

**Planning and Zoning Commission Meeting Minutes
August 11, 2025**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, August 11, 2025, at City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present were Chairman Chris Hamel, Vice Chairman John Mahon, and Commissioners Lorraine Arney, Chelsea Malouff-Craig, Jorge Gonzalez, and Ashlie Pendleton. One Vacancy.

STAFF MEMBERS present included Alyssa Linville, Director of Community Development; Jennifer Albers, Assistant Director of Planning; Andrew McGarvie, Engineering Manager; Amelia Domby, Principal Planner; Guillermo Moreno-nunez, Associate Planner; Meredith Burns, Associate Planner; Zenia Fiveash, Assistant Planner; John LeSueur, Assistant City Attorney and Alejandro Marquez, Administrative Specialist.

Chairman Chris Hamel called the meeting to order at 4:30 p.m. and noted there was a quorum present

CONSENT CALENDAR

MINUTES – July 28, 2025

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS – None

Motion by Commissioner Lorraine Arney second by Commissioner Ashlie Pendleton to APPROVE the Consent Calendar as presented. Motion carried unanimously, (6-0) with one vacancy.

Action Items– None

Public Hearings-

Commissioner Chelsea Malouff-Craig stated that she has a conflict with cases GP-44063-2025 and ZONE-44208-2025, and then recused herself at 4:41p.m.

GP-44063-2025: *This is a Minor General Plan Amendment request by Dylan Freeman, on behalf of Loneram, LLC, to change the land use designation from Low Density Residential to High Density Residential for approximately 2.78 acres for the property located at 1980 W. Colorado Street, Yuma, AZ.*

Meredith Rojas, Associate Planner summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT’S REPRESENTATIVE

Dylan Freeman, 12706 E. 44th Street Yuma, AZ, gave a brief presentation on the proposed project, and then made himself available for questions.

Chairman Chris Hamel asked if there was one or two accesses out of the proposed project. **Freeman** answered that there was only one.

PUBLIC COMMENT

None

Motion by Commissioner Lorraine Arney second by Vice Chairman John Mahon to APPROVE GP-44063-2025 as presented. Motion carried unanimously, (5-0) with one recused and one vacancy.

ZONE-44208-2025: *This is a request by Edais Engineering Inc, on behalf of Loneram LLC, to rezone approximately 1.62 acres from the Manufactured Housing Park (MHP) District to the High Density Residential (R-3) District for the property located at the northwest corner of Colorado Street and 20th Avenue, Yuma, AZ.*

Meredith Rojas, Associate Planner summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT'S REPRESENTATIVE

Najah Edias, on behalf of Edias Engineering was available for questions.

Chairman Chris Hamel asked will each apartment have its own backyard. **Edias** answered yes and further stated that these would be not just apartments, but a home

PUBLIC COMMENT

None

Motion by Vice Chairman John Mahon second by Commissioner Ashlie Pendelton to APPROVE ZONE-44208-2025 as presented. Motion carried unanimously, (5-0) with one recused and one vacancy.

Commissioner Chelsea Malouff-Craig returned to the dais at 4:41 p.m.

ZONE-44199-2025: *This is a request by the City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, to update development regulations and allowable uses within the Light Industrial (L-I) and Heavy Industrial (H-I) Zoning Districts.*

Alyssa Linville, Director of Community Development summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Commissioner Chelsea Malouff-Craig second by Vice Chairman John Mahon to APPROVE ZONE-44199-2025 as presented. Motion carried unanimously, (6-0) with one vacancy.

ZONE-44216-2025: *This is a request by the City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Article 15, Section 15, to update development regulations for Accessory Buildings, Uses and Structures and amend Article 5, Section 4, to clarify inhabitable buildings as an accessory use within the Low Density Residential Districts.*

Jennifer Albers, Assistant Director of Planning summarized the staff report and recommended APPROVAL.

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Commissioner Lorraine Arney second by Commissioner Ashlie Pendelton to APPROVE ZONE-44216-2025 as presented. Motion carried unanimously, (6-0) with one vacancy.

INFORMATION ITEMS

Staff

None

Commission

None

Public

None

Chairman Chris Hamel adjourned the meeting at 5:01 PM.

Minutes approved this 25 day of August, 2025.



Chairman