

**Planning and Zoning Commission Meeting Minutes
February 24, 2020**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, February 24, 2020, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present included Chairman Hamel, and Commissioners Gregory Counts, Barbara Hengl, Lorraine Arney. Vice-Chairman Dammeyer was absent. There are two vacancies.

STAFF MEMBERS present included Kenneth McCoy, Assistant City Attorney; Agustin Cruz, Senior Civil Engineer; Alyssa Linville, Assistant Director DCD / Zoning Administrator; Robert Blevins, Principal Planner; Richard Munguia, Senior Planner; Jennifer Albers, Principal Planner; Cheri Skinner, Associate Planner; and Charysse Casillas, Administrative Assistant.

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

ELECTION OF OFFICERS

Commissioner Counts nominated Chris Hamel as Chairman, second by **Commissioner Hengl**.
Motion carried unanimously (4-0) with Chris Hamel as Chairman.

Commissioner Hamel nominated Fred Dammeyer as Vice-Chairman, second by **Commissioner Counts**.
Motion carried unanimously (4-0) with Fred Dammeyer as Vice-Chairman.

CONSENT CALENDAR

MINUTES – January 27, 2020

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS –

1. **SUBD-28737-2019:** This is a request by Vega and Vega Engineering, on behalf of Proxima Centauri Development, LLC, for approval of the final plat for the Autumn Valley Subdivision, proposed to be divided into 22 residential lots ranging in size from 6,000 square feet to 11,559 square feet. The property is located at the southeast corner of 16th Street and 44th Avenue, Yuma, AZ. *(Continued from February 10, 2020.)*
2. **ZONE-28855-2019:** This is a request by Land Development Consultants, LLC., on behalf of Circle K Stores, Inc., to rezone a 2.28-acre parcel from Agriculture (AG) to General Commercial (B-2), for the property located at 6544 E. 32nd Street. *(Continued from February 10, 2020.)*

Motion by Counts, second by Hengl, to APPROVE the Approvals section of the Consent Calendar. The minutes of January 27, 2020 were deferred to the next scheduled meeting. Motion carried unanimously (4-0, with 1 absent).

PUBLIC HEARINGS

GP-28299-2019: This is a General Plan Amendment request by Shelley Anderson on behalf of the Anderson E W & Elizabeth Trust 4/2/76, to change the land use designation from Low Density Residential to High Density Residential for approximately 1.54 acres, for the properties located between 8th Place, 9th Street, 14th Avenue and Arena Drive. *(Continued from February 10, 2020.)*

Jennifer Albers, Principal Planner, summarized the staff report.

QUESTIONS FOR STAFF

Hengl asked about the number of units or square footage of units to be constructed on the property. **Albers** said the applicant had intended to sell the property for future development with the maximum number of units being twenty-eight.

Arney inquired about the increased traffic in the area. **Albers** said the case was being presented for the General Plan Amendment which did not include a building design or site plan lay out. **Albers** continued to say the hearing was for density only and the local roads in the area already exceeded the City’s minimum requirements.

APPLICANT / APPLICANT’S REPRESENTATIVE

Shelley Anderson, 1000 S. 5th Avenue, Yuma, AZ, was available for questions.

Hamel asked if the applicant was the property owner and if he would be the builder if the rezone was approved. **Anderson** advised he was not the owner and confirmed he would not be in charge of the construction.

PUBLIC COMMENT

Christie Staneart, 965 S. Teri Drive, Yuma, AZ, expressed her concerns about the potential for increased traffic and increased criminal activity. **Staneart** also commented on the lack of communication mailed to the residents whom do not primarily speak English, as they were not properly informed of the General Plan Amendment.

Jaime Hernandez, 1440 W. 9th Place, Yuma, AZ, said his concern was related to increased traffic and preferred the construction of single family homes on the lots.

Mary Evitch, 1369 W. 9th Street, Yuma, AZ, voiced concerns about an increase in traffic flow causing more vehicular and or pedestrian accidents, and improper usage of traffic signals in the area.

Karina Hernandez, 1550 W. Vicky Lane, Yuma, AZ, stated she did not receive notice of the rezone. She also questioned why single family homes were not proposed as the apartment complexes in the area had experienced issues retaining residents.

MOTION

Motion by Counts, second by Arney to CLOSE Case Number GP-28299-2019. Motion carried unanimously (4-0, with 1 absent).

SUBD-28854-2019: This is a request by Dahl, Robins & Associates, Inc., on behalf of Christopher George Merziotis Trust, for approval of the final plat for the Spirit Park Subdivision. This subdivision will contain approximately 19.31 acres, and is proposed to be divided into 13 industrial lots, ranging in size from 44,907 square feet to 116,023 square feet. The property is located at the southeast corner of Avenue 3E and the 38th Street alignment, Yuma, AZ. *(Continued from February 10, 2020.)*

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

Motion by Counts, second by Hengl to APPROVE Case Number SUBD-28854-2019. Motion carried unanimously (4-0, with 1 absent).

CUP-28856-2019: This is a request by Katherine Nickle, on behalf of Javier and Maria Almeida, for a Conditional Use Permit to allow a skin care salon and construction office in the Light Industrial/Airport Overlay (L-I/AD) District. The property is located at 2580 S. 24th Street, Suite B and C, Yuma, AZ. (Continued from February 10, 2020.)

Cheri Skinner, Associate Planner, summarized the staff report, recommending APPROVAL.

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

MOTION

Motion by Hengl, second by Arney to APPROVE Case Number CUP-28856-2019. Motion carried unanimously (4-0, with 1 absent).

INFORMATION ITEMS

Staff

Linville, commented there were two vacancies on the board that required to be filled.

Commission

None

Public

None

ADJOURNMENT

The meeting was adjourned at 5:04 p.m.

Minutes approved this 27 day of April, 2020



Chairman