



**YUMA COUNTY BOARD OF ADJUSTMENT MEETING
PUBLIC NOTICE & AGENDA**

DATE: August 19, 2025
TIME: 1:00 P.M.
PLACE: Aldrich Auditorium, 2351 West 26th Street, Yuma, Arizona

MEMBERS: Eric Saltzer, Chairman, Dist. 1
Joe Harper, Vice-Chairman, Dist. 4
Mike Pancrazi, Dist. 5
Rosalie Lines, Dist. 2
Randall Ferguson, Dist. 3

STAFF: Maggie Castro, AICP, Planning Director
Roxanna Sanchez, Associate Planner
Amber Kelly, Associate Planner
Heidi Ramirez, PZ Commission Admin Specialist

ADVISORS: Minda Davy, Deputy County Attorney
Diana Gomez, Director, Yuma County Public Health Services District

1. **Call to Order and Roll Call.**
2. **Pledge of Allegiance.**
3. **Approval of the Board of Adjustment meeting minutes from July 15, 2025**
4. **Variance Case No. 25-11:** Foothills Water & Sewer, LLC, requests a variance from the Yuma County Zoning Ordinance, Section 609.06--Maximum Height Allowance, to allow a height of 39 feet 5 inches for a water storage tank on a parcel 1.91 acres in size zoned Recreational Vehicle Subdivision (RVS), Assessor's Parcel Number 701-57-900, located at the northeast corner of Avenue 12 E and 40th Street, Yuma, Arizona.

5. **Variance Case No. 25-12:** Chris Young, agent for Foothills Utilities, requests a variance from the Yuma County Zoning Ordinance, Section 609.06--Maximum Height Allowance, to allow a height of 30.625 feet for a water storage tank on two parcels 1.93 and 1.95 acres in size zoned Recreational Vehicle Subdivision (RVS), Assessor's Parcel Numbers 701-42-144 and 701-50-297, located at the southeast corner of Far West Avenue and 36th Street, Yuma, Arizona.
6. **Variance Case No. 25-13:** Thomas Nielsen, agent for Nielsen Revocable Trust 1-31-2019, requests a variance from the Yuma County Zoning Ordinance, Section 601.05—Minimum Lot Width & Principal Buildings setback requirements, to allow a front yard setback of 16 feet 3 inches and a side yard setback of 3 feet 10 inches on a parcel 0.36 acres in size zoned Rural Area-20 acre minimum (RA-20), Assessor's Parcel Number 459-58-008, located at 10425 West Vista Del Rio Street, Yuma, Arizona.
7. **Variance Case No. 25-14:** Mark Owen, agent for Bruce Anderson, requests a variance from the Yuma County Zoning Ordinance, Sections 601.06--Building Height and 1103.00--Additional Height Regulations, to allow a height of 125 feet for a receiving tower for a solar power generation facility on a parcel 40.0 gross acres in size zoned Rural Area-40 acre minimum (RA-40), Assessor's Parcel Number 153-03-003, located at the northeast corner of the alignments of Avenue 73½ E and County 14½ Street North, Dateland, Arizona
8. **Discussion by the Board members and Planning Director of events attended, current events, and the schedule for future Board of Adjustment meetings.**
9. **Adjourn.**

The Committee may vote to hold an Executive Session for the purpose of obtaining legal advice from the Board's attorney on any matter listed on the agenda, pursuant to Arizona Revised Statute §38-431.03(A)(3).

Pursuant to A.R.S. §38-431.02(H), the public will have access to the meeting room at 12:30 p.m. Persons with disabilities may request reasonable accommodations by contacting Erica Lopez, Enterprise Risk Coordinator, at 928.373.1079 or by email at erica.lopez@yumacountyaz.gov. Requests should be made as early as possible to allow time to arrange the accommodation.

Yuma County Board of Adjustment

Item No. 3

The Yuma County Board of Adjustment met in a regular session on July 15, 2025. The meeting was held at Aldrich Auditorium at 2351 West 26th Street, Yuma, Arizona.

CALL TO ORDER: At 1:08 p.m., Vice-Chairman Pancrazi convened the Board of Adjustment meeting. Board members present: Mike Pancrazi, Randy Ferguson, Rosalie Lines, Joe Harper. Chairman Eric Saltzer was absent. Others present: Planning Director Maggie Castro, AICP; Deputy County Attorney Minda Davy, Associate Planner Amber Kelly, Associate Planner Roxanna Sanchez, and PZ Commission Administrative Specialist Heidi Ramirez.

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

ITEM No. 3: Approval of the Board of Adjustment Regular meeting minutes of June 17, 2025.

MOTION (FERGUSON /HARPER): Approve as presented.

ROLL CALL VOTE: Pancrazi- AYE; Ferguson- AYE; Lines- AYE; Harper-AYE

The motion carried 4-0.

ITEM No. 4: Variance Case No. 24-15: In accordance with the Yuma County Zoning Ordinance, Section 403.07(B), Chris Morris, agent for Sharpe Family Trust No. RLT 21-520M 7-23-2021, requests an extension of time for Variance Case No. 24-15 which allowed a building height of 36 feet on Assessor's Parcel Number 459-50-066, located at 11348 North Catfish Cove, Yuma, Arizona.

Amber Kelly, Associate Planner, presented the staff report for Variance Case No. 24-15 recommending granting an extension of time of one year.

Vice-Chairman Pancrazi opened the discussion to the public.

Chris Morris, 350 West 16th Street, Yuma Arizona, agent, representing the Sharpe family, explained that delays in construction were due to the timeline of a previously approved variance covering two adjacent lots. Mr. Morris explained with construction nearly complete on the first lot, they are now moving forward with the second. Architectural plans are finished and currently under engineering review. Construction was expected to begin by the end of the year.

Vice-Chairman Pancrazi closed the discussion to the public.

MOTION (HARPER/ LINES): Approve an extension of time of one year.

ROLL CALL VOTE: Pancrazi- AYE; Ferguson- AYE; Lines- AYE; Harper-AYE

The motion carried 4-0.

ITEM No. 5: Variance Case No. 25-10: Chris Morris, agent for Michael and Rita Reed, requests a variance from the development standards of the Martinez Lake Resort Unit No.1 Planned Development to allow a building height of 36 feet on a parcel 1,355 square feet in size zoned Planned

Development (PD), Assessor's Parcel Number 459-50-054, located at 11349 North Catfish Cove, Yuma, Arizona.

Roxanna Sanchez, Associate Planner, presented the staff report for Variance Case No. 25-10 recommending approval based on:

1. Staff finds there are specific peculiar conditions applicable to this property to warrant granting of this variance.
2. Staff finds there is hardship arising from conditions or circumstances unique to the development of this property.
3. Staff finds approval of this request will not have adverse effects on public health, safety and welfare.

If the Board of Adjustment approves this Variance, staff suggests attaching the following condition:

1. All required permits must be issued and finalized according to adopted Building and Fire Code requirements of Yuma County.

Vice-Chairman Pancrazi opened the discussion to the public.

Chris Morris, 350 West 16th Street, Yuma Arizona, agent, representing the Reed family, explained that due to zoning and lot size, a 36-foot height variance is needed to allow for a three-story structure. The ground floor would be used entirely for parking, requiring two stories for living space above to match the surrounding subdivision. And it would also be engineered.

Vice-Chairman Pancrazi closed the discussion to the public.

MOTION (LINES/ FERGUSON): Approve as presented.

ROLL CALL VOTE: Pancrazi- AYE; Ferguson- AYE; Lines- AYE; Harper-AYE

The motion carried 4-0

There being no further business to come before the Board, the Chairman adjourned the meeting at 1:19 p.m.

Approved and accepted on this 19th day of August, 2025.

Eric Saltzer, Chairman

ATTEST:

Maggie Castro, AICP, Planning Director

Yuma County Board of Adjustment

Item No. 4

AIR-13883

4.

BOA Agenda

Meeting Date: 08/19/2025

Submitted For: Maggie Castro

Submitted By: Amber Kelly

Department: Planning & Zoning Division - DDS

Information

1. REQUESTED ACTION:

Variance Case No. 25-11: Foothills Water & Sewer, LLC, requests a variance from the Yuma County Zoning Ordinance, Section 609.06--Maximum Height Allowance, to allow a height of 39 feet 5 inches for a water storage tank on a parcel 1.91 acres in size zoned Recreational Vehicle Subdivision, Assessor's Parcel Number 701-57-900, located at the northeast corner of Avenue 12 E and 40th Street, Yuma, Arizona.

2. INTENT:

After further research, it was determined that a variance is not needed because the Zoning Ordinance, Section 1103.00, allows uninhabited space to be erected to a height not to exceed one hundred feet, if such is setback from each lot line at least one foot for each foot of additional height above the height limited otherwise permitted in the zoning district in which the structure is located.

The intent is to replace an existing failing water tower with a new tower that is 39 feet and 5 inches where 20 feet is the maximum height allowed in the Recreational Vehicle Subdivision (RVS) zoning district.

3. For detailed analysis see attached staff report

4. STAFF'S RECOMMENDATION:

Staff recommends the Board of Adjustment accept the withdrawal as a Variance is not required.

Attachments

No file(s) attached.

Yuma County Board of Adjustment

Item No. 5

AIR-13907

5.

BOA Agenda

Meeting Date: 08/19/2025

Submitted For: Maggie Castro

Submitted By: Roxanna Sanchez

Department: Planning & Zoning Division - DDS

Information

1. REQUESTED ACTION:

Variance Case No. 25-12: Chris Young, agent for Foothills Utilities, requests a variance from the Yuma County Zoning Ordinance, Section 609.06--Maximum Height Allowance, to allow a height of 30.625 feet for a water storage tank on two parcels 1.93 and 1.95 acres in size zoned Recreational Vehicle Subdivision (RVS), Assessor's Parcel Numbers 701-42-144 and 701-50-297, located at the southeast corner of Far West Avenue and 36th Street, Yuma, Arizona.

2. INTENT:

After further research, it was determined that a variance is not needed because the Zoning Ordinance, Section 1103.00, allows uninhabited space to be erected to a height not to exceed one hundred feet, if such is setback from each lot line at least one foot for each foot of additional height above the height limited otherwise permitted in the zoning district in which the structure is located.

The intent is to allow a height of 30.625 feet for a water storage tank where 20 feet is the maximum allowed height.

3. For detailed analysis see attached staff report

4. STAFF'S RECOMMENDATION:

Staff recommends the Board of Adjustment accept the request to withdrawal as a Variance is not required.

Attachments

No file(s) attached.

Yuma County Board of Adjustment

Item No. 6

AIR-13884

6.

