

The Yuma County Planning and Zoning Commission met in a regular session on October 28, 2025. The meeting was held in Aldrich Auditorium at 2351 West 26th Street, Yuma, Arizona.

CALL TO ORDER: At 5:32 p.m. Vice-Chairman Ron Van Why convened the Planning and Zoning Commission meeting. Commissioners present were: A-J Mosqueda, Ron Rice, Tim Bowers, Matias Rosales, Bobbi McDermot, and Hugo Garcia. Commissioners Danny Bryant, Jim Allen and Scott Mulhern were absent. Others present were: Planning Director Maggie Castro, AICP; Deputy County Attorney Minda Davy; Senior Planner Javier Barraza; Senior Planner Jesus Carrillo; Senior Planner Richard Munguia and PZ Commission Administrative Specialist Heidi Ramirez.

PLEDGE OF ALLEGIANCE: Vice-Chairman Ron Van Why led the Pledge of Allegiance.

ITEM No. 3: Approval of Planning and Zoning Commission regular meeting minutes of September 23, 2025.

MOTION (MCDERMOTT/ MOSQUEDA): Approve as presented.

VOICE VOTE: Mosqueda-AYE; Rice-AYE; Bowers-AYE; Van Why-AYE; McDermott- AYE; Garcia-AYE

The motion carried 6-0.

Item No. 5 was moved due to Vice-Chairman Van Why recusing himself from Item No. 4 due to conflict of interest.

Board member Matias Rosales arrived at 5:40 p.m. and led item No. 4 and No. 5 .

ITEM No. 5: Rezoning Case No. 25-17: Daniel Scott, agent for John P. Thompson, requests the rezoning of a parcel 19.57 gross acres in size from Rural Area – 40 acre minimum (RA-40) to Rural Area – 5 acre minimum (RA-5), Assessor's Parcel Number 169-30-003, located at 16110 East County 3rd Street, Yuma, Arizona.

Senior Planner Richard Munguia presented the staff report recommending approval of the request based on the request is within the range of identified uses, densities, and intensities of the Comprehensive Plan subject to the Performance Condition 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 YPG disclosure statement;
 - c. A recorded Schedule for Development disclosure statement.

Schedule for Development

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

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

Commissioner McDermott asked staff what was the access to the property.

Senior Planner Richard Munguia stated the access was along the Castle Dome Diversion Channel right-of-way.

Commissioner McDermott thought that it was not legal access.

Senior Planner Richard Munguia stated that Avenue 16 E was public right-of-way, but it was possible that the name on the road was incorrect since it was difficult to tell.

Commissioner McDermott noted that the drainage is likely part of the Wellton Mohawk Irrigation District, which there is no public access. She asked whether the applicant has any information or confirmation regarding that.

Commissioner Rosales opened the discussion to the public.

Daniel Scott, 16128 County 3rd Street, Yuma Arizona, agent, stated he is requesting a rezoning to purchase about 10 acres from Mr. Thompson's (owner of the property) 19-acre parcel. He stated his goal is to expand his backyard, prevent outside development, and maintain the area's rural character. The current zoning is RA-40, and he was advised by staff to rezone to RA-5 instead of RA-10. He maintains the private dirt road access on County 17 E with neighbors and has not yet consulted the irrigation district about the access because County 17 E goes through his property. He and his family own several nearby parcels, parcel 5,6,7,8 and 9.

Commissioner McDermott noted the way it was presented didn't make sense working with Wellton Mohawk since there is no irrigation access.

Daniel Scott explained that he has not worked with Wellton Mohawk because they don't have irrigation access, no canals and basically nothing is there but a wash. He stated he understands it would not be approved for building development because it is in a flood plain. Mr. Scott explained he would like to keep the land as it is and can purchase it.

Commissioner Rice inquired if it was in fact not in the Wellton Mohawk District Irrigation District.

Daniel Scott stated that to his understanding they were only on Wellton power, but there was no water there, and the water ended at the levee, it was south of them by quite a way.

Commissioner McDermott inquired if there was a drainage.

Daniel Scott clarified that the land he intends to purchase is mainly a wash area with a levee built to prevent flooding. The land is not farmable, and there is no irrigation ditch present; his property relies on well water.

