

**Planning and Zoning Commission Meeting Minutes
February 27, 2023**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, February 27, 2023 at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present were Chairman Chris Hamel, Vice-Chairman Lorraine Arney and Commissioners Joshua Scott, Ashlie Pendleton and Edgar Olvera. Commissioners John Mahon and Branden Freeman were absent.

STAFF MEMBERS present included Alyssa Linville, Director of Planning and Neighborhood Services; Rodney Short, Deputy City Attorney; David Wostenberg, Director of Engineering; Andrew McGarvie, Engineering Manager; Robert Blevins, Principal Planner; Zenia Fiveash, Assistant Planner 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 – February 13, 2023

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS – None

Motion by Arney, second by Scott to APPROVE the Consent Calendar as presented. Motion carried unanimously, (5-0) with two absent.

Action Items–

SUBD-40583-2022: *This is a request by Core Engineering Group, PLLC, on behalf of Butler Estates, LLC, for approval of the preliminary plat for the Butler Estates Subdivision. This subdivision contains approximately 12.59 acres and is proposed to be divided into 52 residential lots, ranging in size from approximately 5,326 sq. ft. to 10,952 sq. ft., for the property located at the northwest corner of E. 37th Street and S. Avenue 10E, Yuma, AZ.*

Robert Blevins, Principal Planner, summarized the staff report and recommended **APPROVAL**, with the modified conditions identified in the provided yellow sheet.

APPLICANT/APPLICANT’S REPRESENTATIVE

Jonathan Klein, Core Engineering Group, 200 E. 16th Street, Yuma, AZ, thanked staff for working on the conditions with the applicant. **Klein** mentioned that they were still not in agreement with condition number 6 because of the cost. **Hamel** asked **Klein** if it was correct that the applicant was in agreement with the conditions with the exception of condition 6. **Klein** confirmed and provided language to modify condition 6.

Commissioner Joshua Scott asked why condition 6 currently required a full width road. **David Wotsenberg, Director of Engineering** said that a full width roadway would allow for bike lanes and a two way road in the future. **Scott** asked if it was normal to require the construction of a full width roadway. **Wostenberg** replied that typically a half width roadway is required.

QUESTIONS FOR STAFF

Chairman Hamel asked for a brief explanation of the proposed changes being requested by the applicant. **Wostenberg** stated that proposed modification to condition 6 would change the roadway requirement from a full width roadway to a half width roadway along Butler Avenue.

PUBLIC COMMENT

None

Motion by Scott, second by Arney to APPROVE SUBD-40583-2022 as presented, including the agreed upon condition modifications in the yellow sheet, and the modified condition 6 as presented by the applicant during the hearing. Motion carried unanimously, (5-0) with two absent.

SUBD-40846-2022: *This is a request by Colvin Engineering, Inc., on behalf of Hardknocks LLLP, for approval of the preliminary plat for the Desert Ridge Townhomes Subdivision. This subdivision will contain approximately 6 acres, and is proposed to be divided into 42 residential lots, ranging in size from 2,900 square feet to 4,400 square feet. The property is located at the southeast corner of Avenue 7½E and 24th Street, Yuma, AZ.*

Alyssa Linville, Director of Planning and Neighborhood Services, summarized the staff report and recommended APPROVAL.

APPLICANT/APPLICANT’S REPRESENTATIVE

None

QUESTIONS FOR STAFF

None

PUBLIC COMMENT

None

Motion by Scott, second by Pendleton to APPROVE SUBD-40846-2022 as presented. Motion carried unanimously, (5-0) with two absent.

Public Hearings –

ZONE-40939-2022: *This is a request by Dahl, Robins & Associates, Inc., on behalf of Yumas Desert Oasis Development, LLC, to rezone approximately 3 acres from the Agriculture (AG) District to the High Density Residential (R-3) District, for the property located at the northwest corner of 36th Street and Avenue 7½E, Yuma, AZ.*

Alyssa Linville, Director of Planning and Neighborhood Services, summarized the staff report and recommended APPROVAL.

APPLICANT/APPLICANT’S REPRESENTATIVE

None

QUESTIONS FOR STAFF

Andrew McGarvie, Engineering Manager informed the commission that condition #6 would be eliminated from the conditions of approval and condition #7 would be modified to remove reference to the Western Area Power Administration (WAPA) easement.

PUBLIC COMMENT

None

Motion by Arney, second by Olvera to APPROVE ZONE-40939-2022 with the removal of condition 6 and modified condition 7. Motion carried unanimously, (5-0) with two absent.

INFORMATION ITEMS

Staff

None

Commission

None

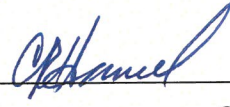
Public

None

ADJOURNMENT

Hamel adjourned the meeting at 5:09 p.m.

Minutes approved this 8 day of May, 2023



Chairman