BOA Agenda

Meeting Date: 08/19/2025

Submitted For: Maggie Castro

Submitted By: Amber Kelly

Department: Planning & Zoning Division - DDS

Information

1. REQUESTED ACTION:

Variance Case No. 25-13: Thomas Nielsen, agent for Nielsen Revocable Trust 1-31-2019, requests a variance from the Yuma County Zoning Ordinance, Section 601.05—Minimum Lot Width & Principal Buildings setback requirements, to allow a front yard setback of 16 feet 3 inches and a side yard setback of 3 feet 10 inches on a parcel 0.36 acres in size zoned Rural Area-20 acre minimum (RA-20), Assessor's Parcel Number 459-58-008, located at 10425 West Vista Del Rio Street, Yuma, Arizona.

2. INTENT:

To allow a front yard setback of 16 feet 3 inches and a side yard setback of 3 feet 10 inches where a front yard setback of 50 feet and a side yard setback of 5 feet and 7 inches are the minimum allowed.

3. For detailed analysis see attached staff report

4. STAFF'S RECOMMENDATION:

Staff recommends approval of Variance Case No. 25-13 based on:

1. Staff finds approval of this variance may not have an adverse effect on public health, safety and welfare.
2. Staff finds there are specific peculiar conditions applicable to this property to warrant granting of this variance.
3. Staff finds granting this variance will not confer a special privilege not commonly enjoyed by others in the RA-20 district.

Attachments

Staff Report

Vicinity Map

Site Plan

Floor and Elevation Plans

STAFF REPORT
Yuma County Planning and Zoning Division

Prepared for the Hearing of
August 19, 2025
Yuma County Board of Adjustment

CASE NUMBER: Variance Case No. 25-13

OWNER: Thomas Nielsen

CASE PLANNER: Amber Kelly, Associate Planner

DATE PREPARED: August 5, 2025

DESCRIPTION OF REQUEST: Thomas Nielsen, agent for Nielsen Revocable Trust 1-31-2019, requests a variance from the Yuma County Zoning Ordinance, Section 601.05—Minimum Lot Width & Principal Buildings setback requirements, to allow a front yard setback of 16 feet 3 inches and a side yard setback of 3 feet 10 inches on a parcel 0.36 acres in size zoned Rural Area-20 acre minimum (RA-20), Assessor’s Parcel Number 459-58-008, located at 10425 West Vista Del Rio Street, Yuma, Arizona.

THE APPLICANT’S REASON FOR REQUESTING THIS VARIANCE: To allow a front yard setback of 16 feet 3 inches and a side yard setback of 3 feet 10 inches where a front yard setback of 50 feet and a side yard setback of 5 feet and 7 inches are the minimum allowed.

APPROVAL OF THIS REQUEST WOULD ALLOW:

The following deviations from the Yuma County Zoning Ordinance:

- Front yard setback of 16 feet 3 inches where 50 feet are required;
 - Side yard setback of 3 feet 10 inches where 5 feet and 7 inches are required.
-

BACKGROUND

The subject property is located in the Martinez Lake Planning Area of the 2030 Comprehensive Plan. The parcel is zoned Rural Area-20 acre minimum (RA-20). The parcel is lot 208 and 208A of Castle Dome Cabin Sites which are pre-ordinance nonconforming parcels established as Federal leases, transferred to State leases, and then sold fee simple to lessees and to the public. The State Land Department is allowed by State law to create and sell such parcels without plotting. The parcel is the location of a site built residence with an attached patio in the rear, along with a detached structure and metal/fabric shade structure in the front. The subject parcel is 0.36 acres in size and was established in 1992.

The RA-20 zoning district requires a front yard setback of 50 feet, rear yard setback of 34 feet and side yard setbacks of 50 feet. Since the parcel is pre-ordinance nonconforming, a minimum side yard setback

of 5 feet and 7 inches is allowed pursuant to the Yuma County Zoning Ordinance (YCZO), Section 1011.00, which states as follows: *Each side yard setback on lots of nonconforming width may be reduced to ten percent (10%) of the width of the lot, but in no case shall the side yard setbacks be less than five (5) feet on each side.*

STAFF ANALYSIS

Section 403.03 of the Zoning Ordinance:

- A. *Variances under section 403.02 shall be granted only when, because of peculiar conditions applicable to the property, the strict application of the Zoning Ordinance deprives such property of privilege enjoyed by other property owners in the zoning district.*

Staff finds there are peculiar conditions applicable to the property. The property's unusual shape and size deprive it of privileges enjoyed by other property owners in the RA district. The RA-20 zoning district requires a front yard setback of 50 feet, rear yard setback of 34 feet, and side yard setback of 50 feet. The subject property a pre-ordinance nonconforming lot with a minimum side yard setback of 5 feet and 7 inches. The small square footage of the parcel hinders the ability to develop within the building envelope required by the RA district.

- B. *Variances are available only in cases where there is a hardship arising from conditions or circumstances unique to the development of a particular piece of land, not from personal considerations, personal convenience or financial hardships.*

Staff finds the unusual shape and size of the subject parcel creates a hardship for development. The RA-20 district requires a minimum parcel size of 20 acres, however, it is a pre-ordinance nonconforming lot 0.36 acres in size. The width of the lot is approximately 57 feet, therefore the side yard setback is allowed to be reduced to 5 feet and 7 inches. The unusual shape and small size of the lot hinders the ability to develop the property within the required building envelope required by the RA district.

- C. *Any motion to grant a Variance by the Board of Adjustment shall include specific peculiar conditions applicable to the property, which exist to cause granting of a Variance.*

Staff finds there are peculiar conditions applicable to this property which exist to cause granting of this variance. The property's unusual shape and small square footage restrict development within the required building envelope.

- D. *A variance shall not be granted which will have an adverse effect on public health, safety and welfare.*

Staff finds approval of this request will not have an adverse effect on public health, safety, and welfare. The parcel directly to the west of the subject property is the location of a site built home with an attached carport on the east side which is approximately three feet from the property line. The property to the east is also the location of a site built home which is approximately three from its west property line. If this request is approved, there will be a separation of six feet between the structures on the west and east sides of the subject property.

E. *A variance shall not be granted if, in granting the variances a special privilege not commonly enjoyed by others in the zoning district will be conferred, or have a negative impact on the neighborhood.*

Staff finds granting this variance will not confer a special privilege not commonly enjoyed by others in the RA-20 district. Many of the surrounding lots in the Martinez Lake area have approved variances for setbacks due to the unusual shape and size of the lots.

F. *The Board of Adjustment may require appropriate conditions or safeguards on any granted variances so that public health, safety and welfare are not compromised.*

Staff is recommending that if approved, this variance include the attached conditions as a means of addressing concerns of public health, safety, and welfare.

G. *Variances shall not be granted if the condition is self-imposed or if a reasonable use of the land can be made in an alternative development scheme without the variance.*

Staff finds the condition is self-imposed. The owner could reduce the size of the structure in order to meet the required setbacks.

H. *The fact that there are non-conforming uses of neighborhood lands, structures or buildings, in the same zoning district shall not be considered grounds for issuance of a variance.*

There are other properties near or adjacent to the subject property with nonconforming uses and which do not meet the minimum parcel size for the zoning district, but these factors were not the basis for staff's recommendation. The following cases have been approved by the Board of Adjustment:

- Variance Case No. 90-20 allowed a side and rear yard setback of three feet on APN 459-51-018
- Variance Case No. 02-02 allowed a rear yard setback of 18 feet and a side yard setback of three feet four inches on APN 459-59-031
- Variance Case No. 02-03 allowed a front yard setback of three feet six inches, rear yard setback of 25 feet, and a side yard setback of six feet on APN 459-59-028.
- Variance Case No. 04-01 allowed a front yard setback of five feet and rear yard setback of ten feet on APN 459-59-026
- Variance Case No. 05-07 allowed a front yard setback of 26 feet and rear yard setback of 22 feet on APN 459-59-025
- Variance Case No. 06-04 allowed a front yard setback of 20 feet and rear yard setback of 29 feet and six inches on the subject property
- Variance Case No. 07-04 allowed a rear yard setback of eight feet on APN 459-51-008
- Variance Case No. 08-08 allowed a rear yard setback of five feet, side yard setback of zero feet, front yard setback of 20 feet on APN 459-51-008
- Variance Case No. 08-12 allowed a front yard setback of 18 feet and side yard setback of ten feet on APN 459-51-017
- Variance Case No. 10-01 allowed a side and rear yard setback of three feet on APN 459-51-004
- Variance Case No. 10-07 allowed a front yard setback of ten feet and rear yard setback of five feet on APN 470-02-001
- Variance Case No. 14-11 allowed a front yard setback of four feet and a side yard setback of five feet for a detached garage addition on APN 459-59-010.
- Variance Case No. 24-14 allowed a front yard setback of 20 feet and a side yard setback of 2 feet on the north side on APN 459-58-001.

- Variance Case No. 24-23 allowed a rear yard setback of 0 feet, an east side yard setback of 1 foot 6 inches, and a west side yard setback of 7 feet 6 inches on Assessor's Parcel Number 459-59-006.
-

ADDITIONAL COMMENTS:

