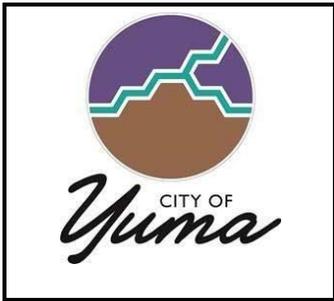


Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

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 July 13, 2020, at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.



Agenda Summary
Planning and Zoning Commission Meeting
City Hall Council Chambers
One City Plaza Yuma, AZ
Monday, July 13, 2020, 4:30 p.m.

Consistent with the March 13, 2020 Arizona Attorney General informal opinion Relating to Arizona’s Open Meeting Law and COVID-19, in order to protect the public and reduce the chance of COVID-19 transmission, the meetings of the City of Yuma Planning and Zoning Commission will be conducted remotely through technological means along with limited public, in-person access, consistent with social distancing requirements.

City Hall Council Chambers will be open with limited public access.

Members of the public may view the meetings live on City Channels 73 and 72 and live-streamed on the City of Yuma website. Recordings of the meetings will be available on the City’s website after the meeting. Public comment regarding any **agenda** item can be provided in written format to the Planning and Zoning Commission secretary at email address planning@yumaaz.gov no later than 15 minutes prior to the start of the scheduled meeting. Comments received timely will be read into the record when the referenced agenda item is discussed.

CALL TO ORDER at 4:30 PM Chairman Chris Hamel, Commissioners Gregory Counts, Lorraine Arney, Janice Edgar and Joshua Scott. Commissioners Fred Dammeyer and Barbra Beam were absent.

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 Motion by Edgar, second by Arney, to APPROVE the Consent Calendar as presented with the deferral of the minutes from January 27, 2020 to a future meeting. Motion carried unanimously (5-0, with 2 absent).

- January 27, 2020 (3 of 4 required: Hamel, Dammeyer, Counts, and Follmuth)
- June 22, 2020 (3 of 5 required: Counts, Arney, Scott, Dammeyer, and Edgar)

- WITHDRAWALS BY APPLICANT – NONE
- TIME EXTENSIONS – NONE
- CONTINUANCES – NONE
- APPROVALS – NONE

PUBLIC HEARINGS

1. **CUP-30291-2020:** This is a request by Dahl, Robins and Associates, Inc., on behalf of Jeffrey Conte, for a Conditional Use Permit to allow the construction of a new YCAT maintenance facility, offices, and bus yard, in the Light Industrial/Airport Overlay (L-I/AD) District. The property is located at the northwest corner of Arizona Avenue and 34th Street, Yuma, AZ.

Motion by Counts, second by Edgar, to APPROVE CUP-30291-2020, subject to the Conditions of Approval in Attachment A. Motion carried unanimously (4-1, with 2 absent).

2. **CUP-30514-2020:** This is a request by Pancrazi Real Estate Services, on behalf of RTB Enterprises, for a Conditional Use Permit for an industrial use within 600’ of residential in the Light Industrial/Airport Overlay (L-I/AD) District, on the property located at 2180 S. Pacific Ave, Yuma, AZ.

Motion by Arney, second by Edgar, to APPROVE CUP-30514-2020, subject to the Conditions of Approval in Attachment A, modified as follows: Condition # 7: The hours of operation will be Monday through Friday 4:00 a.m. to 8:00 p.m. and Saturday and Sunday 8:00 a.m. to 4:00 p.m.; occasionally staff will be on-site after hours.; Condition # 8: All storage shall take place in a screened storage yard; Condition # 9: All truck (un)loading shall take place during regular business hours with the exception that emergency calls for service may be responded to during after-hours including incidental loading and unloading in connection with the emergency response. Motion carried unanimously (5-0, with 2 absent).

1. **SUBD-30285-2020:** This is a request by Edais Engineering, Inc., on behalf of Riedel Construction Company, LLC, for approval of the final plat for La Estancia Subdivision. This subdivision contains approximately 40 acres and is proposed to be divided into 179 residential lots, ranging in size from approximately 6,000 square feet to 12,794 square feet, for the property located at the southeast corner of S. Avenue 8 ½ E and E. 40th Street, Yuma, AZ.

Motion by Arney, second by Counts, to APPROVE SUBD-30285-2020, subject to the Conditions of Approval in Attachment A. Motion carried unanimously (5-0, with 2 absent).

2. **ZONE-26265-2019**: This is a request by Dahl, Robins, and Associates. on behalf of Smoketree Desert Land, LLC., to rezone an 18.34 acre parcel from Agriculture (AG) to Medium Density Residential/Planned Unit Development (R-2/PUD), for the property located at the southwest corner of S. Avenue 7 ½ E and E. 36th Street, Yuma, AZ.

Motion by Counts, second by Edgar, to APPROVE ZONE-26265-2019, subject to the Conditions of Approval in Attachment A. Motion carried unanimously (5-0, with 2 absent).

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 at 5:49pm

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).