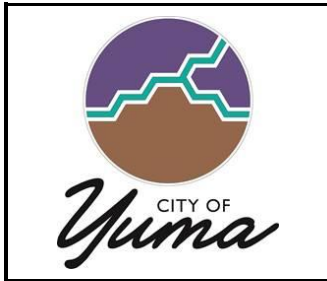


Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

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 August 12, 2019, at 4:30 p.m. at the Public Works Training Room, 155 W. 14th Street, Yuma, AZ.



Summary

Planning and Zoning Commission Meeting

Public Works Training Room

155 W. 14th Street

Monday, August 12, 2019, 4:30 p.m.

CALL TO ORDER **4:30 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

June 24, 2019 (3 of 5 required: *Hamel, Counts, Dammeyer, Mohindra, Whitehead*)

WITHDRAWALS BY APPLICANT –

1. **ZONE-25470-2019**: This is a request by Chris Delgado, on behalf of BelHeights, LLC, to rezone approximately 4.99 acres from the Agriculture (AG) District to the Recreation Vehicle Subdivision (RVS) District, for the property located at 925 S. George Belle Avenue, Yuma, AZ.

TIME EXTENSIONS – NONE

CONTINUANCES –

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. (*Continued to September 23, 2019.*)

APPROVALS – NONE

A motion was made by Counts, second by Mohindra, to APPROVE the Consent Calendar as presented. The motion carried by the following vote:

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

Absent: Vice-Chairman Dammeyer and Commissioner Whitehead

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. **GP-26140-2019**: This is a General Plan Amendment request by Edais Engineering on behalf of Riedel Construction Company, LLC, to change the land use designation from Rural Density Residential to Low Density Residential for approximately 19.3 acres, for the property located east of the southeast corner of the Avenue 8½E and 40th Street. (*This is the first of two public hearings.*)

A motion was made by Mohindra, second by Ott, to CLOSE Case Number GP-26140-2019. The motion carried by the following vote:

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

Absent: Vice-Chairman Dammeyer and Commissioner Whitehead

2. **SUBD-26548-2019**: This is a request by Dahl, Robins and Associates, on behalf of the First Church of the Nazarene of Yuma, for approval of the preliminary plat for The Village Subdivision. This subdivision contains approximately 2.41 acres and is proposed to be divided into 12 residential lots, ranging in size from approximately 6,247.5 square feet to 9,734.6 square feet, for the property located at the southeast corner of S. 13th Avenue and W. 19th Street, Yuma, AZ.

A motion was made by Counts, second by Mohindra, to APPROVE Case Number SUBD-26548-2019. The motion carried by the following vote:

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

Absent: Vice-Chairman Dammeyer and Commissioner Whitehead

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 4:46 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).