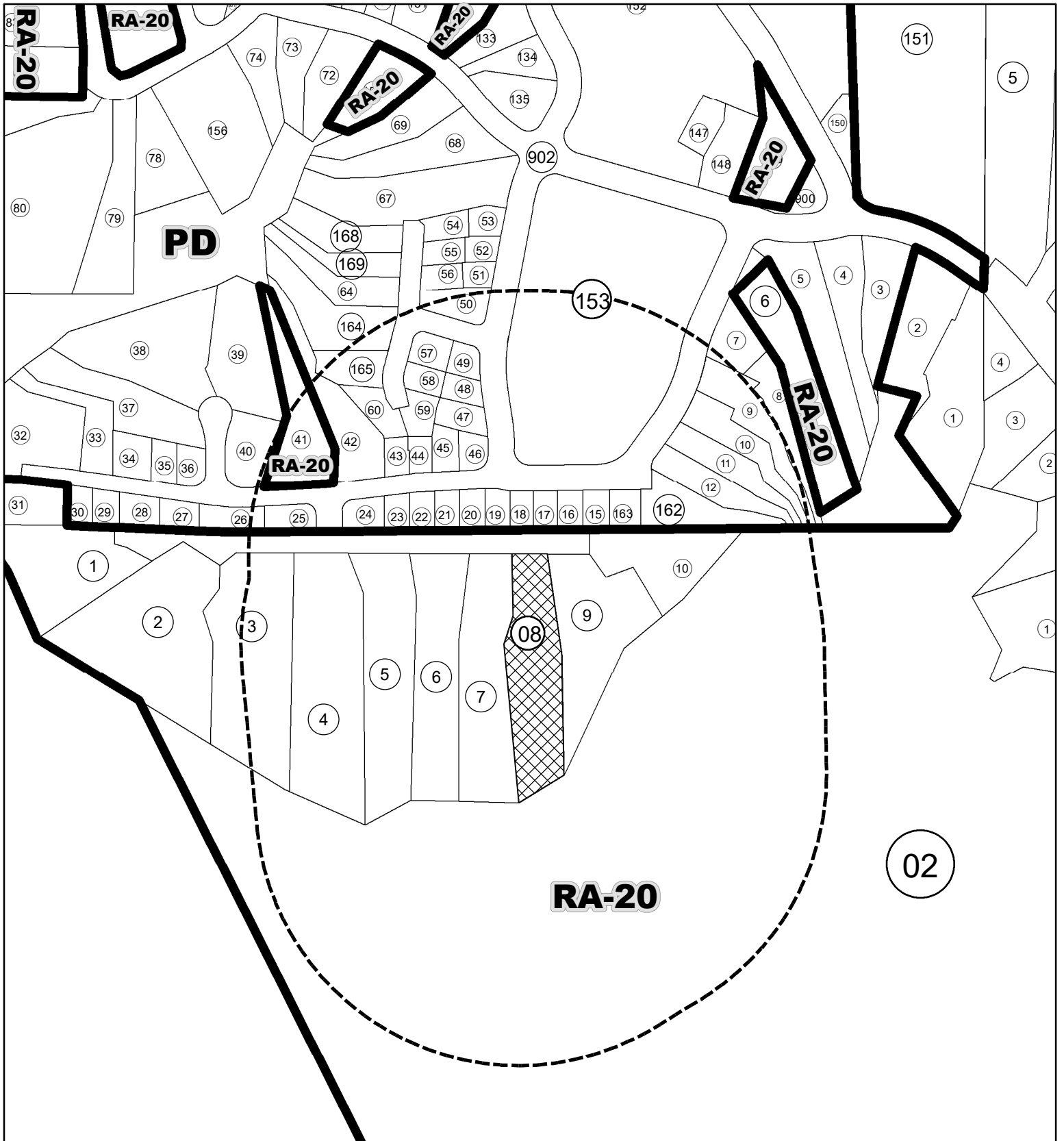
STAFF RECOMMENDATION

Staff recommends approval of Variance Case No. 25-13 based on:

1. Staff finds approval of this variance may not have an adverse effect on public health, safety and welfare.
2. Staff finds there are specific peculiar conditions applicable to this property to warrant granting of this variance.
3. Staff finds granting this variance will not confer a special privilege not commonly enjoyed by others in the RA-20 district.

If the Board of Adjustment approves this Variance, staff suggests attaching the following conditions:

1. This Variance is valid for the time limits outlined in Section 403.07 of the Zoning Ordinance.
2. The approval of this variance is based on the site plan submitted by the applicant. Any change from the site plan will require approval of a new variance by the Board of Adjustment.
3. All required permits must be issued and finalized according to adopted Building and Fire Code requirements of Yuma County.



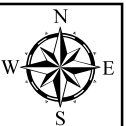
**DEPARTMENT OF
DEVELOPMENT
SERVICES**
PLANNING & ZONING DIVISION
2351 W. 26TH STREET
YUMA, AZ 85364

FOR INFORMATION ONLY - NO LIABILITY ASSUMED





CASE NO: VAR25-13
LOCATION: 10425 W Vista Del Rio Street
APN: 459-58-008

Case Planner: Amber Kelly
Drawn by : Amber Kelly
Reviewed: Amber Kelly

SCALE
1"=150'



Legend

-  Subject Property
-  300' NOTIFICATION AREA
-  70 dB Noise Zone
-  Zoning Boundary

