

The Yuma County Planning and Zoning Commission met in a regular session on March 3, 2020. The meeting was held in Aldrich Auditorium at 2351 West 26th Street, Yuma, Arizona.

CALL TO ORDER: At 5:00 p.m. Vice Chairman Bryant convened the Planning and Zoning Commission meeting. Commissioners present were: Scott Mulhern, Ron Rice, John McKinley, Tim Bowers, Danny Bryant, and Paul White. Commissioners Gary Black and Wayne Eide were absent. Others present were: Planning Director Maggie Castro, AICP; Senior Planner Juan Leal Rubio; Senior Planner Javier Barraza; Land Development Engineer Arturo Alvarez; and PZ Commission Administration Specialist Amber Jardine.

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

Commissioners Matias Rosales and Alicia Zermeno entered the meeting at 5:02 p.m.

ITEM No. 3: Approval of the Planning and Zoning Commission regular meeting minutes of January 28, 2020.

MOTION (BOWERS/RICE): Approve as presented.

VOICE VOTE: Mulhern-AYE; Rice- AYE; McKinley- AYE; Bowers- AYE; Bryant- AYE; Rosales- AYE; Zermeno- AYE; White- AYE. The motion carried 8-0.

ITEM No. 4: Special Use Permit Case No. 20-01: Sergio and Guadalupe H. Bautista request a Special Use Permit per Section 601.03(X) of the Yuma County Zoning Ordinance for an accessory dwelling unit on a 5.0 gross acre parcel zoned Rural Area 5 acre minimum (RA-5), Assessor's Parcel Number 765-16-004, located at 3899 East Chaparral Way. Yuma, Arizona; located within the 65-70 dB noise zone.

Senior Planner Javier Barraza presented the staff report recommending approval of Special Use Permit Case No. 20-01 subject to the following Operational and Performance Conditions:

Operational Conditions

1. The approval of the Special Use Permit is based on the site plan submitted by the applicant. Any change from this site plan requires prior approval by the Planning Director.
2. The Accessory Dwelling Unit may not be used for rental occupancy.

Performance Conditions.

1. An agricultural disclosure statement shall be recorded by the applicant within 60 days of approval by the Board of Supervisors.
2. All owners, or their agents, must provide an A.R.S. 12-1134 waiver within 60 days of the Board of Supervisors approval.
3. A range disclosure statement shall be recorded within 60 days of the Board of Supervisors approval.

Commissioner Bryant inquired about MCAS and the Airport's recommendation and staff's recommendation.

Senior Planner Javier Barraza explained MCAS and the Airport are not in favor of Special Use Permit Case No. 20-01. He explained this was the applicant's third renewal for the Special Use. The Special Use has not changed since 2006. Therefore, staff is recommending approval with no time limit.

Chairman Rosales opened the public hearing.

There being no one to come forward, Chairman Rosales closed the public hearing.

MOTION (BRYANT/ MCKINLEY): Approve Special Use Permit No. 20-01 as presented by staff.

VOICE VOTE: Mulhern-AYE; Rice- AYE; McKinley- AYE; Bowers- AYE; Bryant- AYE; Rosales- AYE; Zermeno- AYE; White- AYE. The motion carried 8-0.

ITEM No. 5: 12 East Subdivision - Modifications of Subdivision Regulations: Craig Colvin of Colvin Engineering, agent for James F. Platt and Lavina S. Platt, requests two modifications from the Yuma County Subdivision regulations for the proposed 12 East Subdivision, Assessor's Parcel Number 700-39-009, zoned Low Density Residential-6,000 square feet minimum (R-1-6), located in the vicinity of the southeast corner of South Frontage Road and Scottsdale Drive, Yuma, AZ.

Senior Planner Javier Barraza presented the staff report recommending approval the following modification:

1. Modification from Section 4.12(C) – Intersections and Corners: The Engineering Department recommends approval of this request for internal streets, but not for Scottsdale Drive and Avenue 11¼ E (Henson Avenue). Minimum unobstructed sight distance shall be maintained at local collector streets by means of a 25' x 25' chamfer to ensure a proper line of sight is kept.

Staff recommends denial of the following modification:

2. Modification from Section 4.15(D) – Residential Collector Type Streets (Quarter Mile): The Engineering Department recommends denial of this request. There is existing dedication and road improvements along the alignment to the south therefore, the developer shall provide a road stub-out for future development onto South Frontage Road.

ITEM No. 6: 12 East Subdivision - Tentative Map: Craig Colvin of Colvin Engineering, agent for James F. Platt and Lavina S. Platt, requests the review and approval of tentative map for the proposed 12 East subdivision, Assessor's Parcel Number 700-39-009, zoned Low Density Residential-6,000 square feet minimum (R-1-6), located in the vicinity of the southeast corner of South Frontage Road and Scottsdale Drive, Yuma, AZ.

