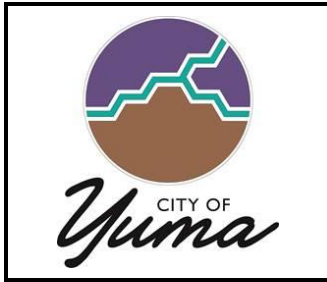


Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning & Zoning Commission of the City of Yuma and to the general public that the Planning & Zoning Commission will hold a hearing open to the public on April 22, 2019, at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.



Summary

Planning and Zoning Commission Meeting

City Hall Council Chambers
One City Plaza

Monday, April 22, 2019, 4:30 p.m.

CALL TO ORDER **4:32 PM**

CONSENT CALENDAR — All items listed under the consent calendar will be approved by one motion. There will be no separate discussion of these items unless the Commission or a member of the audience wishes to speak about an item.

APPROVAL OF MINUTES

April 8, 2019 (3 of 4 required: *Hamel, Dammeyer, Mohindra, Ott*)

WITHDRAWALS BY APPLICANT

None

TIME EXTENSIONS

None

CONTINUANCES

1. **ZONE-25138-2019:** This is a request by Barry Olsen, 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.
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.*)

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.

A motion was made 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. The motion carried by the following vote:

Aye: 4 – Chairman Hamel, Commissioner Counts, Commissioner Merten, and Commissioner Mohindra

Absent: Commissioner Dammeyer and Commissioner Ott

PUBLIC HEARINGS – The Planning & Zoning Commission will be considering a vote or action on the following cases. Any vote or action will be considered separately for each case. As a part of the public hearing process, the City Planning & Zoning Commission is authorized to consider appropriate alternate Zoning Districts, which are no more intensive in development activity than the requested Zoning District. Additionally, the Commission is authorized to supplement requested rezoning actions with the Aesthetic Overlay (AO) District and/or the Public Designation (P) District as may be deemed appropriate.

1. **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.

Motion by Counts, second by Mohindra, to APPROVE Case Number CUP-25173-2019. Motion carried by the following vote:

Aye: 4 – Chairman Hamel, Commissioner Counts, Commissioner Merten, and Commissioner Mohindra

Absent: Commissioner Dammeyer and Commissioner Ott

2. **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.*)

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 by the following vote:

Aye: 4 – Chairman Hamel, Commissioner Counts, Commissioner Merten, and Commissioner Mohindra

Absent: Commissioner Dammeyer and Commissioner Ott

INFORMATION ITEMS

1. STAFF
2. COMMISSION
3. PUBLIC – Members of the public may address the Planning and Zoning Commission on matters that are not listed on the Commission agenda. The Planning & Zoning Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Planning & Zoning Commission meetings are recorded.

ADJOURN 5:15 PM

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, Yuma, AZ 85364; (928) 373-5125 or TTY (928) 373-5149.

Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Planning and Zoning Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).