

The Yuma County Planning and Zoning Commission met in a regular session on July 22, 2025. The meeting was held in Aldrich Auditorium at 2351 West 26th Street, Yuma, Arizona.

CALL TO ORDER: At 5:30 p.m. Chairman Danny Bryant convened the Planning and Zoning Commission meeting. Commissioners present were: Jim Allen, Tim Bowers, Danny Bryant, Matias Rosales, Bobbi McDermott, and Ron Van Why. Commissioner Scott Mulhern, A-J Mosqueda, Ron Rice and Hugo Garcia were absent. Others present were: Planning Director Maggie Castro, AICP; Deputy County Attorney Minda Davy; Senior Planner Richard Munguia; Senior Planner Javier Barraza; Land Development Engineer Arturo Alvarez, and PZ Commission Administrative Specialist Heidi Ramirez.

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

ITEM No. 3: Approval of Planning and Zoning Commission regular meeting minutes of June 24, 2025.

MOTION (MCDERMOTT/ VAN WHY): Approve as presented.

VOICE VOTE: Allen-AYE; Bowers-AYE; Bryant-AYE; Rosales-AYE; Van Why-AYE, McDermott-AYE

The motion carried 6-0.

ITEM No. 4: Rezoning Case No. 25-15: Vianey Vega, agent for UBLA Properties, LLC, requests the rezoning of a parcel, 40,260 square feet in size from Manufactured Home Subdivision – 20,000 square foot minimum (MHS-20) to Manufactured Home Subdivision – 10,000 square foot minimum (MHS-10), Assessor's Parcel Number 694-06-026, located at 2108 West 26th Street, Yuma, Arizona.

Senior Planner Richard Munguia presented the staff report for Rezoning Case No. 25-15 recommending approval of this request based on the request being within the range of identified uses, densities, and intensities of the Comprehensive Plan subject to the Performance Conditions and Schedule for Development:

Performance Condition

1. Within 180 days of approval by the Board of Supervisors, the owner shall submit the following documents to the Department of Development Services:
 - a. A recorded avigation disclosure statement;
 - b. A recorded Schedule for Development disclosure statement.

Schedule for Development

Prior the development of the subject property or within five (5) years of the Board of Supervisors' approval, whichever occurs first:

1. The owner shall apply for a Grading Permit and an Encroachment Permit to improve the access and utility easement depicted in the site plan in a dust-free condition by applying an aggregate base course (ABC) covered by a penetration and chip seal coat (refer to attached Standard Number B – Penetration and Chip Seal) prior to approval of the land division Permit. The end of the roadway shall also contain

the means for emergency vehicles to turn around, designed in accordance with the 2003 International Fire Code and current Yuma County Policies.

2. The property shall be split by means of a Land Division Permit pursuant to Section 507.00 of the Yuma County Zoning Ordinance.

Chairman Bryant opened the discussion to the public,

George Daniels, 2101 West 26th Street, Yuma Arizona, member of the public, expressed concern about the proposed development directly north of his property. Mr. Daniels opposed the proposal of four homes, citing overcrowding and lack of road and amenities and the appearance of a trailer park since that is what it looks to be.

Karla Daniels, 2101 West 26th Street, Yuma Arizona, member of the public, expressed worry about increased population in a small area and asked if there were any conditions or restrictions on the mobile homes or if there was a specific age limit on the mobile homes and if the mobile homes were going to be newly built or older models.

Vianey Vega, 2619 S. Avenue 2½ E, Yuma Arizona, engineer and agent, explained the request was a good fit for the area and the lots would have a minimum size of 10,000 square feet and the intent is to do site-built homes and not manufactured homes. Mr. Vega also informed water and sewer extensions would be installed and the utility access easement would be created to serve the four proposed lots with a 20 foot wide easement. He stated that even with the easement, lots would retain about 110 feet of depth.

Board member McDermott inquired if the intent of the builder was to build site-built homes.

Mr. Vega stated that the builder wants to do site-built homes only and the proposed zoning aligns with the zoning adjacent to the east side of the property.

Chairman Bryant commented the developer's intent is to improve the area and the zoning is an appropriate fit and much of the foothills area consists of site-built homes within the RVS zoning.

Vice Chairman Van Why expressed concern regarding the last parcel having enough space for a home.

