

**Planning and Zoning Commission Meeting Minutes**  
**April 22, 2019**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, April 22, 2019, at the City of Council Chambers, One City Plaza, Yuma, Arizona.

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

**STAFF MEMBERS** present included Laurie Lineberry, Director of Community Development; Rodney Short, Deputy City Attorney; Agustin Cruz, Senior Civil Engineer, Robert Blevins, Principal Planner; Alyssa Linville, Principal Planner, Richard Munguia, Associate Planner, and Amelia Griffin, Administrative Assistant.

**Chairman Hamel** called the meeting to order at 4:32 p.m. and noted there was a quorum present.

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**CONSENT CALENDAR**

**MINUTES** – April 8, 2019

**WITHDRAWALS BY APPLICANT** – None

**CONTINUANCES** –

1. **ZONE-25138-2019**: This is a request by Barry Oisen, on behalf of Elias Z. Guijarro & Frank Ramirez, to rezone approximately 5.34 acres from the Agriculture (AG) District to the Light Industrial (L-I) District, while maintaining the existing Airport Overlay (AD) District, for properties located at the northwest corner of 32nd Street and Avenue 5E, Yuma, AZ. (Continued to June 10, 2019)
2. **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. (*Continued from April 8, 2019.*) (Continued to June 10, 2019)

**APPROVALS** –

1. **SUBD-25166-2019**: This is a request by Dahl, Robins, and Associates, Inc., on behalf of Yucca Land Company, LLC, for approval of the preliminary plat for the Desert Sands Subdivision Unit 1, proposed to be divided into 132 residential lots ranging in size from 5,100 square feet to 12,019 square feet. The property is located at the southwest corner of E. 44th Street and S. Avenue 8E, Yuma, AZ.
2. **SUBD-25158-2019**: This is a request by Dahl, Robins & Associates, Inc., on behalf of Barkley Limited Partnership, for approval of the final plat for the Livingston Ranch Unit No. 2 Subdivision. This subdivision will contain approximately 32.58 acres, and is proposed to be divided into 99 residential lots, ranging in size from 7,364 square feet to 14,683 square feet. The property is located at the northwest corner of 40th Street and Avenue B ½ Yuma, AZ.

**Motion by Counts, second by Merten, to APPROVE the Continuances and Approvals section of the Consent Calendar. The minutes of April 8, 2019 were deferred to the next scheduled meeting. Motion carried unanimously (4-0).**

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**PUBLIC HEARINGS**

**CUP-25173-2019**: This is a request by Dahl, Robins, & Associates, Inc., on behalf of Leonard R. Sanchez, for a Conditional Use Permit to allow a catalytic converter recycling operation on a 1.13 acre parcel in the Heavy Industrial/ Airport Overlay (H-I/AD) District, for the property located at 2920 S. Kish Avenue, Yuma, AZ.

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

#### **QUESTIONS FOR STAFF**

**Hamel** asked if the applicant was required to notify the Fire Department of any hazardous materials. **Blevins** said yes and explained the applicant would need to provide a hazardous materials inventory statement at the time the building permits were submitted.

**Mohindra** asked if the applicant was required to report the hazardous materials annually.

#### **APPLICANT / APPLICANT'S REPRESENTATIVE**

**Andrew Shunk, 9569 Red Diamond Drive, Lakeside, CA**, explained the Environmental Protection Agency has established three different generator categories. He said they qualified as a small quantity generator and they were not required to report the materials annually. **Shunk** said they were required to maintain four years of records.

#### **PUBLIC COMMENT**

None

#### **MOTION**

**Motion by Counts, second by Mohindra, to APPROVE Case Number CUP-25173-2019. Motion carried unanimously (4-0, with 2 absent and 1 vacancy).**

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**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. (Continued from April 8, 2019.)

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

#### **QUESTIONS FOR STAFF**

**Hamel** thanked staff for the presentation.

**Hamel** asked if there would be an on-site manager on the property. **Linville** explained that when this proposal was presented to the users there was an on-site manager requirement. The users expressed concern with the requirement and it was removed from the ordinance. She added that all company housing complexes were required to have property manager contact information posted on-site.

**Mohindra** asked if an on-site manager would be required on large complexes. **Linville** said it was not written in the code but they typically had an on-site manager on the property. **Linville** added that the users didn't feel it was necessary to add that as an additional requirement within the ordinance. **Mohindra** expressed his concern and said an on-site manager should be required for the large complexes.

**Short** said this proposal was analyzed as a corporate endeavor and not a housing endeavor. He explained that often times the apartment manager was also the employee manager and resided on the property. **Short** added that the Planning Commission could amend this proposal.

**Hamel** said he understood the concerns.

**Short** explained the stakeholders were most comfortable with this proposal. **Short** said the Planning Commission could make a comment that would be noted in the minutes and have Mayor and Council echo the concerns. **Lineberry** suggested making the motion with the action in it.

**Mohindra** suggested adding a requirement for an on-site manager for large complexes.

## PUBLIC COMMENT

None

**Hamel** said staff has done a great job addressing the residential requirements with this proposal so that both residential and corporate housing can go into the same area without changing the characteristic of the neighborhood.

**Hamel** said he understood Commissioner Mohindra's concerns.

**Hamel** asked for clarification on the maximum occupancy for large complexes. **Linville** said the occupancy for the large complexes was determined by the International Property Maintenance Code.

## MOTION

**Motion by Mohindra, second by Merten, to APPROVE Case Number ZONE-24725-2019, with the caveat that a new construction company housing complex (large) or a new company housing complex conversion (large) housing twenty-five or more workers have a crew chief or supervisor present in the complex. Motion carried unanimously (4-0, with 2 absent and 1 vacancy).**

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## INFORMATION ITEMS

### Staff

None

### Commission

**Mohindra** asked if there was a planning process for motels that were converted into assisted living. **Lineberry** said it was a permitted use. She explained they were required to have a Pre-Development Meeting and go through building permits. **Lineberry** added that the other major conversion type was motor hotels converting to company housing. She said Fourth Avenue was a great location because the residents are within walking distance to stores. **Mohindra** noted that the hotels were being converted to a different use. **Lineberry** stated there have been additional hotels constructed in the City that more than make up for units lost to assisted living.

**Hamel** said he has served on the Commission for many years. He said the Commission liked to see successful local residents and businesses. He added staff collectively continues to work through issues. **Hamel** thanked staff for their work.

### Public

None

## ADJOURNMENT

The meeting was adjourned at 5:15 p.m.

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Minutes approved this 10th day of June, 2019

  
Chairman