

**Planning and Zoning Commission Meeting Minutes**  
**October 28, 2019**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, October 28, 2019, at the City Hall Council Chambers, One City Plaza, Yuma, Arizona.

**PLANNING AND ZONING COMMISSION MEMBERS** present included Chairman Hamel, and Commissioners Gregory Counts, Jacqueline Follmuth, Tiffany Ott, and Vinod Mohindra. Vice-Chairman Dammeyer and Commissioner Whitehead were absent.

**STAFF MEMBERS** present included Laurie Lineberry, Director of Community Development; Richard Files, City Attorney; Agustin Cruz, Senior Civil City Engineer, Alyssa Linville, Assistant Director DCD / Zoning Administrator, Robert Blevins, Principal Planner, Chad Brown, Associate Planner, Amelia Griffin, Assistant 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.

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**CONSENT CALENDAR**

**MINUTES** – September 9, 2019 & October 14, 2019

**WITHDRAWALS BY APPLICANT –**

1. **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.

**CONTINUANCES** – None

**APPROVALS** – None

**Motion by Counts, second by Mohindra, to APPROVE the Consent Calendar as presented. Motion carried unanimously (5-0, with 2 absent).**

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**PUBLIC HEARINGS**

**CUP-27502-2019:** This is a request by GL Thomas Investments, LLC, for a Conditional Use Permit for an office and job training facility in the Light Industrial/Airport Overlay (L-I/AD) District, on the property located at 4457 E. Gila Ridge Road, Yuma, AZ.

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

**QUESTIONS FOR STAFF**

**Hamel** asked if the parking on this property was primarily for employees. **Brown** said yes.

**APPLICANT / APPLICANT'S REPRESENTATIVE**

**G. L. Thomas, 758 Country Club Lane, Yuma, AZ,** explained that there were typically no more than six vehicles parked on this property.

**PUBLIC COMMENT**

None

**MOTION**

**Motion by Ott, second by Mohindra to APPROVE Case Number CUP-27502-2019. Motion carried unanimously (5-0, with 2 absent).**

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**CUP-27617-2019:** This is a request by Kimberly Raden, on behalf of Southgate Mall, LLC, for a Conditional Use Permit to allow a drive-through for Dutch Brothers Coffee, on a 34,616 square foot parcel in the General Commercial (B-2) District, for the property located at the southwest corner of S. 4th Avenue and Catalina Drive, Yuma, AZ.

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

**QUESTIONS FOR STAFF**

None

**APPLICANT / APPLICANT'S REPRESENTATIVE**

**Christopher Robins, 1560 S. 5<sup>th</sup> Avenue, Yuma, AZ,** was available for questions.

**PUBLIC COMMENT**

**Hamel** said it was good to see applicants repurposing vacant properties.

**MOTION**

**Motion by Counts, second by Follmuth to APPROVE Case Number CUP-27617-2019. Motion carried unanimously (5-0, with 2 absent).**

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**ZONE-27555-2019:** This is a request by Dahl, Robins and Associates, Inc., on behalf of the Brian L. Hall Living Trust and the Michael T. Hall Living Trust, to rezone approximately 455.88 acres from the Agriculture (AG) District to the Low Density Residential (R-1-6) District, the Medium Density Single-Family Residential (R-2-5) District, and the General Commercial (B-2) District, for the properties located at the northeast corner, southeast corner, and southwest corner of Avenue 7E and 44th Street, Yuma, AZ.

**Alyssa Linville, Assistant Director DCD / Zoning Administrator,** summarized the staff report, recommending **APPROVAL**.

**QUESTIONS FOR STAFF**

None

**APPLICANT / APPLICANT'S REPRESENTATIVE**

**John Weil, 3064 S. Avenue B, Yuma, AZ,** said this request was pursuant to a Settlement Agreement. **Weil** explained his understanding of the development agreement to the Commission. **Weil** said there were neighbor concerns about an increase in density and explained that it would be minimal. **Weil** said this proposal would be similar to the surrounding Hall developments. **Weil** added the potential residential development was limited to five dwellings per acre.

**Commissioner Mohindra** asked for clarification on where the proposed park would be located. **Weil** said an exact location has not been identified. **Weil** explained the park would be used as a retention basin and the discussion was ongoing.

**Commissioner Ott** asked if this property was currently utilized for agriculture purposes. **Weil** said it was currently being farmed and explained there were irrigation ditch failures. **Weil** said it was gradually in the process of being put back into agriculture production.

**PUBLIC COMMENT**

None

**MOTION**

**Motion by Counts, to APPROVE Case Number ZONE-27555-2019. Motion carried unanimously (5-0, with 2 absent).**

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**INFORMATION ITEMS**

**Staff**

**Laurie Lineberry, Director of Community Development**, informed the Commission the next Planning and Zoning Commission meeting was Monday, November 25, 2019.

**Commission**

**Commissioner Mohindra**, informed the Commission he was going on vacation and returning in February.

**Public**

None

**ADJOURNMENT**

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

Minutes approved this 9 day of December, 2019

  
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Chairman