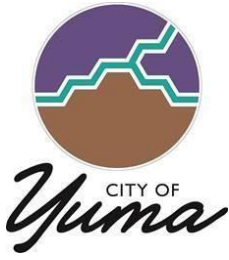


Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

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 Monday, May 22, 2023, at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.

 <p>The logo for the City of Yuma features a stylized mountain range in shades of purple and blue above a brown base representing the desert floor. Below the graphic, the words "CITY OF" are in a small, sans-serif font, and "Yuma" is written in a large, elegant, cursive script.</p>	<p style="text-align: center;">Agenda Summary Planning and Zoning Commission Meeting City Hall Council Chambers One City Plaza Yuma, AZ Monday, May 22, 2023, 4:30 p.m.</p>
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A. CALL TO ORDER **4:30 PM Chairman Chris Hamel, Vice-Chairman Lorraine Arney and Commissioners Edgar Olvera, John Mahon and Branden Freeman, were present. Commissioners Joshua Scott and Ashlie Pendleton were absent.**

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 –

May 8, 2023

B.2 WITHDRAWALS BY APPLICANT – NONE

B.3 TIME EXTENSIONS – NONE

B.4 CONTINUANCES – NONE

B.5 APPROVALS – NONE

Motion by Lorraine Arney, second by Edgar Olvera to APPROVE the Consent Calendar with the correction to Commissioner Branden Freeman’s name. Motion carried unanimously, (5-0) with two absent.

C. ACTION ITEMS –

C.1 CUP-41154-2023: *This is a request by A & S Engineering Services, Inc., on behalf of Anwar Jatoi, for a Conditional Use Permit to allow a drive-through restaurant, fuel sales, and convenience store in the General Commercial (B-2) District, for the property located at the southeast corner of S. Avenue C and W. 22nd Lane, Yuma, AZ.*

Motion by Lorraine Arney, second by Mahon to APPROVE CUP-41154-2023 with the removal of Condition #7. Motion carried unanimously, (5-0) with two absent.

C.2 CUP-41234-2023: *This is a request by Dahl, Robins & Associates Inc. on behalf of Troy and Claire Eckard, for a Conditional Use Permit to allow a gas station, convenience store, and drive-through car wash, in the General Commercial (B-2) District. This proposal includes an exception request to reduce the 32nd Street and Avenue 8E setback from 15’ to 0’ for the car wash drive-through lane and vacuum spaces. The property is located near the northwest corner of Avenue 8E and 32nd Street, Yuma, Arizona.*

Motion by Branden Freeman second by Lorraine Arney to APPROVE CUP-41234-2023 with the removal of condition #3. Motion carried unanimously, (5-0) with two

D. PUBLIC HEARINGS – NONE

E. EXECUTIVE SESSION – NONE

F. INFORMATION ITEMS

F.1 STAFF

F.2 COMMISSION

F.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 5:19 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).