Jonathan Olbert, 3966 South Edward Drive, Yuma Arizona, representative for YPG, spoke in opposition to the rezoning mentioning concerns regarding encroachment and future development and subdividing larger parcels into smaller lots increases likelihood of future development and additional residents, which could limit YPG operations. Mr. Olbert also discussed the dust test course and how YPG runs intentional and heavy dust testing

with military vehicles and how nearby development increases safety risks and may force cancellation of tests when wind and dust could affect residents. Mr. Olbert also explained long-range precision fires and how testing requires large surface danger zones and how development near borders could limit the ability to conduct live fire events safely.

Mr. Jonathan Olbert also explained Unexploded Ordnance (UXO) risks and how washes in the area have historically unearthed munitions from past testing, posing hazards to residents and future land users, how electronic interference like increased civilian electronics like routers/cell phones could affect sensitive testing equipment/environments, and how repeated sales and subdivisions over time could increase operational risks and safety liabilities.

Commissioner McDermott asked how long the dust course had been going on for.

Mr. Jonathan Olbert recalled it might be from possibly the year 2002 or 2003 when they started doing the dust testing in large quantities.

Daniel Scott, agent, responded by stating a six foot levee runs along the northern edge of the property, and a high tension power line separates it from YPG, limiting risk from live-fire testing. He expressed that dust testing does not personally concern him and expressed his desire to preserve a quiet, rural property rather than commercial or residential development.

Debrah Lowe, 16110 East County 3rd Street, Yuma Arizona, member of the public, stated she has been a longtime resident of Dome Valley since 1983 and noted that dust testing has existed much longer than 2003, but did not affect their area. She stated that with her background as a radar technician, she confirmed that artillery testing occurs far from the property, along Pole Line Road out towards Wellton and there have been no safety or ordinance issues near their home.

There being no one to come forward, Commissioner Rosales closed the discussion to the public.

Commissioner Rice raised a question suggesting that the applicant acknowledge potential issues from YPG operations such as noise, dust, or unexploded ordnance like disclosures required near airports, as part of the performance conditions for the property.

Senior Planner Richard Munguia stated it was part of item number one, item B on the staff report to record a YPG disclosure statement.

MOTION (BOWERS/ GARCIA) Approve as presented.

VOICE VOTE: Mosqueda-NAY; Rice-NAY; Bowers-AYE; Rosales-AYE; McDermott- NAY; Garcia-AYE

The motion resulted in a tie vote (3-3), therefore it failed.

Planning Director Maggie Castro, AICP, stated the motion failed and explained to the Commission they could entertain another motion.

Commissioner Rosales expressed support for approving the rezoning and sale noting that property owners should be allowed to use and sell their land as they wish and YPG concerns, while important, involve areas outside their property and should not prevent the transaction. Board member Rosales emphasized that future hypothetical issues should not block current land use decisions.

Commissioner McDermott inquired if the land could be sold without a rezoning.

Senior Planner Richard Mungia explained the subject property zoning is RA-40, which a was a 40 acre minimum, it was roughly 20 acres and if nothing would be done it would end up being deficient and it would not meet the development standards for the zoning district.

MOTION (BOWERS/ GARCIA) Approve as presented.

VOICE VOTE: Mosqueda-AYE; Rice-NAY; Bowers-AYE; Rosales-AYE; McDermott- NAY; Garcia-AYE

Motion carried 4-2.

Vice-Chairman Van Why recused himself from Item No. 4 due to conflict of interest. Board member Rosales took over for Item No. 4.

ITEM No. 4: Major Amendment Case No. 23-01: Norman Bruce Jacobson & Drucilla C. Trust 02-21-2012 request to change the land use designation of a 43.039 gross acre portion of a parcel 160.0 gross acres in size from Agriculture/Rural Preservation (A-RP) to Retirement Community/Planned Unit Development (RC/PUD), Assessor's Parcel Number 168-00-003, located at the intersection of Highway 95 and Martinez Lake Road, Yuma, Arizona.

