

**Planning and Zoning Commission Meeting Minutes
September 24, 2018**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, September 24, 2018, at the City of Yuma Council Chambers, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present included Chairman Chris Hamel, and Commissioners Gregory Counts, Fred Dammeyer, Tyrone Jones, Vinod Mohindra. Commissioner Tiffany Ott was absent. There is one vacancy.

STAFF MEMBERS present included Dan Symer, Assistant Director/Zoning Administrator; Joseph Estes, Assistant City Attorney; Andrew McGarvie, Engineering Manager; Jennifer Albers, Principal Planner; Robert Blevins, Principal Planner; Chad Brown, Assistant 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.

Hamel introduced P&Z Commissioner Vinod Mohindra.

CONSENT CALENDAR

MINUTES – September 10, 2018

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS – None

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

PUBLIC HEARINGS

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 40th Street. *(This is the second 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. 5th Avenue, Yuma, AZ, said rezoning this property to the Low Density Residential District would not have a measurable impact on the surrounding agriculture activities.

PUBLIC COMMENT

None

MOTION

Motion by Counts, second by Jones, to APPROVE Case Number GP-22312-2018. Motion carried unanimously (5-0).

SUBD-22789-2018: This is a request by Dahl, Robins and Associates, on behalf of Yuma Valley Land Company LLC, for approval of the final plat for Park West Unit #5 Subdivision. This subdivision contains approximately 26.11 acres and is proposed to be divided into 99 residential lots, ranging in size from approximately 6,150 square feet to 16,619 square feet, for the property located at the northeast corner of 43rd Trail and 28th Street, Yuma, AZ.

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

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Kevin Dahl, 1560 S. 5th Avenue, Yuma, AZ, said the applicant would like to remove Condition of Approval #6.

Commissioner Jones asked for clarification on what was approved for Unit #4. **Dahl** said the same Condition was approved for Unit #4. **Dahl** added that the Condition was a duplication and applied to Unit #4 and not Unit #5.

Hamel asked for clarification on why Condition #6 was added to Unit #5. **Blevins** explained that the Condition was added for consistency and clarified the importance of completing 28th Street. He added that the Conditions approved for Unit #4 did not apply to Unit #5.

Commissioner Mohindra said Condition #6 was a reiteration and would not be a burden on the developer.

PUBLIC COMMENT

None

MOTION

Motion by Jones, second by Counts, to APPROVE Case Number SUBD-22789-2018, removing Condition of Approval #6. Motion carried unanimously (5-0).

ZONE-22906-2018: This is a request by Vega & Vega Engineering, PLC, on behalf of West Coast Lodging, LLC, to rezone approximately 5.75 acres from the General Commercial (B-2) and Light Industrial (L-I) Districts to the General Commercial/Aesthetic Overlay (B-2/AO) District, for properties located at the southwest corner of the 16th Street and Arizona Avenue, Yuma, AZ.

Chad Brown, Assistant Planner, summarized the staff report recommending **APPROVAL.**

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Vianey Vega, 1846 S. 8th Avenue, Yuma, AZ, explained that the applicant would like to construct a new restaurant and self-storage units on the property. He added that the uses were not permitted in the Light Industrial (L-I) District.

Hamel asked if the trailer parking on the northern portion of the property would remain. **Vega** said the existing trailer parking would be removed. He added the existing parking on the property met the minimum parking requirements.

Jones asked for clarification on where the proposed restaurant would be located. **Vega** said the northern portion of the property.

Jones asked if the Aesthetic Overlay extended to the east past Maple Avenue on 16th Street. **Brown** said yes.

PUBLIC COMMENT

None

MOTION

Motion by Jones, second by Mohindra, to **APPROVE** Case Number ZONE-22906-2018. Motion carried unanimously (5-0).

INFORMATION ITEMS

Staff

Dan Symer, Assistant Director, welcomed Planning Commissioner, Vinod Mohindra.

Commission

None

Public

None

ADJOURNMENT

The meeting was adjourned at 4:58 p.m.

Minutes approved this 8 day of October, 2018



Chairman