Senior Planner Javier Barraza presented the staff report recommending approval of tentative map for the 12E subdivision subject to the following conditions:

Conditions.

1. In accordance with the Yuma County Public Works Standards Volume 1. Section 7.3 guidelines for Traffic Studies, a traffic study will be required. All improvements required by the traffic study will be constructed.
2. Traffic calming devices shall be required per Yuma County Subdivision Regulations, Section 4.20, along control points exceeding 800 feet.
3. Within 60 days of approval, the applicant shall:

- a. Record a Range Disclosure Statement
 - b. Record an Aviation Disclosure Statement
4. If any of the requested modifications are denied, the tentative map shall be revised to meet the requirements of the Subdivision Regulations. The revised tentative map shall be submitted to the Planning Director within 30 days of Board of Supervisors' action.

Chairman Rosales opened the public hearing.

Craig Colvin, 6105 East Alyssa Lane, Yuma, Arizona, agent, stated the chamfers are critical for this subdivision project. He explained most of his projects include 20' chamfers. He explained the effect on the lot sizes with the 25' chamfers. The city has gone to smaller chamfers and requested the 20' x 20' chamfers.

Commissioner Rosales inquired about the chamfers effecting the corner lots and the tentative map.

Mr. Colvin explained the minimum lot size and the rezoning associated with the subdivision.

Planning Director Maggie Castro, AICP, explained if the modification was denied the developer could submit another tentative map or apply for a variance.

Land Development Engineer Arturo Alvarez explained the line of sight issue with the chamfers. He explained staff is modifying standards to widen ramps for the handicap. He stated the current standards for handicap ramps had a slight encroachment with a 20' chamfer on one of the property lines. He also stated staff would be evaluating future changes to the standards to include 20' chamfers.

Commissioners and staff further discussed the chamfers and the handicap ramps.

Commissioner Mulhern inquired about why the right-of-way for South Frontage Road was not a part of the Land Division permit that was approved.

Land Development Engineer Arturo Alvarez explained staff is not allowed to take right-of-way under Land Divisions. He stated depending on demand staff will obtain right-of-way for future development on South Frontage Road. A traffic impact study was part of the conditions for the proposed 12E Subdivision.

Commissioners and staff discussed South Frontage Road and future development plans.

Planning Director Maggie Castro, AICP, explained Avenue 11¼ E along the limits of Sierra Ridge Subdivision located 600 feet from 12E Subdivision was improved. There is a gap for private land zoned RA-10 between Sierra Ridge and the subject property which is why staff recommends denial of modification #2. The intent is for that street to eventually extend to South Frontage Road.

Mr. Colvin stated he was unaware of the intent for the street to eventually extend to South Frontage Road. He explained if he would have known then he would have worked something out. He inquired about the change to the tentative map.

Planning Director Maggie Castro, AICP, stated a decrease in the number of lots would not require the tentative map to be resubmitted.

Nathan Heida, 14772 South Ave 4¼ E, Yuma, Arizona, stated he was onsite for the 10E Subdivision within the City of Yuma that was approved with 20' chamfers. He explained there was no issues with sidewalks, line of sight

and handicap ramps. He stated there was a tentative contract for properties on the south of the subdivision that would extend two roads allowing more access and manage traffic flow.

Commissioner McKinley inquired if the County would modify standards to allow 20' x 20' chamfers.

Land Development Engineer Arturo Alvarez stated staff would evaluate the handicap ramps and line of sight to possibly modify the standards to allow 20' x 20' chamfers.

Planning Director Maggie Castro, AICP, explained possible changes to the subdivision regulations have not been presented to the Planning Commission or the Board of Supervisors.

Commissioners and staff discussed the future traffic flow on South Frontage Road.

There being no one else to come forward, Chairman Rosales closed the public hearing.

MOTION (WHITE/ BRYANT): Approve 20'x 20' chamfers throughout the subdivision and deny modification #2.

VOICE VOTE: Mulhern-AYE; Rice- AYE; McKinley- AYE; Bowers- AYE; Bryant- AYE; Rosales- AYE; Zermeno- AYE; White- AYE. The motion carried 8-0.

MOTION (WHITE/ BRYANT): Approve tentative map with the suggested conditions as presented by staff.

VOICE VOTE: Mulhern-AYE; Rice- AYE; McKinley- AYE; Bowers- AYE; Bryant- AYE; Rosales- AYE; Zermeno- AYE; White- AYE. The motion carried 8-0.

ITEM No. 7: Rezoning Case No. 20-01: Adrian Vega, agent for TNNA Investments, LLC, requests the rezoning of a parcel 5.06 gross acres in size from Rural Area-10 acre minimum (RA-10) to Suburban Site Built-2 acre minimum (SSB-2), Assessor's Parcel Number 755-07-004, located on the southwest corner of the alignment of Avenue 1³/₄ E and County 16th Street, Yuma, Arizona.