VISTA DEL RIO STREET - ACCESS

ACCESS

SEWER MAIN

WATER METERS

40.44' PROPERTY LINE

PARKING

EXISTING NEIGHBOR

EXISTING NEIGHBOR

300 AMP POWER METER

72.67' PROPERTY LINE

107.17' PROPERTY LINE

NEW GARAGE

LAUNDRY ROOM

EXISTING HOME

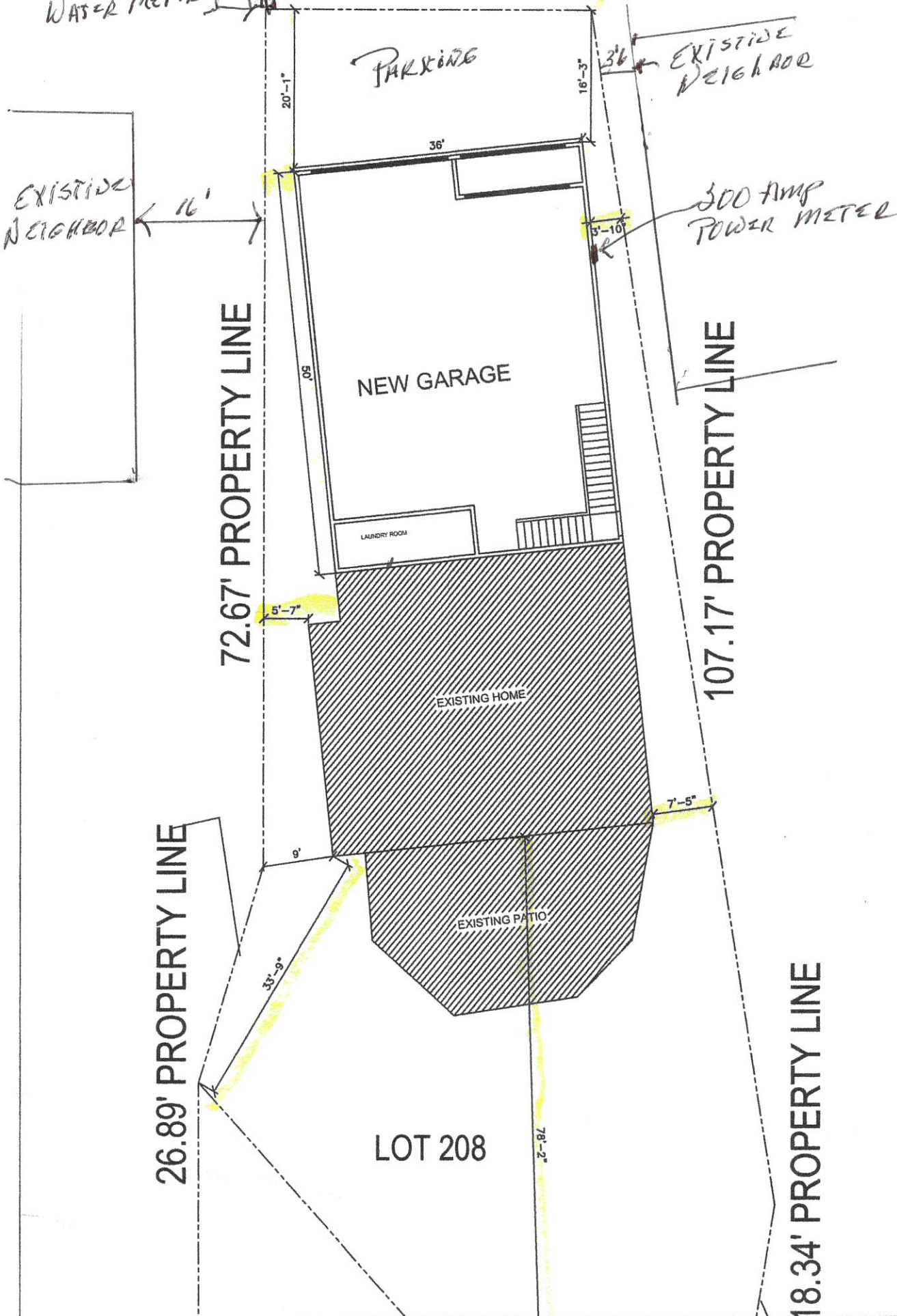
EXISTING PATIO

26.89' PROPERTY LINE

18.34' PROPERTY LINE

LOT 208

MATCH LINE



MATCH LINE

198.81' PROPERTY LINE

LOT 208A
459-58-008

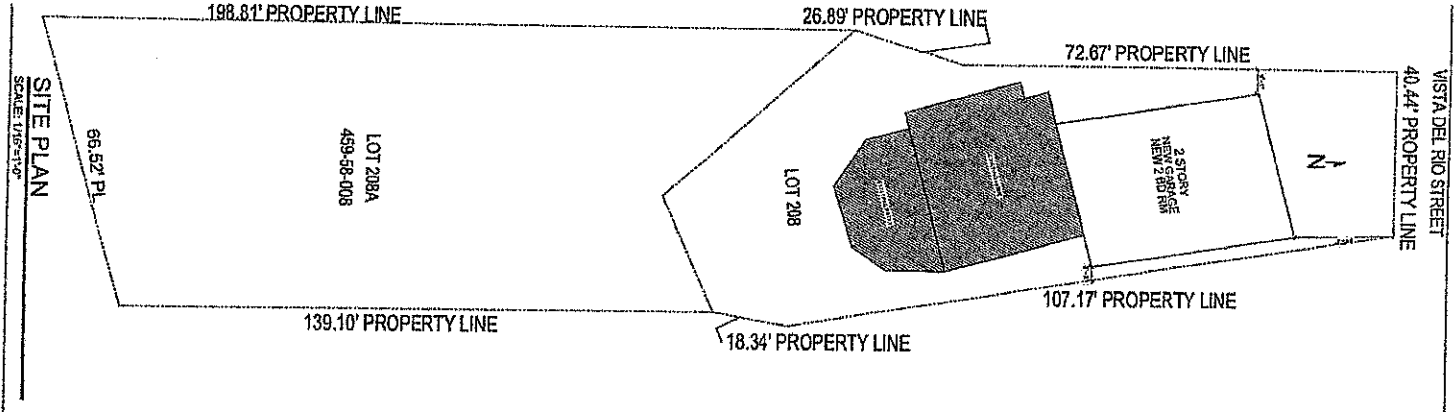
139.10' PROPERTY LINE

66.52' PL

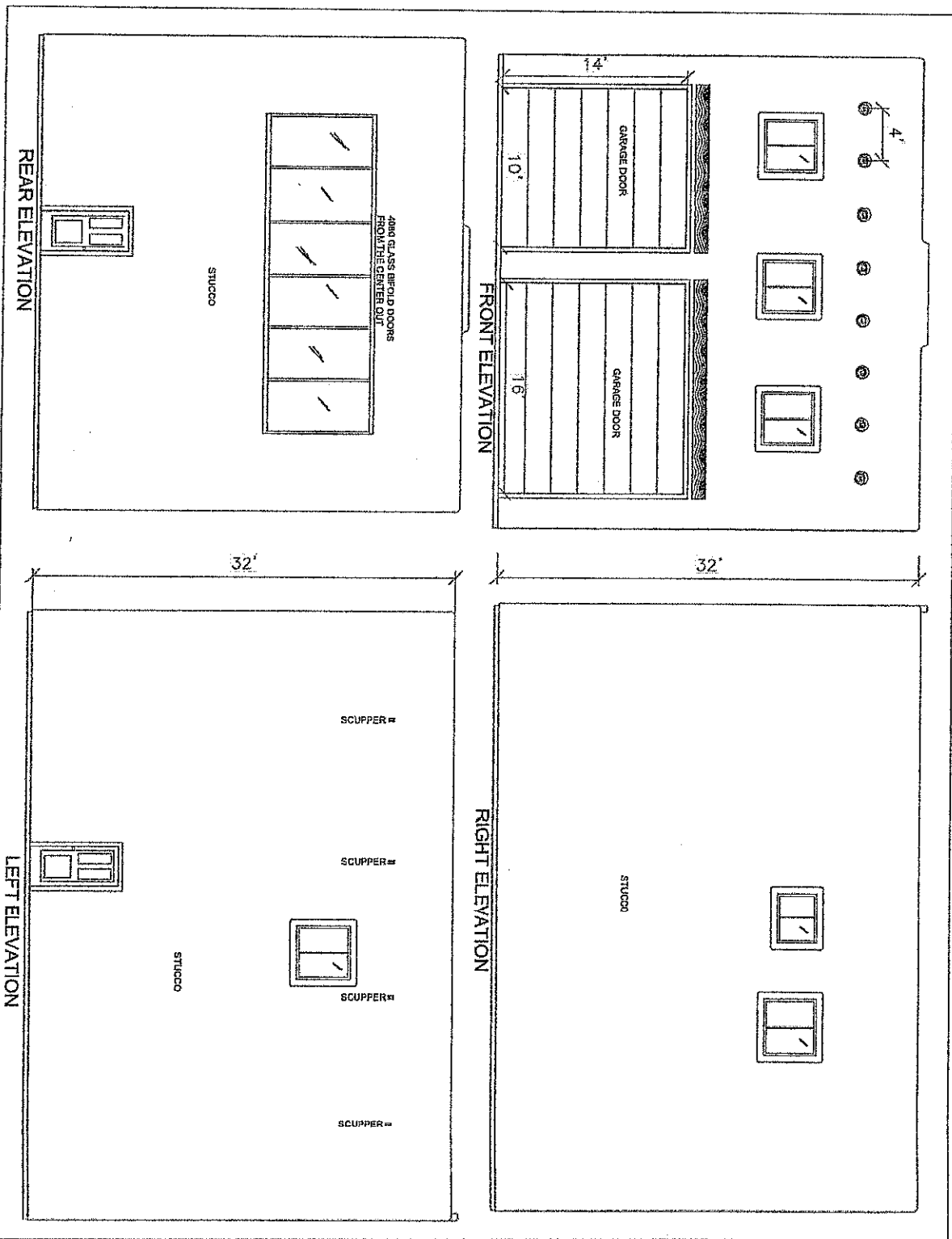
SITE PLAN

SCALE: 1/16"=1'-0"

THOMAS NIELSEN
10425 W. VISTA DEL RIO ST.



SITE PLAN
SCALE: 1/8"=1'-0"



ELEVATION PLAN
SCALE: 1/8"=1'-0"

6'-6"

43'-6"

SIMPSON MST48 FLOOR TO FLOOR STRAP ALL WALLS

SIMPSON MST48 FLOOR TO FLOOR STRAP ALL WALLS

4'-0" BWP

4'-0" BWP

4'-0" BWP

LAUNDRY ROOM

D
M

5/8" GYP THIS SIDE OF WALL FULL HEIGHT
5/8" GYP THIS SIDE OF WALL FULL HEIGHT
5/8" GYP THIS SIDE OF WALL FULL HEIGHT
5/8" GYP THIS SIDE OF WALL FULL HEIGHT

5/8" GYP THIS SIDE OF WALL FULL HEIGHT
5/8" GYP THIS SIDE OF WALL FULL HEIGHT

3068

4'-0" BWP

27 RISERS @ 7.5"
25 TREADS @ 10"
2 LANDING 40" SQ.

RV GARAGE
15' CLG. HT.

RV GARAGE
15' CLG. HT.

44'-6"

50'

4'-0" BWP

FULLY SHEET THIS WALL TO TOP OF PARAPET

6 X 6 POST

6 X 6 POST

6 X 6 POST

12' X 14' OHD
6 X 12 BEAM

OPEN
PATIO

16' X 14' OHD

5-1/8" X 15" GLB

5-1/8" X 15" GLB

2'-8" ABWP

2'-8" ABWP

2'-8" ABWP

32"

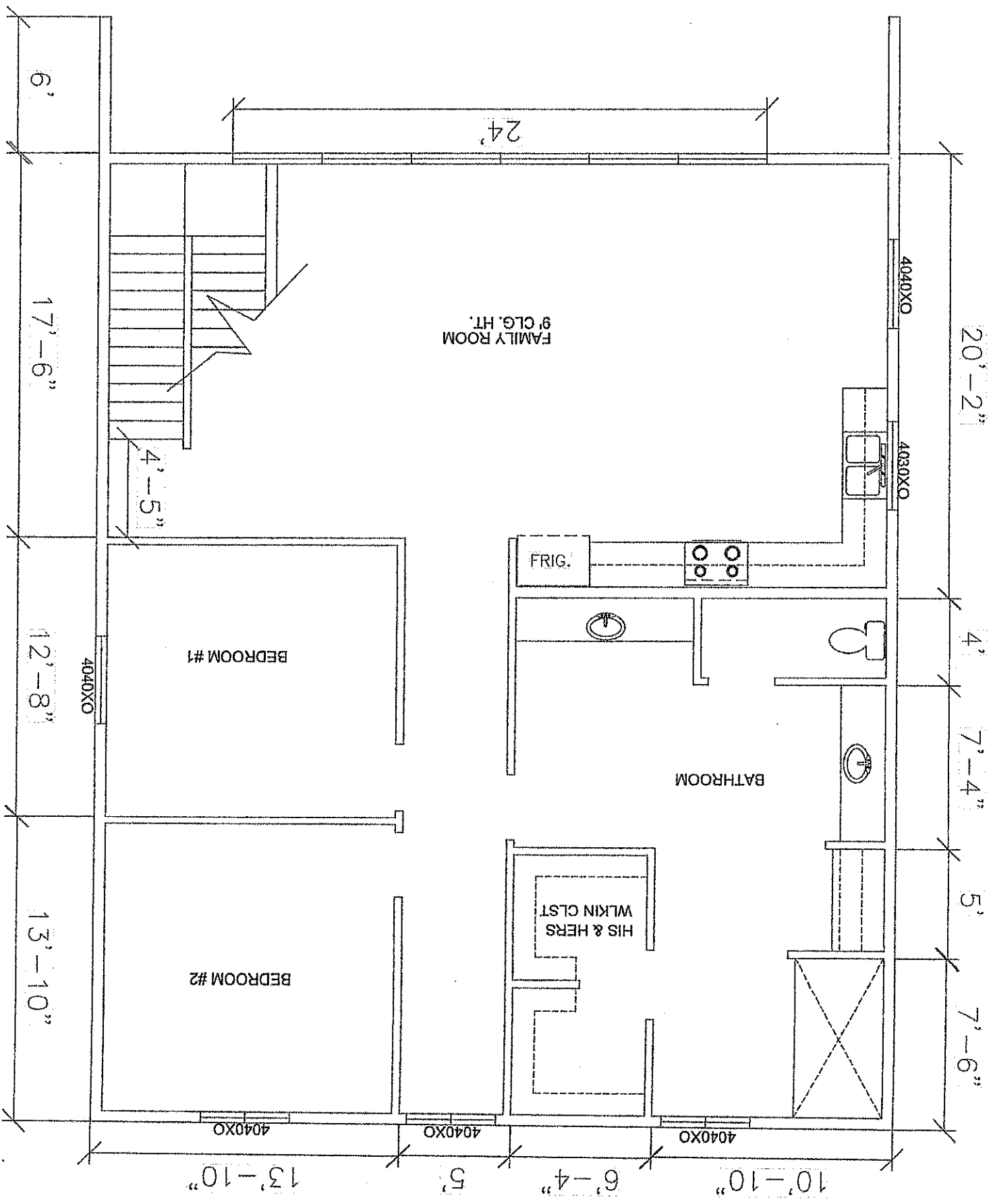
12'

32"

16'

32"

5'-6"



Yuma County Board of Adjustment

Item No. 7

AIR-13887

7.

BOA Agenda

Meeting Date: 08/19/2025

Submitted For: Maggie Castro

Submitted By: Roxanna Sanchez

Department: Planning & Zoning Division - DDS

Information

1. REQUESTED ACTION:

Variance Case No. 25-14: Mark Owen, agent for Bruce Anderson, requests a variance from the Yuma County Zoning Ordinance, Sections 601.06--Building Height and 1103.00--Additional Height Regulations, to allow a height of 125 feet for a receiving tower base for a solar power generation facility on a parcel 40.0 gross acres in size zoned Rural Area-40 acre minimum (RA-40), Assessor's Parcel Number 153-03-003, located at the northeast corner of the alignments of Avenue 73½ E and County 14½ Street North, Dateland, Arizona

2. INTENT:

To allow a height of 125 for a receiving tower that converts solar energy to power from a field of heliostats (mirrors) that reflect sunlight up to the tower.

3. For detailed analysis see attached staff report

4. STAFF'S RECOMMENDATION:

Staff recommends approval of Variance Case No. 25-14 based on:

1. There are hardships arising from conditions or circumstances unique to the development of this property.
2. Staff finds approval of this variance will not have an adverse effect on public health, safety, and welfare.
3. Staff finds granting this variance will not have a negative impact on the neighborhood

Attachments

Staff Report V25-14

Vicinity Map

Site Plan

Solar Project Narrative

STAFF REPORT
Yuma County Planning and Zoning Division

Prepared for the Hearing of
August 19, 2025
Yuma County Board of Adjustment

CASE NUMBER: Variance Case No. 25-14

OWNER: Bruce Anderson

CASE PLANNER: Roxanna Sanchez, Associate Planner

DATE PREPARED: August 1, 2025

DESCRIPTION OF REQUEST: Mark Owen, agent for Bruce Anderson, requests a variance from the Yuma County Zoning Ordinance, Section 1103.00—Additional Height Regulations, to allow a height of 142 for a receiving tower for a proposed solar power generating facility on a parcel 40.0 gross acres in size zoned Rural Area-40 acre minimum (RA-40), Assessor's Parcel Number 153-03-003, located at the northeast corner of the alignments of Avenue 73½ E and County 14½ Street North, Dateland, Arizona.

THE APPLICANT’S REASON FOR REQUESTING THIS VARIANCE: The proposed solar facility is composed of a field of heliostats (mirrors) that reflect sunlight up to a receiving tower that converts the solar energy to power.

