

The Yuma County Planning and Zoning Commission met in a regular session on July 28, 2020. The meeting was held via Zoom and opened to the public in Aldrich Auditorium at 2351 West 26th Street, Yuma, Arizona.

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

PLEDGE OF ALLEGIANCE: Chairman Rosales led the Pledge of Allegiance.

ITEM No. 3: Approval of the Planning and Zoning Commission regular meeting minutes of June 23, 2020.

MOTION (ZERMENO/BLACK): Approve as presented.

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

ITEM No. 4: Rezoning Case No. 20-13: Craig Colvin, agent for Charley and Barbara Cranmore, requests the rezoning of a parcel 9.81 gross acres in size from Rural Area-10 acre minimum (RA-10) to Recreational Vehicle Subdivision (RVS), Assessor's Parcel Number 700-47-117, located in the vicinity of the northeast corner of Scottsdale Drive and 34th Place, Yuma, Arizona.

Senior Planner Juan Leal Rubio presented the staff report recommending approval of Rezoning Case No. 20-13 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 or agent shall:
 - a. Provide an A.R.S. § 12-1134 waiver.
 - b. Record a Schedule for Development disclosure statement.
 - c. Record a Range disclosure statement.

2. A request for an Avigation disclosure statement to be recorded within 60 days of Board of Supervisors' approval.

Schedule for Development

1. The owner/applicant shall record a final plat subdividing the subject property into parcels of at least 6,000 square feet in size within three (3) years of Board of Supervisors approval of this rezoning case.

Chairman Rosales opened the public hearing.

Deeann Mooney, 11269 East 34th Street, Yuma, Arizona, surrounding property owner, stated her concern with the traffic flow, the condition and width of the road, and there being no sidewalks on Scottsdale Drive. She requested a stop light to be installed at Scottsdale Drive and South Frontage Road. She requested stop signs along 34th Street, 34th Place, 35th Street, and 35th Place to slow traffic down and to impede residents from using the streets as through streets to get to Fortuna Road.

Deborah Degitz, 11573 East 35th Street, Yuma, Arizona, surrounding property owner, questioned the zoning change. She stated she did not want RVs to be placed in the subdivision.

Craig Colvin, 6105 East Alyssa Lane, Yuma, Arizona, developer, stated he is proposing to complete road improvements on Scottsdale Drive. He stated the road would widen along with curb and gutter and sidewalks. He explained why he is requesting a zoning change. The lot size and setbacks requirements for RVS zoning district is compatible with his proposed subdivision plans. He explained the homes will be site built homes.

Senior Planner Juan Leal Rubio explained the intent for the RVS zoning district. He stated the 10E subdivision was RVS zoning district and there are only site built homes although he was unsure if that was regulated through the CC&Rs.

Craig Colvin, 6105 East Alyssa Lane, Yuma, Arizona, developer, stated 10E subdivision was regulated through CC&Rs.

Commissioner White stated he was glad to hear plans to widen Scottsdale Drive. He stated there is a drain east of the intersection on 34th Place that acts as a speed bump which helps with traffic.

Commissioner Rosales inquired if there was any other type of traffic control on those roads.

Land Development Engineer Arturo Alvarez stated he would place an internal request to evaluate the streets. He explained a traffic impact study would be conducted prior to issuing permits for the project.

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

MOTION (WHITE/ BRYANT): Approve Rezoning Case No. 20-13 as presented by staff.

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

ITEM No. 5: 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 5:24 p.m.

Approved and accepted on this 25th day of August 2020.



Matias Rosales, Chairman

ATTEST:



Maggie Castro, AICP, Planning Director