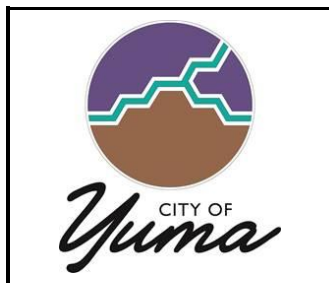


## Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

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 23, 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, September 23, 2019, 4:30 p.m.**

CALL TO ORDER **4:30 pm**

INTRODUCTION OF PZ COMMISSIONER – JACQUELINE FOLLMUTH

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

September 9, 2019 (3 of 4 required: Hamel, Counts, Mohindra, Ott)

#### WITHDRAWALS BY APPLICANT –

1. **CUP-27146-2019**: This is a request by Jon Matheus, on behalf of FS1234 Texas, LLC, for a Conditional Use Permit to allow a cannabidiol (CBD) extraction facility, in the Heavy Industrial (H-I) District. The property is located at 7211 E. 30<sup>th</sup> Street, 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 October 28, 2019.*)

#### APPROVALS –

1. **ZONE-26788-2019**: This is a request by Elizabeth Valenzuela, on behalf of Yuma Elementary School District No. 1, rezone approximately 10.7 acres from the Agriculture/Conditional Low Density Residential (AG/Cond. R-1-8) District to the Low Density Residential/Public Overlay (R-1-8/P), for the property located at the southeast corner of 45<sup>th</sup> Place and Bennie Avenue. (*Continued from September 9, 2019.*)
2. **SUBD-27156-2019**: This is a request by Premier Storage Condominiums of Yuma Unit 2, LLC, for approval of the final plat for Phase IV (Building 6) and Phase V (Building 7) of the Premier Storage Condominiums of Yuma Unit 2 Subdivision, Phases III Thru VIII. The two phases, totaling 3.55 acres, are proposed to create 123 storage condominiums in two new buildings, for the property located at the southeast corner of E. 32<sup>nd</sup> Street and S. Avenue 3 3/4E, Yuma, AZ.

**A motion was made by Commissioner Counts, second by Commissioner Dammeyer, to APPROVE the Withdrawals, Continuances, and Approvals section of the consent calendar. The minutes were deferred to the next scheduled meeting. The motion carried by the following vote:**

**Aye: 5 – Chairman Hamel, Vice-Chairman Dammeyer, Commissioner Counts, Commissioner Follmuth, and Commissioner Whitehead**

**Absent: Commissioner Mohindra 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. **GP-26567-2019**: This is a Major General Plan Amendment request by Dahl, Robins and Associates on behalf of the Brian L. Hall Living Trust and the Michael T. Hall Living Trust, to change the land use designations of Low Density Residential, Commercial, Public/Quasi-Public and Resort, Recreation and Open Space to Low Density Residential, Medium Density Residential and Public/Quasi-Public for approximately 315 acres for properties located at the northeast corner, southeast corner and southwest corner of Avenue 7E and 44<sup>th</sup> Street. (*This is the 2<sup>nd</sup> of two public hearings.*)

**A motion was made by Commissioner Dammeyer, second by Commissioner Whitehead, to APPROVE GP-26567-2019. The motion carried by the following vote:**

**Aye: 5 – Chairman Hamel, Vice-Chairman Dammeyer, Commissioner Counts, Commissioner Follmuth, and Commissioner Whitehead**

**Absent: Commissioner Mohindra and Commissioner Ott**

2. **CUP-27141-2019**: This is a request by Pancrazi Real Estate Services, on behalf of RTB Enterprises, to allow a solid waste transfer facility within 600 feet of a residential zoning district. The subject parcel is within the Light Industrial (L-I) District, and is located at 2180 S. Pacific Avenue, Yuma, AZ.

**A motion was made by Commissioner Counts, second by Commissioner Whitehead, to DENY CUP-27141-2019. The motion carried by the following vote:**

**Aye: 5 – Chairman Hamel, Vice-Chairman Dammeyer, Commissioner Counts, Commissioner Follmuth, and Commissioner Whitehead**

**Absent: Commissioner Mohindra and Commissioner Ott**

3. **ZONE-27138-2019**: This is a request by Rodolfo Bernal and Ramiro and Monique Sandoval to rezone two residential lots, each approximately 7,000 square feet, from the General Commercial (B-2) District to the Medium Density Residential (R-2) District, while maintaining the existing Infill Overlay (IO) District, for the properties located at 1146 and 1154 South 3<sup>rd</sup> Avenue, Yuma, Arizona.

**A motion was made by Commissioner Dammeyer, second by Commissioner Counts, to APPROVE ZONE-27138-2019. The motion carried by the following vote:**

**Aye: 5 – Chairman Hamel, Vice-Chairman Dammeyer, Commissioner Counts, Commissioner Follmuth, and Commissioner Whitehead**

**Absent: Commissioner Mohindra 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 6:22 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).*