APPROVAL OF THIS REQUEST WOULD ALLOW:

The following deviation from the Zoning Ordinance:

- A height of 125 feet for a receiving tower where 100 feet is the maximum height allowed.
-

BACKGROUND

The subject property is currently undeveloped desert. There is physical evidence throughout portions of the project site which indicates the property was historically used for agricultural purposes. According to the applicant, "...The approximately 40-acre project site consists of previously discontinued agricultural fields..." The subject property, as well as the surrounding properties in all directions, are zoned RA-40 and currently remain undeveloped desert with the exception of Parcel 2 to the north which is in active agricultural production. The project includes developing approximately 10 acres of the 40-acre property into a 200 kW solar energy producing facility. This development will utilize externally fired turbines and a series of solar-tracking mirrors, known as heliostats, to produce electrical power. The facility will feature a central 125-foot tower that houses the turbine and 350 post-mounted heliostats in radial east/west rows.

The heliostats will be approximately 20 feet tall and will have tracking systems that will allow the face of the heliostats to follow the sun's movement in order to maximize system efficiency.

A similar request was made in August 17, 2021 (VAR21-12) on this same parcel for a height of 142 feet for a receiving tower where 100 feet is the maximum allowed. The case was approved yet no action was taken by the applicant or property owner and the variance expired on August 19, 2023.

STAFF ANALYSIS

Section 403.03 of the Zoning Ordinance:

- A. Variances under section 403.02 shall be granted only when, because of peculiar conditions applicable to the property, the strict application of the Zoning Ordinance deprives such property of privilege enjoyed by other property owners in the zoning district.*

Staff finds there are no peculiar conditions applicable to the property which deprive it of a privilege enjoyed by other property owners in the RA-40 zoning district. However, the need for a height of 125 feet is due to structures and improvements for the proposed solar power generating facility that require a certain height in order for the facility to perform as designed.

- B. Variances are available only in cases where there is a hardship arising from conditions or circumstances unique to the development of a particular piece of land, not from personal considerations, personal convenience or financial hardships.*

Staff finds there are hardships arising from conditions or circumstances unique to the development of this property. The proposed solar facility is composed of a field of heliostats (mirrors) that reflect sunlight up to a receiving tower 125 feet in height that converts the solar energy to power. The height of 125 feet is needed for the facility to perform as designed.

- C. Any motion to grant a variance by the Board of Adjustment shall include specific peculiar conditions applicable to the property, which exist to cause granting of a variance.*

Staff finds there are no peculiar conditions particular to the property which exist to cause granting of a variance. The peculiar conditions are due to the proposed use of the property for a solar power generating facility and the improvements required for the facility.

- D. A variance shall not be granted which will have an adverse effect on public health, safety and welfare.*

Staff finds approval of this variance will not have an adverse effect on public health, safety, and welfare.

- E. A variance shall not be granted if, in granting the variances a special privilege not commonly enjoyed by others in the zoning district will be conferred, or have a negative impact on the neighborhood.*

Staff finds granting this variance will not have a negative impact on the neighborhood.

F. *The Board of Adjustment may require appropriate conditions or safeguards on any granted variances so that public health, safety and welfare are not compromised.*

Staff is recommending that if approved, this variance include the attached conditions as a means of addressing concerns of public health, safety, and welfare.

G. *Variances shall not be granted if the condition is self-imposed or if a reasonable use of the land can be made in an alternative development scheme without the variance.*

Staff finds the condition is self-imposed. However, structures and improvements for the proposed solar power generating facility require a certain height in order for the facility to perform as designed. There appears to be no other reasonable alternatives without a variance.

H. *The fact that there are non-conforming uses of neighborhood lands, structures or buildings, in the same zoning district shall not be considered grounds for issuance of a variance.*

Staff's recommendation is not based on non-conforming uses of neighborhood lands, structures or buildings in the same zoning district. The following variance have been approved for similar requests:

- Variance Case No. 08-04 allowed the construction of two thermal oxidizer stacks and four metal silos with a maximum height of 175 feet for a proposed ethanol plant.
- Variance Case No. 21-12 allowed the construction of a receiving tower 142 feet in height where 100 feet is the maximum height allowed on the subject property.

ADDITIONAL COMMENTS:

- Ty Martinez, Yuma County Chief Building/Fire Code Official, stated all construction must comply with the requirements of the 2003 International Fire Code and Yuma County Comprehensive Building Safety Code, specifically, means for fire-fighting, emergency vehicle access, secondary containment, and hazardous material setback for property lines and buildings.
- Antonio Martinez, MCAS Yuma, stated military training routes were reviewed and there were no concerns.
- Eric Saltzer, Somerton Airport District, stated that with correct lighting, the tower should not be a safety concern.

STAFF RECOMMENDATION

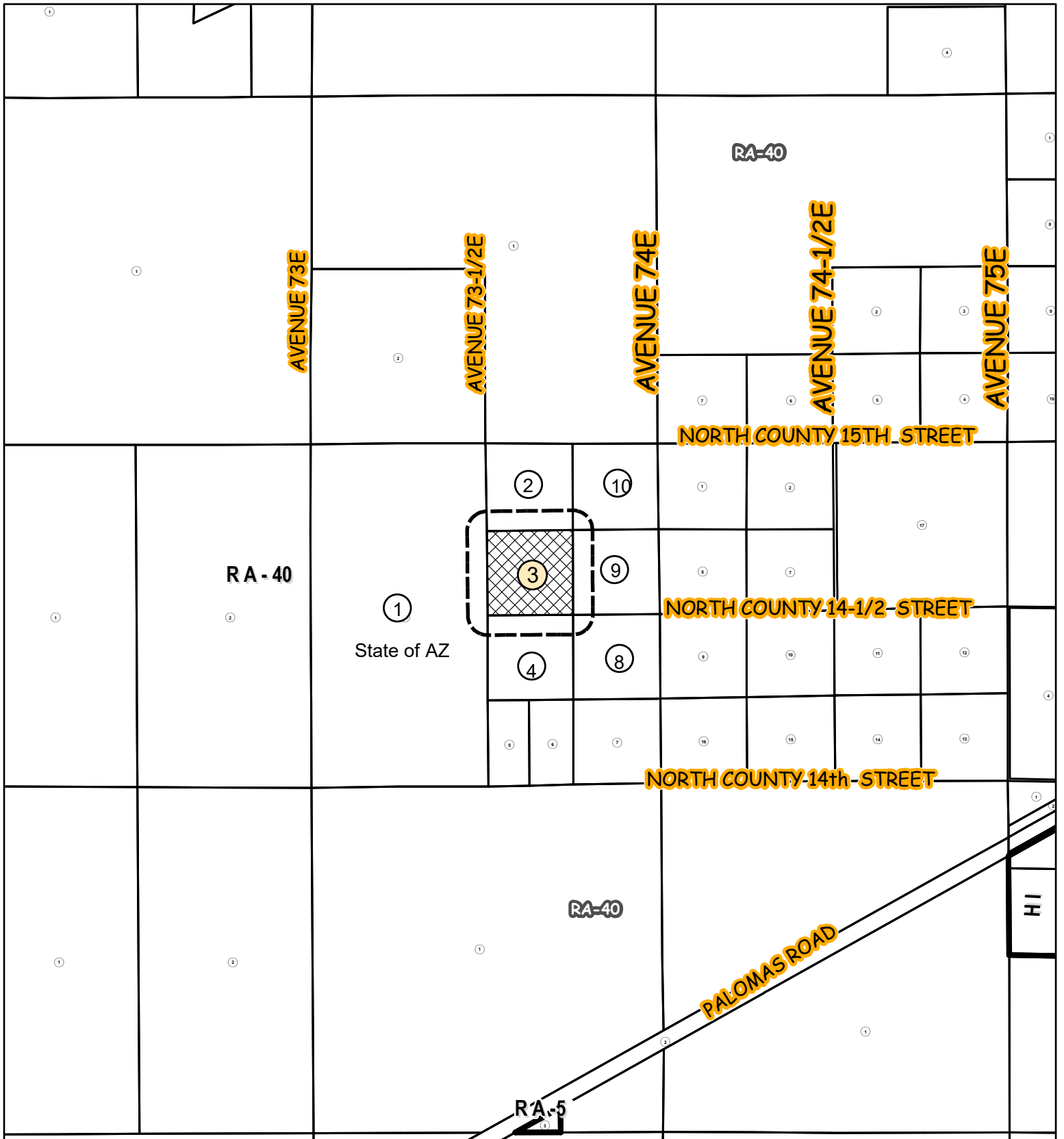
Staff recommends approval of Variance Case No. 25-14 based on:

1. There are hardships arising from conditions or circumstances unique to the development of this property.
2. Staff finds approval of this variance will not have an adverse effect on public health, safety, and welfare.

3. Staff finds granting this variance will not have a negative impact on the neighborhood

If the Board of Adjustment approves this Variance, staff suggests attaching the following conditions:

1. This variance is valid for the time limits outlined in Section 403.07 of the zoning ordinance.
2. The approval of this variance is based on the site plan submitted. Any deviation from the site plan will require approval of a new variance by the Board of Adjustment.
3. All required permits must be issued and finalized according to adopted Building and Fire Code requirements of Yuma County.




**DEPARTMENT OF
DEVELOPMENT
SERVICES**

PLANNING & ZONING DIVISION
2351 W. 26TH STREET
YUMA, AZ 85364

FOR INFORMATION ONLY - NO LIABILITY ASSUMED


CASE NO: VAR25-14

LOCATION: NE corner of Ave 73-1/2E & N Co 14-1/2 St




APN: 153-03-003

Case Planner: R. Sanchez
Drawn by : R. Sanchez
Reviewed: N/A

SCALE
1"=2,000'



