

The Yuma County Planning and Zoning Commission met in a regular session on April 23, 2019. The meeting was held in Aldrich Auditorium at 2351 West 26th Street, Yuma, Arizona.

CALL TO ORDER: At 5:05 p.m. Vice Chairman Bryant convened the Planning and Zoning Commission meeting. Commissioners present were: Scott Mulhern, John McKinley, Danny Bryant, Matias Rosales (attended by phone), Alicia Aguirre, Gary Black, and Paul White. Commissioners Ron Rice, Tim Bowers, and Wayne Eide were absent. Others present were: Planning Director Maggie Castro, AICP; Senior Planner Javier Barraza; Deputy County Attorney Amanda Mahon; Civil Engineer Arturo Alvarez, and PZ Commission Administration Specialist Amber Jardine.

PLEDGE OF ALLEGIANCE: Vice Chairman Bryant led the Pledge of Allegiance.

ITEM No. 3: Approval of the Planning and Zoning Commission regular meeting minutes of March 26, 2019.

MOTION (WHITE/BLACK): Approve as presented.

VOICE VOTE: Mulhern-AYE; McKinley- AYE; Bryant- AYE; Rosales- AYE; Aguirre- AYE; Black- AYE; White- AYE. The motion carried 7-0.

ITEM No. 4: Rezoning Case No. 19-02: Craig Colvin, agent for South 8 Development, LLC, requests the rezoning of a parcel 8 gross acres in size from Suburban Ranch- 4 acre minimum (SR-4) to Suburban Ranch-2 acre minimum (SR-2), Assessor's Parcel Number 725-55-012, located at 7683 East County 13½ Street, Yuma, Arizona.

Senior Planner Javier Barraza presented the staff report recommending approval of Rezoning Case No. 19-02 subject to the following Performance Conditions and Schedule for Development:

Performance Conditions.

1. Within 60 days of approval by the Board of Supervisors, the owner/agent shall:
 - a. Provide an A.R.S §12-1134 waiver.
 - b. Record an infrastructure disclosure statement.
 - c. Record an avigation disclosure statement.

Schedule for Development.

1. Within one year of approval by the Board of Supervisors and prior to approval of a Land Division permit, the owner shall apply for and obtain a Grading Permit from the Department of Development Services to improve the ingress/egress easement shown on Exhibit "A" as an access built road in a dust free condition by application of an aggregate base course (ABC) (refer to attachment Standard No. C – Gravel Roadway). The Grading Permit shall address any drainage issues.
2. Within one year of approval by the Board of Supervisors, the owner shall submit certification from a licensed engineer confirming the roadway referred to in item 1 of the Schedule for Development was constructed according to Standard C- Gravel Roadway.

Craig Colvin, 6105 East Alyssa Lane, Yuma, Arizona, agent, stated he was in agreement with the Schedule for Development and was present to answer any questions.

Commissioner Black inquired about the irrigation on the lot.

Craig Colvin stated canals were not proposed for the project.

Commissioner Aguirre inquired about the water source.

Craig Colvin stated the parcels could have individual wells or share the existing well on site with share water agreements.

Vice Chairman Bryant opened the public hearing.

Steve Moore, 7615 East County 13 ½ Street, Yuma, Arizona, adjacent property owner, inquired about the easement that would be located in back of his property. He asked how close the road would be to his fence and if the road would be above or below his fence. He explained the heavy rainfall in the area and inquired about the drainage of the rain.

Civil Engineer Arturo Alvarez explained the grading permit process would address all drainage issues. He stated the height of the road would be reviewed when the engineer submits the plans.

Craig Colvin clarified the new road would be on the existing terrain as close as possible. He explained there would be a 2% slope slanting away from the adjacent property. He stated they would calculate the portion of rain that lands on each lot during the drainage process.

MOTION (WHITE/BLACK): Approve Rezoning Case No. 19-02 as presented by staff.

VOICE VOTE: Mulhern-AYE; McKinley- AYE; Bryant- AYE; Rosales- AYE; Aguirre- AYE; Black- AYE; White- AYE. The motion carried 7-0.

ITEM No. 5: Discussion concerning lot combinations/lot ties.

Planning Director Maggie Castro, AICP, presented staff's recommendation for a possible amendment to the Yuma County Subdivision Regulations. She stated the text in bold font is the proposed new language that would create Section 7.11 in the Subdivision Regulations. In addition to amending the Subdivision Regulations, the Fee Schedule for the Department of Development Services would need to be amended to cover the costs incurred to process a lot tie map. A fee of \$384.30 would be required.