Mr. Vega stated the parcel was on the smaller side, but the model that would be placed there would fit just fine.

Vice Chairman Van Why inquired staff if there would be enough room for emergency vehicles.

Senior Planner Richard Munguia stated there was enough space for emergency vehicles and the land division permit was submitted. The building department and engineering would review it.

Chairman Bryant stated the houses would help address affordable housing need in Yuma County and there is a protection against old dilapidated mobile homes.

Board member Bowers inquired if there would be walls built between the southern neighbors for privacy.

Mr. Vega stated it was not a requirement and that would be between neighbors if they wanted to share the cost since the property line is very long and the cost would be high.

Aaron Salyi, 728-07-001, Yuma Arizona, member of the public, raised concern regarding access to the property, specifically how 26th Street would continue and be developed and how the 20 foot access road was planned on the north side of the property, but the south side lacked easements. Mr. Salyi also inquired if there would be any expansion planned for the future.

Chairman Bryant responded that Yuma County does not currently have a plan to make 26th Street a through street and the road was intended only as an access easement to the parcels. Since no future roadway extension was planned, it would be unreasonable to require the developer to dedicate additional land for a wider road.

Board member Allen asked staff if the access has to be paved.

Senior Planner Richard Munguia stated the Schedule for Development required the road to be chip sealed.

There being no one else to come forward, Chairman Bryant closed the discussion to the public.

MOTION (VAN WHY/ BOWERS): Approve as presented.

VOICE VOTE: Allen-AYE; Bowers-AYE; Bryant-AYE; Rosales-AYE; Van Why-AYE, McDermott-AYE

The motion carried 6-0

ITEM No. 5: Minor Amendment Case No. 25-06: An amendment to the 2030 Comprehensive Plan to keep U. S. Highway 95 as a visual corridor in its original extent (east of Avenue 3 E to the northern boundary of Yuma County), or designate U. S. Highway 95 as a visual corridor from the intersection of U. S. Highway 95 and County 3rd Street to the north boundary of Yuma County.

Senior Planner Javier Barraza presented the staff report for Minor Amendment Case No. 25-06 recommending approval to keep U.S. Highway 95 as a visual corridor in its original extent (east of Avenue 3 E to the northern boundary of Yuma County.)

Chairman Bryant indicated staff had been back and forth with the changes and brought it back to the Commission with changes the Commission recommended and then realized a few months later it was send back to staff with more changes. At the last meeting, the Commission was content with option number two.

Vice-Chairman Van Why inquired if they chose option two what it entailed and if billboards would be allowed or not.

Planning Director Maggie Castro, AICP, described there were two options under consideration regarding the designation of Highway 95 as a visual corridor. Option one was to approve the minor amendment designating Highway 95 as a visual corridor from Avenue 3 E to the northern boundary of Yuma County and option 2 was to designate Highway 95 as a visual corridor from County 3rd Street to the northern boundary of Yuma County.

Chairman Bryant commented the preferred option is to designate Highway 95 as a visual corridor from County 3rd Street to the northern boundary of Yuma County and under the designation, no new billboards would be allowed north of County 3rd Street, however billboard companies are not opposed to the change since state regulations

already impose strict restriction requiring signs to be within 1,000 feet of a business and there are few or no businesses in that northern stretch.

Chairman Bryant opened the discussion to the public.

There being no one to come forward, Chairman Bryant closed the discussion to the public.

MOTION (VAN WHY/ALLEN): To designate U. S. Highway 95 as a visual corridor from County 3rd Street to the north boundary of Yuma County.

VOICE VOTE: Allen-AYE; Bowers-AYE; Bryant-AYE; Rosales-AYE; Van Why-AYE, McDermott-AYE

The motion carried 6-0

ITEM No. 6: Request to open the Public Information and Participation Process (PIPP) for the 2025 Major Amendment in accordance with Arizona revised Statutes § 11-805(F) for Major Amendment Case No. 23-01 (Continued from 2023): Norman Bruce Jacobson & Drucilla C. Trust 02-21-2012 request to change the land use designation of a 42.37 gross acre portion of a parcel 146.01 gross acres in size to Retirement Community/Planned Unit Development and the remaining 103.64 gross acre portion to Agriculture/Rural Preservation for Assessor's Parcel Number is 168-00-003, located at the intersection of Highway 95 and Martinez Lake Road, Yuma, Arizona.