Commissioner Scott Mulhern recused himself from Rezoning Case No. 20-01 due to his employment with the agent representing the case.

Senior Planner Juan Leal Rubio presented the staff report recommending approval of Rezoning Case No. 20-01 subject to the following Performance Condition and Schedule for Development:

Performance Condition.

1. The owner shall submit the following documents to the Department of Development Services within 60 days of approval of this rezoning case by the Board of Supervisors.
 - a. A signed and notarized A.R.S. §12-1134 waiver.
 - b. A recorded agricultural disclosure statement.
 - c. A recorded avigation disclosure statement.
 - d. A recorded Schedule for Development disclosure statement.

Schedule for Development. Within one (1) year of approval by the Board of Supervisors,

1. The property shall be split in accordance with the attached site plan labeled as "Exhibit A" by means of a Land Division Permit in accordance with Section 507.00 of the Yuma County Zoning Ordinance.
2. And prior to development of any of the future parcels, whichever occurs first, all lots resulting from the proposed land division shall be provided with the means of irrigation and access to irrigation

water.

Chairman Rosales opened the public hearing.

There being no one to come forward, Chairman Rosales closed hearing the public hearing.

MOTION (MCKINLEY/ZERMENO): Approve Rezoning Case No. 20-01 as presented by staff.

VOICE VOTE: Rice- AYE; McKinley- AYE; Bowers- AYE; Bryant- AYE; Rosales- AYE; Zermeno- AYE; White- AYE. The motion carried 7-0.

ITEM No. 8: Request to initiate a text amendment to the Yuma County Zoning Ordinance to consider adding Section 624.00—Suburban Homestead (SH) Zoning District, deletion of the term “Guest Room” from Section 202.00—Definitions, add Suburban Homestead (SH) to list of Residential Districts, add Suburban Homestead (SH) Zoning District to Section 501.00—Districts Established Plate V-1 District Classes, add Suburban Homestead to Section 505.01---Minimum Area Requirements, add Suburban Homestead to Section 1106.00—Accessory Buildings and Uses, and add Suburban Homestead to Section 1106.01—Cargo Containers.

Senior Planner Juan Leal Rubio presented the staff report with the text that is proposed to be deleted in strikethrough font and text that is proposed to be added in bold font and recommended the Planning Commission initiate a Commission Initiative to amend the Yuma County Zoning Ordinance as presented.

Commissioner Bryant received clarification on the intent of the Suburban Homestead Zoning District associated with MCAS and the noise zones.

Staff explained why the section referring to cargo containers was being modified.

MOTION (BRYANT/BOWERS): Approve to initiate a text amendment as presented by staff.

VOICE VOTE: Mulhern-AYE; Rice- AYE; McKinley- AYE; Bowers- AYE; Bryant- AYE; Rosales- AYE; Zermeno- AYE; White- AYE. The motion carried 8-0.

ITEM No. 9: Request to initiate a minor amendment to amend the Land Use Conformity Matrix table and the Zoning Comparison table of the Yuma County 2020 Comprehensive Plan.

Senior Planner Juan Leal Rubio presented the staff report with the proposed changes in bold (highlighted in yellow) format recommending the Planning Commission initiate a minor amendment to the Yuma County 2020 Comprehensive Plan as presented.

MOTION (BRYANT/RICE): Approve to initiate a minor amendment to the Land Use Conformity Matrix table as recommended by staff.

VOICE VOTE: Mulhern-AYE; Rice- AYE; McKinley- AYE; Bowers- AYE; Bryant- AYE; Rosales- AYE; Zermeno- AYE; White- AYE. The motion carried 8-0.

ITEM No. 10: Review and approval of the Calendar Year 2019 Annual Report.

Planning Director Maggie Castro, AICP, presented the Calendar Year 2019 Annual Report recommending approval.

Commissioner Bryant suggested a comparison to other municipalities on future Annual Reports.

Planning Director Maggie Castro, AICP, explained comparisons to other municipalities has not been conducted in the past. She explained the purpose of the report and stated she would forward the suggestion to the Director of Development Services.

MOTION (WHITE/BRYANT): Approve Calendar Year 2019 Annual Report as presented by staff.

VOICE VOTE: Mulhern-AYE; Rice- AYE; McKinley- AYE; Bowers- AYE; Bryant- AYE; Rosales- AYE; Zermeno- AYE; White- AYE. The motion carried 8-0.

ITEM No. 11: Discussion by the Commission members and Planning Director of events attended, current events, and the schedule for future Planning Commission meetings.

There being no further business to come before the Commission, the Chairman adjourned the meeting at 6:10 p.m.

Approved and accepted on this 28th day of April 2020.



Matias Rosales, Chairman

ATTEST:



Maggie Castro, AICP, Planning Director