Legend

-  Subject Property
-  300' NOTIFICATION AREA
-  Municipality



**247SOLAR
HYDER CONCENTRATED
SOLAR PROJECT**

URSA ENERGY
105 CRESCENT BAY DRIVE, SUITE D
LAGUNA BEACH, CA 92651

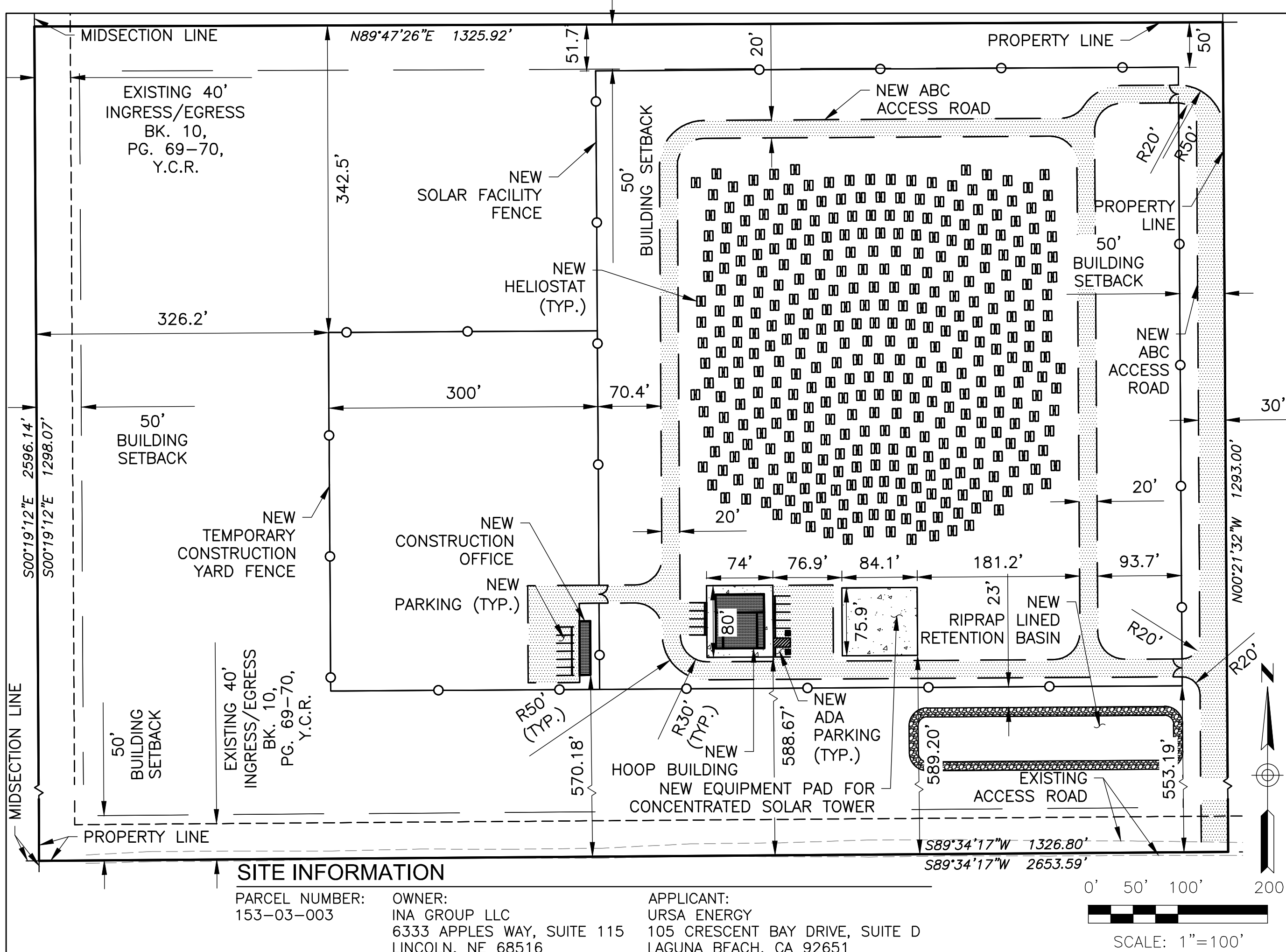
**PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING**

SHEET TITLE:
PRELIMINARY SITE
PLAN

SCALE: 1" = 100'

JOB NO.
1121034
DATE
4/26/2021

SHEET
C1.0

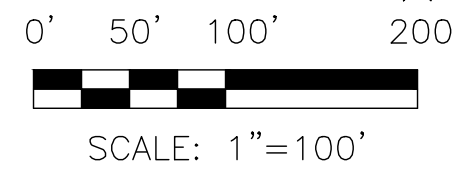


SITE INFORMATION

PARCEL NUMBER:
153-03-003

OWNER:
INA GROUP LLC
6333 APPLES WAY, SUITE 115
LINCOLN, NE 68516

APPLICANT:
URSA ENERGY
105 CRESCENT BAY DRIVE, SUITE D
LAGUNA BEACH, CA 92651



247 Solar Concentrated Solar Project Special Use Permit Narrative

Project No.: 1121034

Date: July 2025

Prepared For:



DIBBLE



1640 S. Stapley Drive,
Suite 120
Mesa, AZ 85204
P. 480.757.7876
F. 602.957.2838
www.dibblecorp.com

Table of Contents

I.	247 Solar Concentrated Solar Project Narrative – Special Use Permit Application.....	1
A.	Project Description.....	1
B.	Site Conditions/Location.....	2
C.	Site Access	2
D.	Drainage	3
E.	Environmental Issues	4
F.	Design Standards	4
G.	Site Improvements.....	4
H.	Impact to Local Resources.....	4
I.	Special Considerations.....	5
1.	Positive Economic Impact.....	5
2.	No Negative Impact on Native Ecology	5
3.	Unobtrusive to Local Community.....	5
J.	Conclusion	5

List of Figures

Figure 1 - Concentrated Solar System Layout.....	1
Figure 2 - Current Zoning Map.....	2
Figure 3 - Site Access Route.....	3

Appendices

Appendix A – Traffic Impact Memorandum	A
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I. 247 Solar Concentrated Solar Project Narrative – Special Use Permit Application

The purpose of this application is to obtain approval for the development and construction of a 200 kW (kilowatt) solar generating facility on a 40-acre property in Hyder, Arizona. Upon completion, the facility will be owned and operated by 247 Solar.

This concentrated solar facility will be a private research and development facility to assess the potential for generating clean energy using externally fired turbines. The facility will be capable of running two 200 kW turbines but will initially generate 200 kW using a single turbine.

A. Project Description

This project includes developing approximately 10 acres of the 40-acre property into a 200 kW solar energy producing facility. This development will utilize externally fired turbines and a series of solar-tracking mirrors, known as heliostats, to produce electrical power. The facility will feature a central 125-foot tower that houses the turbine and 350 post-mounted heliostats in radial east/west rows. The heliostats will be approximately 20 feet tall and will have tracking systems that will allow the face of the heliostats to follow the sun's movement in order to maximize system efficiency. The system layout can be seen in **Figure 1**.

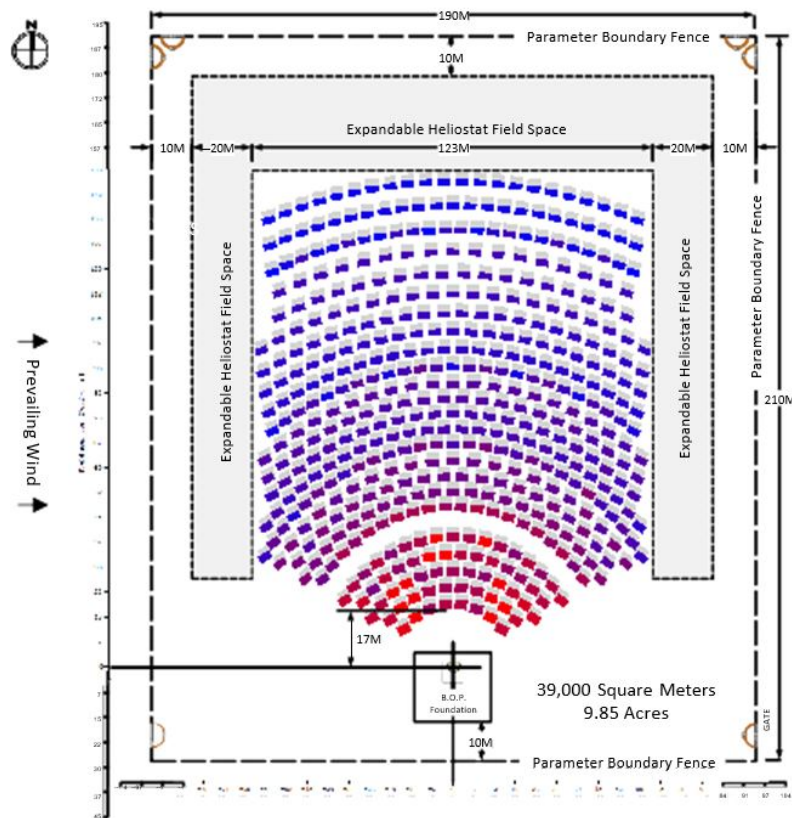


Figure 1 - Concentrated Solar System Layout

The site will also include a water storage tank and a building for equipment storage and maintenance facilities. The building will be composed of four shipping containers with a roof connecting them. The perimeter of the 10-acre facility will be surrounded by a 6-foot tall chain link fence that is topped by 2 rows of barbed wire for security purposes. The fence will also include screening material to reduce impacts of wind on the site. In addition, the perimeter, gates, and tower will be equipped with closed circuit cameras for security purposes.

The project will be graded to contain surface runoff in site retention basin(s) that will be located in the south half of the property. The drainage design for the site will also incorporate drainage swales that will divert offsite runoff around the solar facility and will discharge this runoff back to its natural drainage path south of the property. Erosion control measures will be utilized at the drainage swales and retention basins. The construction management office(s), storage, and parking will be located at the permanent storage and maintenance facility for the site. Any temporary facilities will be removed at the conclusion of construction activities. During construction, the site will be secured with temporary fencing during off hours to avoid any theft, trespassing, and/or vandalism, until the permanent fencing is installed.

B. Site Conditions/Location

The proposed 247 Solar Concentrated Solar site is located north of Hyder (Palomas) Road approximately one quarter mile west of the alignment of Avenue 74E and consists of the southwest 1/4 of the northeast 1/4 of Section 3, Township 5 South, Range 11 West of the Gila & Salt River Base and Meridian, Yuma County, Arizona.

The project site is bounded by agriculture fields to the north, abandoned agriculture fields to the east, and native desert to the south and west. The approximately 40-acre project site consists of previously discontinued agricultural fields.

The current zoning of the project area and the surrounding properties is RA-40 (Rural Agriculture – 40 acre minimum). The current zoning map can be seen in **Figure 2**.

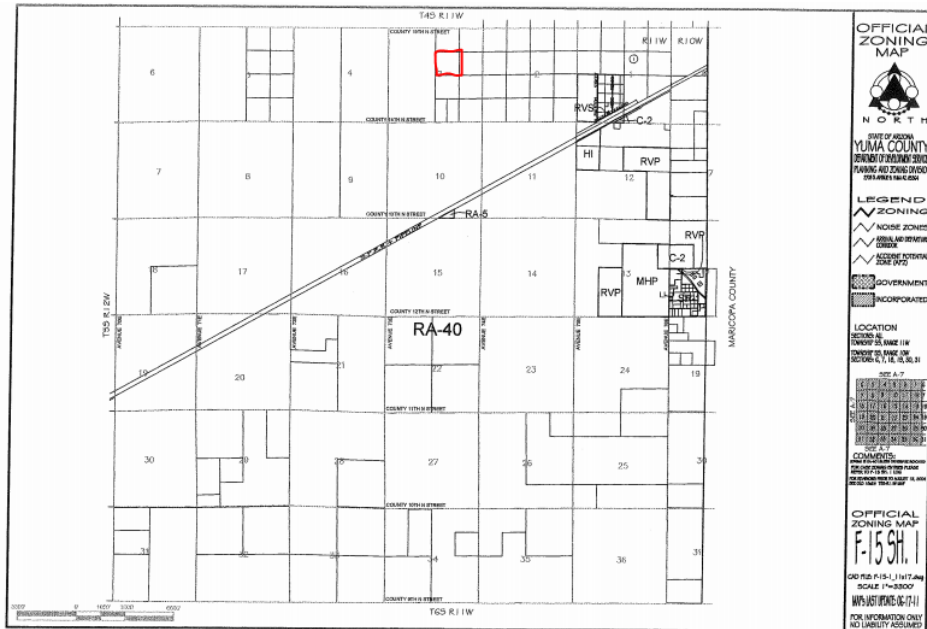


Figure 2 - Current Zoning Map

C. Site Access

To access the site, take Agua Caliente Road north from the Sentinel exit off Interstate 8 for approximately 15 miles to the intersection with Hyder Road, go west on Hyder Road for approximately 2 miles to the approximate Avenue 76E alignment and access road to the existing APS Hyder Solar facilities.