Vice-Chairman Van Why requested to recuse himself due to conflict of interest.

Planning Director Maggie Castro informed Chairman Bryant there was no quorum if Vice-Chairman Van Why recused himself.

Chairman Bryant declared that was not the ruling they have had in the past.

Deputy County Attorney Minda Davy questioned the conflict of interest.

Vice-Chairman Van Why disclosed the reason was because he worked for YPG and they are in litigation with the applicant about the property and they are currently leasing the property. He stated he did not want to get involved and has been told by his commander.

Deputy County Attorney Minda Davy stated a conflict of interest is when there was a pecuniary interest in an issue. If Vice-Chairman Van Why recused himself from the item, despite the recusal there remains a quorum, so the meeting and vote can proceed legally and a vote can be held.

Planning Director Maggie Castro, AICP, indicated the item is to open the public information and participation process and it was not the public hearing on the major amendment.

Vice-Chairman Van Why clarified he just wanted to protect himself, but if the counselor determines there was not a problem, he had no problem moving forward with the item.

Chairman Bryant asked if a discussion needed to be held to discuss regarding a conflict of interest.

Deputy County Attorney Minda Davy stated she would rather not have the discussion regarding conflict of interest.

Chairman Bryant stated that, for the record, Vice-Chairman Van Why did not have a conflict of interest.

Senior Planner Javier Barraza presented the staff report and recommended opening the PIPP for the 2025 Major Amendment case.

Board member McDermott asked staff if there had been any changes to the item since the year 2023.

Senior Planner Javier Barraza stated nothing had changed.

MOTION (VAN WHY/MCDERMOTT): Approve as presented.

VOICE VOTE: Allen-AYE; Bowers-AYE; Bryant-AYE; Rosales-AYE; Van Why-AYE, McDermott-AYE

The motion carried 6-0.

ITEM No. 7: Discussion concerning a possible text amendment to the Yuma County Zoning Ordinance to consider changes to Section 1106.01—Cargo Containers: The intent is to consider possibly allowing cargo containers as accessory uses in residential zoning districts without the approval of a Special Use Permit, allowing more than one cargo container in residential zoning districts, allowing cargo containers to be stacked, and allowing cargo containers for human occupancy.

Senior Planner Javier Barraza presented the staff report and recommended forwarding the item to the Board of Supervisors for their review and input.

Chairman Bryant opened the discussion to the public.

There being no one to come forward, Chairman Bryant closed the discussion to the public.

MOTION (VAN WHY/BOWERS): Forward to Board of Supervisors for discussion.

VOICE VOTE: Allen-AYE; Bowers-AYE; Bryant-AYE; Rosales-AYE; Van Why-AYE, McDermott-AYE

The motion carried 6-0

ITEM No. 8: Discussion on a possible text amendment to the Yuma County Zoning Ordinance addressing Accessory Dwelling Units.

Senior Planner Javier Barraza presented the staff report and recommended forwarding the proposed changes to the Board of Supervisors for additional discussion and input.

Board member Rosales raised a question regarding whether commercial retailers like Walmart were allowed to use temporary storage containers in parking lots during the holiday or peak seasons or would they require a temporary permit under the C-1 or C-2 zonings or it was considered separate from zoning regulations.

Senior Planner Javier Barraza stated that previously containers were allowed in C-2 zones without any are limitations, but now if a business wanted to exceed the allowed cargo containers, they would have to apply for a variance. There would be a process for a mechanism to allow more.

Chairman Bryant opened the discussion to the public.

There being no one to come forward, Chairman Bryant closed the discussion to the public.

MOTION (VAN WHY/BOWERS): Forward to Board of Supervisors for discussion.

VOICE VOTE: Allen-AYE; Bowers-AYE; Bryant-AYE; Rosales-AYE; Van Why-AYE, McDermott-AYE

The motion carried 6-0

Item No. 9: 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, Chairman Bryant adjourned the meeting at 6:15 p.m.

Approved and accepted on this 26th day of August 2025.



Danny Bryant, Chairman

ATTEST:

Maggie Castro, AICP, Planning Director