Joe Wehrle, County Assessor, stated he agreed with the proposed text amendment to the Yuma County Subdivision Regulations.

Commissioner Bryant inquired about the timeframe of the Lot Tie Map process.

Planning Director Maggie Castro, AICP, explained a procedure has not yet been established. She stated the current process could take 1 to 2 days. The proposed process could take a minimum of a month. A site plan indicating the new legal description would need to be submitted and reviewed by staff.

Commissioner Bryant inquired about the cost of the current process for lot ties/combinations.

Planning Director Maggie Castro, AICP, stated there is no fee associated with the current process for lot ties/combinations.

Commissioner Mulhern inquired about who can prepare the lot tie map when lots are combined. He asked if there were any provisions to split the lots after they have been combined.

Planning Director Maggie Castro, AICP, explained either a surveyor or a property owner can prepare the map. She stated a lot split would need to go through a land division process after the lots have been combined.

Commissioner Mulhern stated he would like the process to be simple for the property owner and inquired if the Commission would review the lot tie map.

Planning Director Maggie Castro, AICP, stated the site plan would not be reviewed by the Planning and Zoning Commission. She explained the site plan would be reviewed by staff to ensure it is in compliance with the Zoning Ordinance and adopted codes.

Commissioner Mulhern asked if staff would be creating their own application form or adopting a form.

Planning Director Maggie Castro, AICP, stated the Department of Development Services would tailor the application form for lot ties.

Joe Wehrle, County Assessor, stated the proposed process would only be for subdivided properties. He explained the subdivided properties have already been surveyed.

Commissioner Bryant inquired if the Planning Director felt there was a need for the proposed text amendment to the Subdivision Regulations.

Planning Director Maggie Castro, AICP, stated she did not feel the proposed process was necessary. She explained the Planning Director has already determined that setbacks would be measured from the parcel boundary not the individual lot line for lots that have been combined, however, Mr. Wehrle had expressed his concerns with transferring of combined properties. She explained it would be up to the Planning and Zoning Commission to forward the proposed amendment to the Board of Supervisors.

Commissioner McKinley inquired about the cost of the proposed fee.

Planning Director Maggie Castro, AICP, explained the cost concurred with the process and the actions that would need to be taken for this type of request.

Commissioner McKinley stated the property had already been surveyed. He inquired about how hard could the process be to remove a lot line.

Planning Director Maggie Castro, AICP, explained the process requires submittal of a site plan which is reviewed by all the divisions within the Department of Development Services.

Commissioner Black gave an example of a house built outside the property lines. He agreed with having a lot tie process.

Joe Wehrle, County Assessor, gave an example of a house that was built too close to a property line and the property line was moved to meet setback requirements. He stated that banks are requesting a definitive legal description for properties.

Commissioner Bryant stated he was opposed to the lot tie process, but after hearing the issues with title and deed companies, he agreed with the proposed lot tie process.

Joe Wehrle, County Assessor, stated the vesting between the two properties are not the same. The process of the lot tie would be to straighten out the land title.

Vice Chairman Bryant opened the public hearing.

There being no one from the public to come forward, Vice Chairman Bryant closed the public hearing.

MOTION (BLACK/WHITE): Forward the proposed amendment to the Subdivision Regulations to the Board of Supervisors as presented by staff.

VOICE VOTE: Mulhern-AYE; McKinley- AYE; Bryant- AYE; Rosales- AYE; Aguirre- AYE; Black- AYE; White- AYE. The motion carried 7-0.

ITEM No. 6: Discussion by the Commission members and Planning Director of events attended, current events, and the schedule for future Planning Commission meetings.

Commissioner Aguirre stated she attended the 2019 Ten Across Water Summit in Phoenix in March. She explained many states are creating contingency plans for water crisis. Communities are preserving and recycling water. She learned about the Colorado River issues that lead into Arizona. She recommended the Planning and Zoning Commission receive information about the water in Yuma County.

Commissioner Bryant stated preserving water is a concern. He suggested having Mr. Noble present to the Commission in the future.

There being no further business to come before the Commission, the Chairman adjourned the meeting at 5:45 p.m.

Approved and accepted on this 28 of May 2019.



Danny Bryant, Vice Chairman

ATTEST:



Maggie Castro, AICP, Planning Director