Senior Planner Javier Barraza presented the staff report recommending denial of Major Amendment Case No. 23-01 based on:

1. The amendment is not beneficial to the plan because it does not help achieve the goals and objectives of the Comprehensive Plan, specifically, Section 14.5.
2. The amendment will affect or endanger the public's health, safety and welfare.
3. The amendment is not in the character with the existing land uses and would allow for incompatible and inconsistent land uses.

Commissioner Rosales opened the discussion to the public.

Bruce Jacobson, 1330 South 5th Avenue, Yuma Arizona, applicant, indicated he owns property and purchased it over 20 years ago. He had previously coordinated with the military and earlier requests for a C-store and boat storage were approved, but later canceled by a new commander. Now it is proposing to develop a C-store with gas station and convenience market. Mr. Jacobson also proposes boat storage/parking facilities for visitors from California and other areas. Which may include a small trailer park for temporary stays when local accommodation is full.

Commissioner Bowers inquired if this case was seen before a few months back and if it was going to be a retirement community.

Mr. Jacobson stated he had never planned anything for a retirement community.

Planning Director Maggie Castro, AICP, clarified the request to change the land designation was to go from Agricultural/Rural Preservation to Retirement Community/Planned Unit Development. That is the land use designation that they're proposing. If the major amendment goes through, the applicant will proceed with a rezoning request to establish specific uses on the property. Mr. Jacobson's proposal is a convenience store, possibly a restaurant, RV parking spaces, and then apartment type units. At this time, the Commission was acting on the change to the Comprehensive Plan to change the land designation to Retirement Community/Planned Unit Development .

Commissioner McDermott stated she was not understanding since the request was from AG Rural preservation to retirement community.

Mr. Jacobson indicated that was the staff's designation and they have asked for a C Store, RV Park area and boat storage and have not planned any apartments.

Planning Director Maggie Castro, AICP, disclosed the applicant's narrative and their site plan that was submitted shows an area intended for motel/apartments.

Commissioner Rosales stated he is trying to figure out where, the narrative or is that something different than the site plan that they're providing.

Planning Director Maggie Castro, AICP stated that was in the site plan and the information provided to staff.

Commissioner McDermott expressed concern and stated it was incompatible with the area, especially for the purpose and realizes that there's a lot of people who use the lake, but is concerned with the boundaries surrounded by YPG.

Raul Garcia, 1334 South 5th Avenue, architect for Jacobson, clarified future apartments are planned, but not retirement apartments, no agricultural use and rezoning is for specific commercial/residential purposes. Mr. Garcia indicated the property is private, surrounded by YPG, and the offer to sell to YPG was declined or not acted on. Mr. Garcia also stated there are proposed storage facilities for Martinez Lake visitors and transit along Highway 95 and there were no plans for roundabouts and road improvements, they also coordinated with ADOT, with no changes currently planned.

Aaron Salyi, APN 728-07-001, Yuma Arizona, member of the public, emphasized property rights and fair land use and how the owner has paid \$7,000 a year in taxes for 20 years without being able to use the land. Mr. Salyi also commented on how YPG has boundaries and buffers, but cannot restrict private landowners indefinitely and

the owner should be allowed to develop the property reasonably, with clarity on permitted uses near YPG. Mr. Salyi also stressed fairness and recognition of the owner's long-term contributions to the community.

Jay Meierdierck, 12540 South Colina Avenue, Yuma Arizona, member of the public, commented on master land use plan change and not individual property rights. Mr. Meierdierck stated the purpose of the plan is to ensure land use compatibility with the community and raised concerns regarding no water or public services currently available or planned and how the project falls within airport noise/runway zones and infringes on Yuma County Scenic Road and Desert Natural Area and believed there is no current need to modify the master plan for the project.

Jonathan Olbert, 3966 South Edward Drive, Yuma Arizona, representative for YPG, spoke in opposition to development near YPG, citing multiple critical concerns:

- Risks to YPG mission and residential or mixed use development near military installations was incompatible with ongoing operations and sensitive testing relies on controlled environments meaning is development increases, electromagnetic noise, light pollution and operational interference.
- Past lease agreements existed to mitigate impacts, but land purchases were not feasible for YPG, only Army Corps of Engineers can acquire land.
- Public safety to proximity flight lines, artillery ranges and live fire creates hazards and munition testing generates extreme noise up to 130 dB at one mile, and risk of accidental injury.
- UXO (unexploded ordnance) is prevalent in surrounding areas and increased civilian presence increases exposure risk along with heavy military transport on nearby roads also adds traffic hazards.
- National security development near YPG could allow observation of military operations or interference with communications and the presence of unauthorized individuals could compromise classified equipment and sensitive operations, economic impact and impairment on testing reduces YPG's ability to operate, potentially reducing \$1.4 billion annual economic contribution to Yuma County.

