative Assistant.

Chairman Hamel called the meeting to order at 4:35 p.m. and noted there was a quorum present.

CONSENT CALENDAR

MINUTES – August 26, 2019

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS – None

Motion by Mohindra, second by Counts, to APPROVE the Consent Calendar as presented. Motion carried unanimously (4-0 with 2 absent).

PUBLIC HEARINGS

GP-26567-2019: This is a Major General Plan Amendment request by Dahl, Robins and Associates on behalf of the Brian L. Hall Living Trust and the Michael T. Hall Living Trust, to change the land use designations of Low Density Residential, Commercial, Public/Quasi-Public and Resort, Recreation and Open Space to Low Density Residential, Medium Density Residential and Public/Quasi-Public for approximately 315 acres for properties located at the northeast corner, southeast corner and southwest corner of Avenue 7E and 44th St. (*This is the first of two public hearings.*)

Jennifer Albers, Principal Planner, summarized the staff report.

QUESTIONS FOR STAFF
None

PUBLIC COMMENT
Todd Tandarich, 7574 E. 42nd Place, Yuma, AZ, asked for clarification on the proposed parks.

Albers explained that the applicant intends to provide three separate 5-acre retention basins.

Kevin Dahl, 1560 S. 5th Avenue, Yuma, AZ, said it was most efficient to locate the basins in the center of each development.

Emmanuel Lopez, 7585 E. 40th Road, Yuma, AZ, said he did not receive information on the proposed change. **Lopez** asked if this proposal would affect his property value.

Albers explained at the initial stage notices are mailed to the surrounding property owners about the case itself. **Albers** said the staff report analysis was not developed until the Planning and Zoning Commission meeting. **Albers** added this request would be an increase of approximately 235 dwelling units from the current designation. **Albers** noted that a copy of the staff report was available.

Albers said the Yuma County Assessor's office could provide information regarding property values.

MOTION
Motion by Counts second by Mohindra to CLOSE Case Number GP-26567-2019. Motion carried unanimously (4-0, with 2 absent).

ZONE-26788-2019: This is a request by Elizabeth Valenzuela, on behalf of Yuma Elementary School District No. 1, rezone approximately 10.7 acres from the Agriculture/Conditional Low Density Residential (AG/Cond. R-1-8) District to the Low Density Residential/Public Overlay (R-1-8/P), for the property located at the southeast corner of 45th Place and Bennie Avenue.

Rodney Short, Deputy City Attorney, informed the Commission that the applicant was not in attendance and requested to continue the case to the next scheduled Planning and Zoning meeting.

MOTION
Motion by Counts, second by Mohindra, to CONTINUE Case Number ZONE-26788-2019 to September 23, 2019. Motion carried unanimously (4-0, with 2 absent).

INFORMATION ITEMS
Staff
Laurie Lineberry, Director of Community Development, said City Council appointed Jacqueline Follmuth to the Planning and Zoning Commission.

Commission
None

Public
None

ADJOURNMENT
The meeting was adjourned at 4:47 p.m.

Minutes approved this 28 day of October, 2019

Chairman