Access to the new 247 Solar Concentrated Solar site will extend from the access road created for the existing APS Hyder II Solar facility approximately 1.25 miles west to the project site, 0.25 miles west of the Avenue 74E alignment.

Based on existing documentation, there appear to be multiple access easements in place from Palomas Road to the proposed solar site. It is anticipated that the project will need to be granted right-of-way in favor of the project from the State Land Department in order to utilize these access easements to provide access to the site. The project team is currently working to secure the preferred access to the site.

The proposed site access route from Interstate 8 can be seen in **Figure 3**.



Figure 3 - Site Access Route

D. Drainage

The project area is designated as Zone ‘D’ by FEMA, which is defined as areas with possible, but undetermined flood hazards where no previous flood hazard analysis has been conducted. This designation is not considered to be high risk for flooding by FEMA. A drainage study will be conducted as part of the project to determine the presence of any flood plain in the vicinity of the project site.

Retention for 100-year runoff volume for the project site will be provided onsite per Yuma County standards. It is anticipated that the retention basins will drain within the required 5 days via percolation, but this will be confirmed during the design of the project.

The existing site outfall is at the southeastern corner of the property and will be unchanged in the proposed condition. The site historically drains from northwest to southeast. Proposed grading improvements will follow the existing grade and will slope to the south/southeast. Surface runoff will be collected in retention basins within the south half of the property, south of the proposed solar facility.

Offsite runoff flows through the existing site from north to south. Swales will be integrated into the solar site design in order to convey flows from north to south along the west side of the facility. The runoff will be directed to the new retention basins in the south part of the property, and any flows exceeding the basin capacity will bleed off to the south and discharge into the existing flow path.

E. Environmental Issues

Dust and particulates generated during construction activities will be controlled as per local and state regulations. Water will be trucked onto the site during construction and for permanent operations. Water will be stored in a feed tank that feeds a water softener, and the treated water will be stored in a separate 5,000-gallon tank. The long-term projected use is approximately 500 gallons every two weeks to clean the heliostats.

The completed facility will not require permanent sewer treatment or pipelines. During construction, all required sewer services will be provided via temporary facilities that will be serviced by outside vendors and all temporary facilities will be removed at the conclusion of construction.

The completed facility will not contain any storm drain pipe, as all runoff will be conveyed and stored using surface features.

The facility's turbine will produce noise of 85 decibels at 1 meter, which is similar to that of a busy street. No noise suppression equipment is anticipated to be needed.

F. Design Standards

The site and utility improvements for this project will be designed per the latest edition of the Public Works Standards for Yuma County, Volumes I, II, & III.

G. Site Improvements

In the 10-acre section of the property where the solar facility will be added, the current abandoned Jojoba fields will be cleared of the few remaining remnants of Jojoba plants and abandoned irrigation lines in preparation for the project. Because the site has previously been disturbed for agricultural use, it is not anticipated that there will be any cultural impacts as a result of this project.

The site will maintain the current overall grading concept, with flows directed from northwest to southeast. The project will add surface retention within the south half of the property, south of the proposed solar facility. It will also include the addition of surface features to divert runoff around the solar facility and into the retention basins or back into the natural drainage path south of the property.

The developed portion of the site will be fenced with a 6-foot high chain link fence with wind screening. The fenced area is proposed to be approximately 627 feet by 693 feet, which will include space for expanding the heliostat field, as well as 33 feet of clear space around the ultimate expansion area.

Dry utilities will need to be provided to the site as part of this project. Power will be required throughout construction operations, and communication will be required for remote monitoring of the completed facility.

H. Impact to Local Resources

The completed site will not impact the area's local natural resources as it will not be served by domestic water or sewer. The site is expected to require power from the grid during construction. Utility infrastructure will be required to bring power and communication to the site.

The completed facility will be designed to control site erosion and dust control. Traffic routing into the facility will be routed from Interstate 8 to Agua Caliente Road, approaching the facility from the east via asphalt roadways and avoiding the Dateland area local roadways. The project will require approximately 5-10 trucked deliveries of material and employ 30 workers per day at the peak of construction activity. The construction traffic and routing plan will not provide undue wear and tear to the existing roads. This project will not impact the local roadways to the extent of the existing Agua Caliente Plant, a nearby 250 MW plant just west of the proposed site. For a detailed analysis of the traffic impact of the project, refer to **Appendix A**.

Construction activity is planned for November 2025 through March 2026. Project deliveries will be spread out over the project timeline. All shipping containers will be delivered together early on to be used for temporary construction facilities. The tower and heliostats will be delivered together following site preparation. Pipe and conduits will be delivered with the turbines.

I. Special Considerations

1. Positive Economic Impact

Construction of this project will produce 20-30 construction jobs at any given time during the construction phase. Additionally, the construction of the facility will provide local revenue related to the construction material and worker-related needs. Permanent operations will create work for 1-3 full-time employees after commissioning.

2. No Negative Impact on Native Ecology

The proposed site utilizes previously disturbed land, which ensures that the site development does not impact native ecology and/or desert resources. Additionally, the site is not currently producing agricultural yield, so the development will not impact current agricultural production.

The project site and surrounding areas are largely uninhabited, so the addition of the proposed solar facility will have a limited impact to any local population base.

3. Unobtrusive to Local Community

The completed facility will only require 1-3 full-time employees for daily operation. Daily traffic impact due to operations will be negligible. Due to the location of the site, the completed facility will not provide any interruption or access restrictions to any existing area activities.

This site and development take advantage of some of the highest solar energy production potential available in the United States. This location in Yuma County will provide clean, renewable energy for the site, with minimal impact to the local residents and environment.

J. Conclusion

The proposed facility will be a positive project for the area and the State of Arizona. The construction of the facility will create local jobs and positively stimulate the local economy. The project will not negatively impact the local ecology, as the site is on previously disturbed ground. It also will not strain local resources, as the project does not require water and sewer services. Upon completion, it will have negligible impacts to traffic and local roadways since the facility will require minimal staffing for onsite operation.

Furthermore, it will also provide opportunity for development of this concentrated solar technology, which could become more widely used in the area. This would provide clean energy to Yuma County and the state of Arizona as more facilities and larger facilities are developed.

Appendix A – Traffic Impact Memorandum

Traffic Memorandum

To: Yuma County Development Services **Date:** July 21, 2025
2351 West 26th Street
Yuma, Arizona 85364

From: Dibble **Project No:** 1121034
Seth Chalmers, PE

Subject: Solar Concentration Site

Introduction & Background

The 247/Solar company is planning to build a new private concentrated solar power generation facility in Hyder, Arizona on parcel APN 153-03-003. Hyder is an incorporated designated area in Yuma County. Ten (10) acres of this 40-acre site will be developed for this solar project. The existing site is previous agricultural land and is surrounded by undeveloped desert and/or former agricultural parcels that have been redeveloped into a solar power generation facility. It is reported that the construction phase of this project will take 16 weeks.

The purpose of this memorandum is to review and evaluate the potential traffic impact to the area from construction traffic during construction phase and the permanent operations. It is anticipated that there will be a maximum of **30 construction workers** on a given day and only **1-3 permanent employees** onsite after construction for permanent operations. The peak hour arrivals and departures during construction will be 6:30 AM and 6:30 PM, Monday through Saturday. It is anticipated that the permanent employees will arrive and depart at similar times each day. **Figure 1** shows a map of the project area.

It should be noted that there is an adjacent solar site (Hyder Solar Farm) constructed just east of this development in 2011 (Phase 1) and 2013 (Phase 2). A traffic impact study and traffic memorandum were submitted to Yuma County as part of this two-phase project.



Seth W. Chalmers

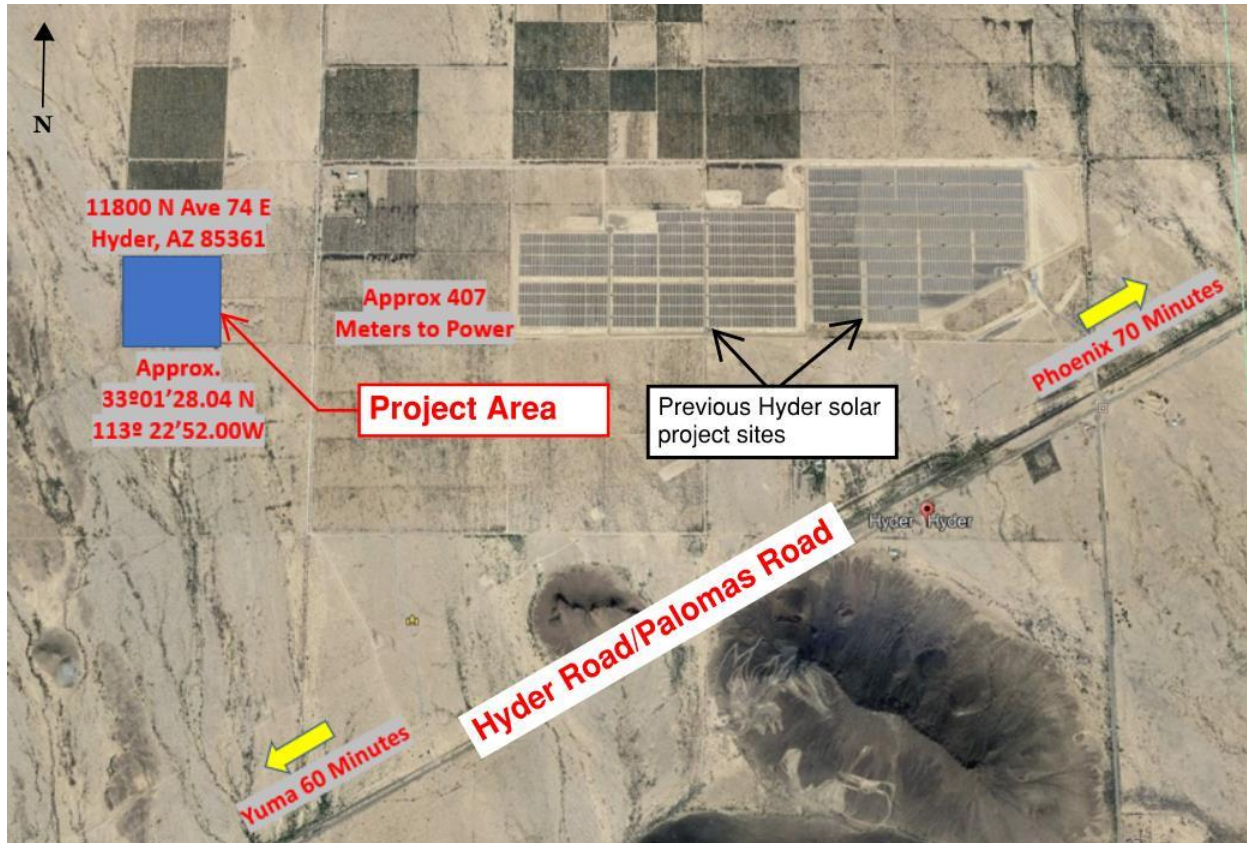


Figure 1 – Project Area Map

Site Access

Interstate 8 (I-8) will provide regional access to the site via the Agua Caliente Road interchange. Agua Caliente Road is a north/south road that becomes 571st Avenue at the north end. This road connects with east/west street Hyder Road/Palomas Road. This intersection is two-way stop controlled for the street approach (Hyder Street/Palomas Road). Workers will then access the solar site via a local gravel road from Hyder Road/Palomas Road. **Figure 2** shows a map of the site access.

