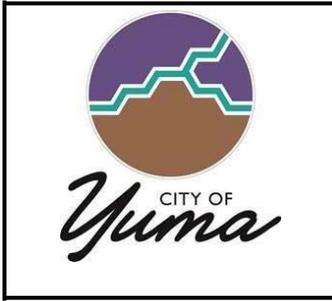


Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

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 September 14, 2020, at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.



Agenda Summary
Planning and Zoning Commission Meeting
Public Works Training Room,
155 W. 14th Street, Yuma, AZ.

Monday, September 14, 2020, 4:30 p.m.

COVID 19 ADVISORY

DUE TO COVID-19 THE PUBLIC WORKS TRAINING ROOM WILL HAVE LIMITED PUBLIC ACCESS.

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 meeting 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 CDC social distancing guidelines.

Due to the very limited capacity available for in-person public access to the Planning and Zoning Commission Meeting, citizens wishing to make public comment regarding any item listed on the agenda are strongly encouraged to provide their comments in written format to email address planning@yumaaz.gov no later than 4:00 p.m. on September 14, 2020. Comments received timely will be entered into the permanent record of the referenced agenda item to be considered by the Planning and Zoning Commission.

Members of the public may view the meeting live on Zoom through the following link: <https://cityofyuma.zoom.us/> Click on "Calendar" then select the City meeting you wish to view and click "Join".

**ADHERENCE TO CDC SOCIAL DISTANCING GUIDELINES ARE REQUIRED IN ALL PUBLIC BUILDINGS.
THE USE OF FACE COVERINGS ARE REQUIRED IN PUBLIC BUILDINGS WHEN CDC SOCIAL
DISTANCING GUIDELINES CANNOT BE ACHIEVED.**

A. CALL TO ORDER **4:30PM**

B. 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.

B.1 APPROVAL OF MINUTES

July 27, 2020

B.2 WITHDRAWALS BY APPLICANT – NONE

B.3 TIME EXTENSIONS – NONE

B.4 CONTINUANCES – NONE

B.5 APPROVALS –

SUBD-30786-2020: This is a request by Dahl, Robins & Associates, on behalf of Saguaro Desert Development, LLC, for approval of the final plat for Saguaro Unit No. 4 Subdivision. This subdivision will contain approximately 28.3 acres and is proposed to be divided into 125 residential lots, ranging in size from approximately 6,264 square feet to 10,610 square feet, for the property located at the northwest corner of S. Mississippi Avenue (Avenue 7 ½E) and E. 44th Street, Yuma, AZ.

SUBD-31315-2020: This is a request by Jacobson Companies, Inc., on behalf of Stewart Title and Trust of Phoenix, Inc., for approval of the final plat for the Cielo Verde Unit 2B Subdivision. This subdivision contains approximately 10.47 acres and is proposed to be divided into 30 residential lots, ranging in size from

approximately 4,513.30 square feet to 19,386.48 square feet, for the property located at the northeast corner of E. Paraiso Parkway and S. Cielo Verde Drive, Yuma, AZ.

SUBD-31316-2020: This is a request by Jacobson Companies, Inc., on behalf of Stewart Title and Trust of Phoenix, Inc., for approval of the final plat for the Cielo Verde Unit 4 (Phase I) Subdivision. This subdivision contains approximately 8.38 acres and is proposed to be divided into 35 residential lots, ranging in size from approximately 6,035.13 square feet to 12,421.23 square feet, for the property located at the northeast corner of E. 34th Lane and S. Eagle Drive, Yuma, AZ.

SUBD-31317-2020: This is a request by Jacobson Companies, Inc., on behalf of Stewart Title and Trust of Phoenix, Inc., for approval of the final plat for the Cielo Verde Unit 6 (Phase I) Subdivision. This subdivision contains approximately 4.55 acres and is proposed to be divided into 27 residential lots, ranging in size from approximately 4,627.75 square feet to 7,782.72 square feet, for the property located at the northwest corner of E. 36th Street and S. Eagle Drive, Yuma, AZ.

Motion by Counts, second by Edgar, to approve the Consent Calendar as presented. Motion carried unanimously (7-0).

C. ACTION ITEMS

C.1 **ZONE-30894-2020:** This is a request by the City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Section 15.15 to update the height limitations, and area permitted for accessory structures.

Motion by Arney, second by Dammeyer, to APPROVE ZONE-30894-2020. Motion carried unanimously (7-0).

C.2 **CUP-31026-2020:** This is a request by Chad Noble, on behalf of D.R./L.R. Peterson Family Trust, dated 6-1-02, for a Conditional Use Permit to allow the addition of a secondary drive-through lane at the site of an existing financial institution in the General Commercial/Infill Overlay (B-2/IO) District. The property is located at 2285 S. 4th Avenue, Yuma, Arizona.

Motion by Counts, second by Barbara, to APPROVE CUP-31026-2020. Motion carried unanimously (7-0).

D. PUBLIC HEARINGS –

D.1 **GP-30928-2020:** This is a Major General Plan Amendment request by the City of Yuma on behalf of the Arizona State Land Department to include State Land parcels in the City of Yuma Planning Boundary and designate those lands with the Special Use State Land use designation in the General Plan. The area is approximately 1,673 acres for properties generally located at the northwest corner, northeast corner and southwest corner of Fortuna Road and 24th Street and the northeast corner of Fortuna Road and Highway 95. (This is the first of two public hearings.)

Hamel closed the hearing of GP-30925-2020.

E. INFORMATION ITEMS

E.1 STAFF

E.2 COMMISSION

E.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 4:56PM

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).