Commissioner Bowers inquired as to how long ago the Army Department of Engineers decided that they didn't want the land.

Jonathan Olbert stated he was unsure of the date, but recalls there were some reviews of appraisals around the year 1993.

Commissioner Garcia stated that if the piece of land was so important for YPG, why weren't there any negotiations happening with the owner of the land and it was unfair for the owner to pay taxes and YPG doesn't want the owner to use it.

Jonathan Olbert indicated there was a difference between trying to change the zoning and develop the area into something outside of the proper compatibility.

Commissioner Garcia reiterated that the owner of the land should do as he pleases with his property. If YPG wants the land, they should buy it.

Jonathan Olbert stated YPG would like to purchase the land, but the commander or local personnel cannot directly buy it. Only the Army Corps of Engineers are authorized to negotiate land purchases with the owner. Mr. Olbert also commented previous attempts to acquire the property were impacted by spending cuts and timing issues.

JP Mahon, 3453 W 39th Street, Yuma Arizona, member of the public, noted the property's location near YPG, but along a major highway serving traffic to Martinez Lake. Mr. Mahon emphasized that Martinez Lake area has long been developed for recreation, pre-dating zoning and comprehensive plans, and is already compatible with local land use and highlighted that land use changes should support planned development and comply with regulations and also mentioned public safety concerns are mitigated by highway distance; suggested the existing traffic already coexists safely with nearby military/testing areas.

Commissioner Rosales asked staff for clarification regarding the major amendment case and if the proposal may be commercial rather than residential/apartment and questioned whether the retirement community unit development classification was appropriate or if another classification would better match the intended use since the classification may be causing confusion about the proposed development.

Senior Planner Javier Barraza explained that the proposed land use designation allows multiple zoning options. If approved, the owner can apply for a Planned Development zoning, which can be customized to allow the specific uses proposed and is considered the most suitable classification for the owner's intended development.

Planning Director Maggie Castro, AICP, explained the current land use classification is "Retirement Community / Planned Unit Development (PUD)." If the owner wants a retirement community, they could apply for a rezoning under this designation. Since the proposal includes a mix of uses (convenience store, RV parking, storage, possible apartments), they would need a Planned Unit Development (PUD) zoning to customize the zoning district for these specific uses.

Commissioner Rosales stated he understood that, but wanted to question the classification and if the word "retirement" had to be part of it.

Senior Planner Javier Barraza explained Retirement Community/Planned Unit Development designation allows high-density residential lots, recreational vehicle (RV) parks, local commercial uses, and Planned Development (PD) for custom, mixed-use projects.

Commissioner Rosales asked if there wasn't a classification just for commercial development.

Planning Director Maggie Castro, AICP, stated that if they wanted C-1, they could only have the uses allowed in the C-1 district.

Bruce Jacobson, applicant, stated he originally sought C-1 commercial for a C-store, RV park, and storage units, but was told Planned Unit Development was required. He stated his main goal was to develop a small convenience store, boat storage, and parking and is willing to drop apartment plans. He explained the property is an early 1900s homestead and military expansion has encroached over time. Mr. Jacobson also explained past dealings, like,

long-term lease with YPG for tank crossings more than 20 years ago and disputes arose when lease value was reduced by 60%, and payments were delayed for years until settled by the governor's office. Mr. Jacobson states YPG sent letters offering to purchase and even discussed land trades near the river through the Secretary of State, but the process stalled. Mr. Jacobson expressed frustration and feels YPG's changes in command and policy stopped progress.

Mr. Jacobson requested the Commission approve the land-use change so YPG must either buy the land or allow development. He expressed additional concern on how YPG now plans weapons testing over Highway 95 with periodic closures, showing their encroachment continues. Mr. Jacobson seeks either to purchase his property or let him move forward with the development.