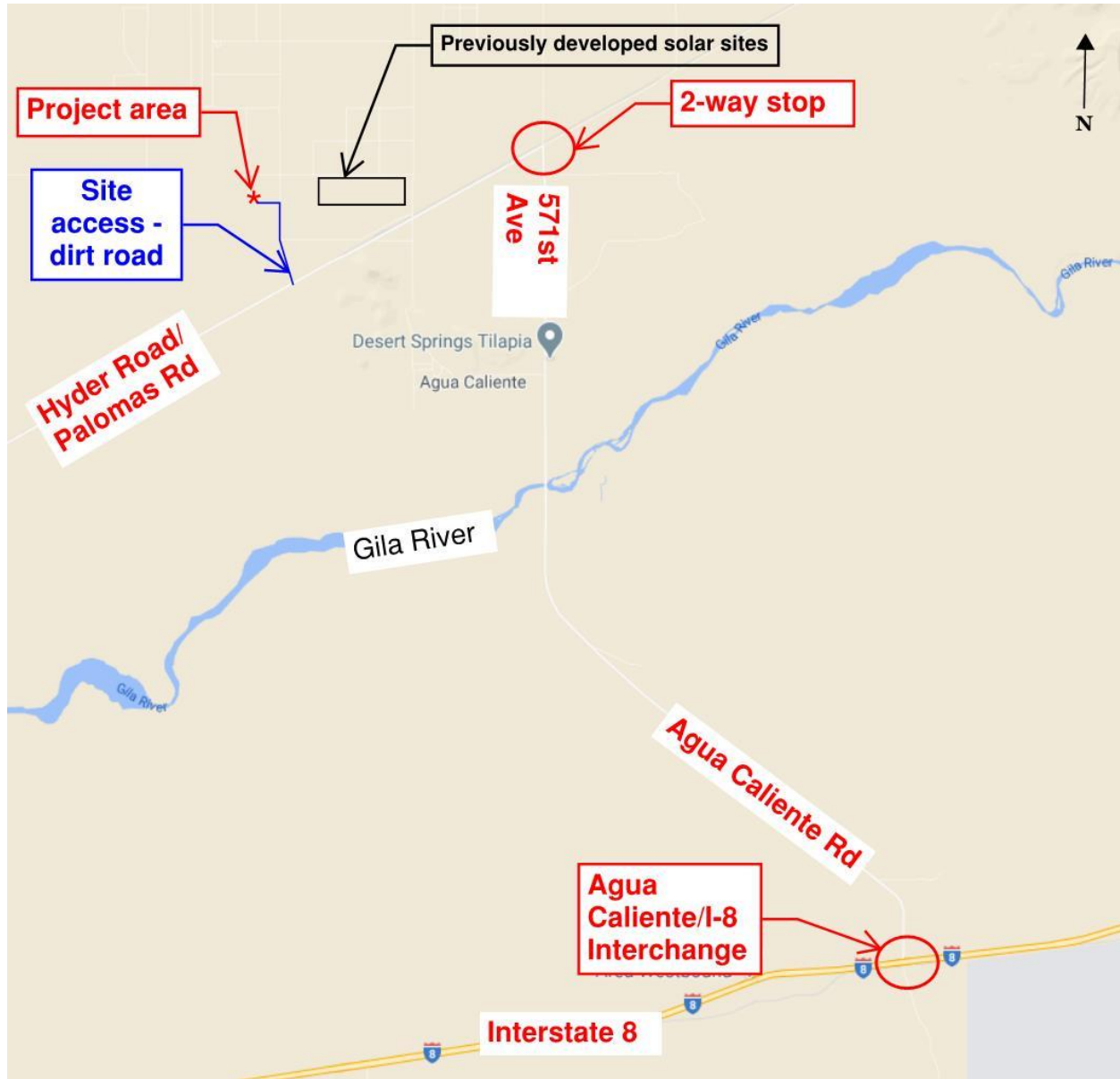


Figure 2 – Access Map

Background Traffic

Using ADOT’s MS2 Transportation Data Management System, existing 2-way average daily traffic (ADT) counts were obtained at the two-way stop at Agua Caliente Road/571st Avenue and Hyder Road/Palomas Road. These values were halved to determine the estimated one-way directional count. From this, peak hour data was calculated as 10% of the 1-way ADT volumes. The traffic volumes are shown in **Table 1**.

Table 1 – Background Traffic

Location	Direction	ADT (2-way)	ADT (1-way)	Est. Peak Hour Volume
Agua Caliente Rd/571 st Ave & Hyder Rd/Palomas Rd	NB	203	102	10
	SB	370	185	19
	WB	52	26	3
	EB	141	86	9



Site Generated Traffic

This site will have 1-3 permanent employees. However, during the 16-week construction period, there will be 30 construction workers present, which results in **30 peak hour vehicles**. The AM and PM peak hour arrival and departure times are 6:30 AM and 6:30 PM, which are outside of typical peak periods of 7-9 AM and 4-6 PM and will therefore have a minimal impact on the surrounding street network.

These workers will access the site from Hyder Road/Palomas Road and will therefore be making a northbound left to westbound movements at the Hyder Road/Palomas Road two-way stop-controlled intersection. **Table 2** below is a combined summary of the peak hour traffic at this intersection.

Table 2 – Total Peak Hour Traffic by Movement

Location	Movement	Est. Peak Hour Volume
Agua Caliente Rd/571 st Ave & Hyder Rd/Palomas Rd	NBT	10
	NBL	30
	SBT	19
	WBT	3
	EBT	9

Capacity Analysis

A capacity analysis using HCS 7 software was conducted for the Agua Caliente Rd/571st Ave & Hyder Rd/Palomas Rd intersection to determine the level of service (LOS) and delay (in seconds), which are used to quantify and rank the perceived “waiting time” at an intersection. The results are shown in **Table 3**.

Table 3 – LOS and Delay

Location	Movement	LOS	Delay
Agua Caliente Rd/571 st Ave & Hyder Rd/Palomas Rd	Overall	A	8.0
	NBL	A	7.3
	SB	-	-
	WB	A	9.7
	EB	A	9.7

The capacity analysis shows that the intersection operates with acceptable capacity. The HCS 7 analysis report is provided as an attachment to this memorandum.

Previous Studies

As mentioned in the Introduction/Background section, a full traffic impact study for Phase 1 of an adjacent solar site project for Sun Edition Corporation was developed, as well as a separate traffic memorandum for Phase 2. The traffic impact study conducted by RBF Consulting analyzed the impact of **89 peak hour vehicles**. Their capacity analysis showed that both the Palomas/Hyder intersection, as well as the I-8 interchanges operated with acceptable capacity (LOS B or better). Since there was minimal impact to the I-8 interchanges as a result of this study, Dibble did not conduct another capacity analysis at this location.

Conclusions & Recommendations

The capacity analysis for the Agua Caliente Rd/571st Ave & Hyder Rd/Palomas Rd showed the temporary construction traffic (16 weeks) 30 peak hour vehicles, which are only temporary during the 16-week construction period, cause minimal impact to the intersection, as shown in the HCS 7 results. Additionally, the previous traffic impact study conducted for Sun Edison Corporation analyzed 89 peak hour construction vehicle traffic, and still showed an acceptable capacity at the intersection and at the I-8 interchanges. Furthermore, the peak hour arrival and departure times (6:30 AM and 6:30 PM) are outside of typical 7-9 AM and 4-6 PM peak periods. Hence this project will have little to no traffic impact to the existing roadways or intersections that cannot be accommodated by how they are currently operating. It is therefore recommended that the existing intersections remain operational as-is without any modifications unless actual operations differ from the assumptions of this report. If that happens it will be up to the contractor to develop applicable traffic control mitigations, that are then reviewed and approved by Yuma County. Such temporary measures might include temporary point control or a temporary traffic signal.

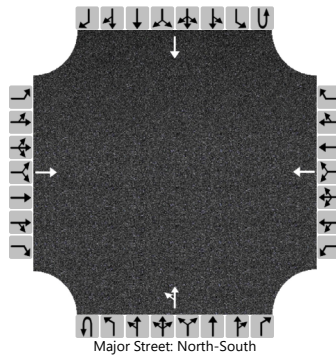
References: *North Hyder Solar Farm Focused Traffic Study*, RBF Consulting, September 2, 2011. *APS – Hyder II Solar Project Traffic Impact Letter*, Dibble Engineering, March 25, 2013.

Attachments: HCS 7 report

HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	ANM			Intersection	Hyder/Palomas & Agua Cal.		
Agency/Co.	Dibble			Jurisdiction			
Date Performed	3/17/2021			East/West Street	Hyder/Palomas		
Analysis Year	2021			North/South Street	Agua Caliente/571st		
Time Analyzed	Peak Hour			Peak Hour Factor	0.92		
Intersection Orientation	North-South			Analysis Time Period (hrs)	0.25		
Project Description	Solar Concentration Site						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement																
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			T				T			LT					T	
Volume (veh/h)			9				3			30	10				19	
Percent Heavy Vehicles (%)			3				3			3						
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)			6.5				6.5				4.1					
Critical Headway (sec)			6.53				6.53				4.13					
Base Follow-Up Headway (sec)			4.0				4.0				2.2					
Follow-Up Headway (sec)			4.03				4.03				2.23					

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			10				3				33					
Capacity, c (veh/h)			775				775				1589					
v/c Ratio			0.01				0.00				0.02					
95% Queue Length, Q ₉₅ (veh)			0.0				0.0				0.1					
Control Delay (s/veh)			9.7				9.7				7.3					
Level of Service (LOS)			A				A				A					
Approach Delay (s/veh)	9.7				9.7				5.5							
Approach LOS	A				A											