


**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, August 14, 2023, at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.

	<p><b>Agenda Summary</b></p> <p><b>Planning and Zoning Commission Meeting</b> <b>City Hall Council Chambers</b> <b>One City Plaza, Yuma, AZ</b> <b>Monday, August 14, 2023, 4:30 p.m.</b></p>
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- A. CALL TO ORDER **4:30 PM Chairman Chris Hamel, Vice-Chairman Lorraine Arney and Commissioners, Joshua Scott, John Mahon, Ashlie Pendleton, Edgar Olvera and Branden Freeman, were present.**
  
- 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 10, 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 Branden Freeman to APPROVE the Consent Calendar as presented. Motion carried unanimously, (7-0).**
  
- C. ACTION ITEMS –
  - C.1 **CUP- 41562-2023:** *This is a request by Gerald E. Hall and Melissa Hall on behalf of Main Street Yuma, LLC, for a Conditional Use Permit to allow Cat Grooming and Boarding, in the Old Town/Bed and Breakfast Overlay/Historic Overlay/Infill Overlay (OT/BBO/H/IO) District, for the property located at 102 E. 3<sup>rd</sup> Street, Yuma, AZ.*

**Motion by Lorraine Arney, second by Joshua Scott APPROVE CUP-41562-2023 as presented. Motion carried unanimously, (7-0).**
  
  - C.2 **CUP-41564-2023:** *This is a request by Dahl, Robins & Associates, Inc., on behalf of McMahan-Kays, LLC, for a Conditional Use Permit to allow the use of a drive-through car wash, in the Limited Commercial/Infill Overlay (B-1/IO) District. This proposal includes an exception request to reduce the 4<sup>th</sup> Avenue setback from 15 feet to 4 feet for the car wash drive-through lane. The property is located on the southeast corner of 19<sup>th</sup> Street and 4<sup>th</sup> Avenue, Yuma, AZ.*

**Motion by Branden Freeman second by John Mahon to APPROVE CUP-41564-2023 with the removal of conditions 6,7 and 8 and replacing it with the following. “The owner/developer shall grant a 12 foot no-build easement along the 4<sup>th</sup> Avenue frontage of proposed parcel B. The owner/developer shall grant a no-build easement corner triangle with 25-foot legs at the southeast corner of 19<sup>th</sup> Street and 4<sup>th</sup> Avenue. At the time the city constructs additional roadway improvements on 4<sup>th</sup> Avenue, between the driveway and 19<sup>th</sup> Street, the owner/developer shall dedicate the no-build easement areas as right-of-way.” Motion carried (6-1) with Scott voting Nay.**
  
- D. PUBLIC HEARINGS –
  - D.1 **GP-41398-2023:** *This is a General Plan Amendment request by Thompson Design Architects on behalf of the Housing Authority of the City of Yuma (HACY), to change the land use designation from Medium Density Residential to High Density Residential for approximately 1.2 acres, for the properties located at 430 and 440 Magnolia Avenue, Yuma, AZ.*

**Motion by Lorraine Arney second by Branden Freeman to APPROVE GP-41398-2023 as presented. Motion carried (4-3) with Hamel, Scott, and Mahon voting Nay.**

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 4:38 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).*