There being no one else to come forward, Commissioner Rosales closed the discussion to the public.

Commissioner Mosqueda inquired whether there was a grading sheet in the agenda.

Planning Director Maggie Castro, AICP, stated staff does not do Development Evaluation Checklists for amendments.

MOTION (RICE/ MCDERMOTT): Deny_____

VOICE VOTE: Mosqueda-AYE; Rice-AYE; Bowers- NAY; Rosales-NAY; McDermott-AYE; Garcia-NAY

The motion resulted in a tie vote (3-3), therefore it failed.

Commissioner Rosales asked what the outcome of the failed motion would be.

Planning Director Maggie Castro, AICP, explained the Commission could entertain another motion or because the motion to deny failed. It would go to the Board of Supervisors as a recommendation of approval.

ITEM No. 6: Rezoning Case No. 25-18: JPM Development LLC request the rezoning of a parcel 16,000 square feet in size from Manufactured Home Subdivision-10,000 square feet minimum (MHS-10) to Low Density Residential-8,000 square feet minimum (R-1-8), Assessor's Parcel Number 632-34-017, located at 3024 West Columbia Street, Yuma, Arizona.

Senior Planner Jesus Carrillo requested a continuance of the case for next PZ Commission meeting on November 18th, 2025.

MOTION (ROSALES/ GARCIA): Approve to continue the case to the next PZ Commission meeting in November.

VOICE VOTE: Mosqueda-AYE; Rice-AYE; Bowers-AYE; Van Why-AYE; Rosales-AYE; McDermott- AYE; Garcia-AYE

The motion carried 7-0.

ITEM No. 7: Special Use Case No. 25-18: Tom Johnson, agent for Tim and Tina Kelly, request a Special Use Permit per Section 602.03(F) of the Yuma County Zoning Ordinance to allow a wireless communication facility on a parcel 2.75 acres in size zoned Suburban Ranch-2 acre minimum (SR-2), Assessor's Parcel Number 669-62-008, located at 9723 South Avenue 9 E, Yuma, Arizona.

Senior Planner Jesus Carrillo presented the staff report recommending approval of this request subject to the following Performance and Operational Conditions:

Performance Condition.

1. Within 60 days of the Board of Supervisors' approval, all owners, or their agents, must provide the following:
 - a. An A.R.S. § 12-1134 waiver

Operational Conditions.

1. The approval of the Special Use Permit is based on the site plan submitted by the applicant. Any change from the site plan will require approval by the County Planning Director pursuant to Section 402.04 of the Yuma County Zoning Ordinance.
2. The Special Use Permit is limited to a single monopole tower and associated ground equipment.
3. The proposed tower must be lighted with a red beacon at the top of the structure for operation from dusk to dawn (night-time operations) and with additional steady burning red light placed on the tower at 50% of the tower's total height.
4. The proposed tower must be removed with the cessation of its use.

Tom Johnson, 30767 Gateway Place, Rancho Mission California, applicant for the proposed Verizon installation, presented details about the project. He clarified that the installation is an 80-foot metal monopole, not a "monopine," and requested that the project conditions be corrected to reflect that. Mr. Johnson also addressed a condition mentioning tower lighting, noting that the FAA has not required lighting for this tower at this time. He expects that lighting will not be necessary unless directed otherwise by the FAA. He also explained that the purpose of the project is to improve Verizon's communication coverage in Yuma, particularly in residential areas with poor service quality.

Commissioner McDermott commented there were a lot of crop dusters, airplanes and helicopters and cannot imagine not having it lit.

Tom Johnson stated that behind the parcel, there were towers or power lines that are even larger than the 80 foot tower that they are proposing.

Vice-Chairman Van Why questioned staff whether a specific condition related to the project is a mandatory requirement due to the site being located within a flood zone. He noted that while the condition is listed as a recommendation, they believe it may, in fact, be required by regulation.

Senior Planner Jesus Carrillo stated it would be reviewed at the time the building permit has been submitted, and they'll require approval from the FAA and MCAS as well.

Vice-Chairman asked staff if the wording "monopole" or "pine pole" made a difference.

