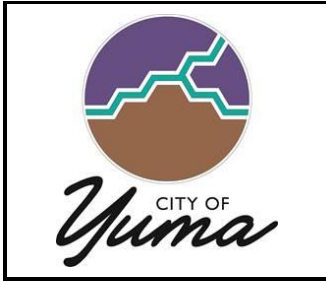


Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

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 January 14, 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, January 14, 2019, 4:30 p.m.

CALL TO ORDER **4:35 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

December 10, 2018 (3 of 4 required: Hamel, Counts, Dammeyer, Jones)

WITHDRAWALS BY APPLICANT

None

TIME EXTENSIONS

None

CONTINUANCES

None

APPROVALS

None

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

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

Absent: Commissioner Jones, and Commissioner Mohindra

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-23761-2018:** This is a General Plan Amendment by the City of Yuma to adopt the 2018 Yuma Bikeways Plan and amend the City of Yuma 2012 General Plan to incorporate the Bikeways Plan. Specifically, Chapter 3 – Transportation Element, is being modified to reflect an updated proposed bikeway network as well as updated goals, objectives, and strategies to implement the plan. *(This is the first of two public hearings.)*

A motion was made by Commissioner Ott, second by Commissioner Dammeyer, to CLOSE GP-23761-2018. The motion carried by the following vote:

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

Absent: Vice-Chairman Jones, and Commissioner Mohindra

2. **CUP-24257-2018:** This is a request by Vega & Vega Engineering, on behalf of the David R. and Debra L. Feller Trust, for a Conditional Use Permit to allow a commercial use in an industrial zone and to allow an industrial use within 600' of a residential use in the Light Industrial/Airport Overlay (L-I/AD) District, on the property located at 2619 South Avenue 2 ½ E, Yuma, AZ.

A motion was made by Commissioner Dammeyer, second by Commissioner Counts, to APPROVE CUP-24257-2018. The motion carried by the following vote:

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

Absent: Vice-Chairman Jones, and Commissioner Mohindra

3. **ZONE-23924-2018:** This is a request by Dahl, Robins and Associates, Inc., on behalf of Yuma Alliance, LLC, to rezone approximately 10 acres from the Agriculture (AG) District to the General Commercial (B-2) District, while maintaining the existing Airport Overlay (AD) District, for the property located at the southwest corner of S. 4th Avenue and the W. 38th Street alignment, Yuma, AZ.

A motion was made by Commissioner Counts, second by Commissioner Dammeyer, to APPROVE ZONE-23924-2018. The motion carried by the following vote:

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

Absent: Vice-Chairman Jones, and Commissioner Mohindra

4. **ZONE-24037-2018:** This is a request by Dahl, Robins, & Associates, Inc., on behalf of Leonard R. Sanchez and Glenda G. Curtis, to rezone a 1.13 acre parcel from the Light Industrial (L-I) District to the Heavy Industrial (H-I) District, while maintaining the Airport Overlay (AD) District, for the property located at 2920 S. Kish Avenue, Yuma, AZ.

A motion was made by Commissioner Ott, second by Commissioner Dammeyer, to APPROVE ZONE-24037-2018. The motion carried by the following vote:

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

Absent: Vice-Chairman Jones, and Commissioner Mohindra

5. **ZONE-23044-2018:** This is a request by Dahl, Robins, and Associates, on behalf of Saguaro Desert Land, Inc., to rezone approximately 7 acres from the Agriculture (AG) District to the Medium Density Residential (R-2) District, for the property located at the northwest corner of E. 24th Street and S. Avenue 9E, Yuma, AZ. This proposal was originally approved by City Council in 2016 (O2016-006); this approval resulted in a resident-initiated special election. The special election resulted in City Council's decision being overturned as 59% of the voters voted to deny the rezoning request.

A motion was made by Commissioner Dammeyer, second by Commissioner Counts, to APPROVE ZONE-23044-2018. The motion failed by the following vote:

Aye: 2 – Commissioner Counts and Commissioner Dammeyer,

Nay: 2 – Chairman Hamel and Commissioner Ott

Absent: Vice-Chairman Jones, and Commissioner Mohindra

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 6:45 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.