

The Yuma County Board of Adjustment met in a regular session on August 19, 2025. The meeting was held at Aldrich Auditorium at 2351 West 26th Street, Yuma, Arizona.

CALL TO ORDER: At 1:00 p.m., Chairman Saltzer convened the Board of Adjustment meeting. Board members present: Eric Saltzer, Mike Pancrazi, Randy Ferguson, Rosalie Lines. Board member Harper 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: Chairman Saltzer led the Pledge of Allegiance.

ITEM No. 3: Approval of the Board of Adjustment Regular meeting minutes of July 15, 2025.

MOTION (FERGUSON /PANCRAZI): Approve as presented.

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

The motion carried 4-0.

ITEM No. 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.

Amber Kelly, Associate Planner, requested withdrawal of Variance Case No. 25-11 and Variance Case No. 25-12 as the variances were not required.

MOTION (LINES/ PANCRAZI): Approve withdrawal.

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

The motion carried 4-0.

ITEM No. 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.

MOTION (FERGUSON/ LINES): Approve withdrawal.

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

The motion carried 4-0

ITEM No. 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.

Associate Planner Amber Kelly presented Variance Case No. 25-13 recommending approval 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.

Chairman Saltzer opened the discussion to the public.

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

MOTION (LINES/ FERGUSON): Approve as presented.

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

The motion carried 4-0

ITEM No. 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.

Associate Planner Roxanna Sanchez presented Variance Case No. 25-14 recommending approval 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 effect 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 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.

Board member Lines asked staff about the comments provided by the Arizona Game and Fish Department and whether a condition could be added requiring the applicant to coordinate with Arizona Game and Fish to keep them informed about the project and work together.

Planning Director Maggie Castro, AICP, stated there could not be a condition imposed on a variance by the Board of Adjustment.

Chairman Saltzer opened the discussion to the public.

Carolyn Malouff, 593 4th Avenue, Yuma Arizona, realtor for Realty Executives, inquired about the type of solar system to be installed. Ms. Malouff expressed concern regarding potential disturbances at night from bright lights and whether these could negatively affect nearby properties she has listed for sale.

Mark Owen, agent for the project, responded that there would be no bright lights at night and assured there would be no disruption to neighboring properties. Mr. Owen further stated that the applicant would continue working with the Arizona Game and Fish Department noting they had already been in contact with the agency.

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

MOTION (FERGUSON/SALTZER): Approve as presented.

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

The motion carried 4-0

There being no further business to come before the Board, the Chairman adjourned the meeting at 1:18 p.m.

Approved and accepted on this 16th day of September, 2025.



Eric Saltzer, Chairman

ATTEST:



Maggie Castro, AICP, Planning Director