Senior Planner Jesus Carrillo clarified there was no difference, but they would make the proper corrections.

Vice-Chairman Van Why opened the discussion to the public.

Martin Iceol, 9654 South Jasper Way, Yuma Arizona, member of the public, spoke in support of Verizon's proposed project, noting that he lives in the affected area and understands its impact. He emphasized the importance of experience and integrity in decision-making, urging the Commission to make choices based on the community's benefit rather than personal connections. Mr. Iceol commended the Commission for their work and encouraged them to lead for the public good.

Elizabeth Carrillo, 9658 South Apache, Yuma Arizona, member of the public, asked if there were any health concerns she should be worried about, since the tower will be close to her house and if the tower would only benefit the Verizon customers only, if that was the case, it was not a benefit for her.

Tom Johnson answered and said that the tower would be only for Verizon customers, but the public has the option to become a Verizon customer in the future. He stated he understands that is a personal choice. As far as the emissions are concerned, they are governed by the FCC and they must operate under the guidelines of the FCC. The average emissions on a typical cell site are around 10% of the 100% threshold that, is set. So, when you put it in that perspective and think about it, every, every aspect of it is safe.

There being no one else to come forward, Vice-Chairman Van closed the discussion to the public.

MOTION (ROSALES/ GARCIA): Approve as presented

VOICE VOTE: Mosqueda-AYE; Rice-AYE; Bowers-AYE; Van Why-AYE; Rosales-AYE; McDermott- AYE; Garcia-AYE

The motion carried 7-0.

ITEM No. 8: Text Amendment Case No. 25-02: A text amendment to the Yuma County Zoning Ordinance to adopt regulations for accessory dwelling units by amending Sections 202.00—Definitions and Section 310.00—Accessory Dwelling Unit; adding Accessory Dwelling Units as permitted uses in Sections 601.02, 602.02, 603.02, 604.02, 605.02, 606.02, 607.02, 608.02, 609.02, 610.02, 622.02, and 624.02; and removing Accessory Dwelling Units from Sections 601.03(W), 602.03(E), 603.03(E), 604.03(E), and 607.03(E).

Senior Planner Javier Barraza presented the staff report recommending approval of Text Amendment Case No. 25-02.

Vice-Chairman Van Why opened the discussion to the public.

There being no one else to come forward, Vice-Chairman Van closed the discussion to the public.

Commissioner Garcia stepped out during the motion.

MOTION (MCDERMOTT/ ROSALES): Approve as presented.

VOICE VOTE: Mosqueda-AYE; Rice-AYE; Bowers-AYE; Van Why-AYE; Rosales-AYE; McDermott- AYE.

The motion carried 6-0.

ITEM No. 9: Text Amendment Case No. 25-03: A text amendment to the Yuma County Zoning Ordinance, Section 1106.01—Cargo Containers, to consider 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 recommending approval of Text Amendment Case No. 25-03.

Vice-Chairman Van Why opened the discussion to the public.

There being no one else to come forward, Vice-Chairman Van closed the discussion to the public.

MOTION (ROSALES/ GARCIA): Approve as presented.

VOICE VOTE: Mosqueda-AYE; Rice-AYE; Bowers-AYE; Van Why-AYE; Rosales-AYE; McDermott- AYE; Garcia-AYE

The motion carried 7-0.

ITEM No. 10: Request to initiate a minor amendment to the Yuma County 2030 Comprehensive Plan to add "Influence area" of a military installation or range or Arizona national guard site and a list of included and not included military installation or range or Arizona national guard site to the Glossary and to incorporate the corresponding boundaries in Section Fourteen—Regional Coordination, 14.5-Yuma Regional Development Plan, Map 1: Yuma Regional Development Plan.

Senior Planner Javier Barraza presented the staff report and recommended Initiate a minor amendment to the 2030 Comprehensive Plan to add "Influence area" of a military installation or range or Arizona national guard site and a list of included and not included military installation or range or Arizona national guard site to the Glossary and to incorporate the corresponding boundaries in Section Fourteen—Regional Coordination, 14.5-Yuma Regional Development Plan, Map 1: Yuma Regional Development Plan.

Vice-Chairman Van Why opened the discussion to the public.

Jay Meierdierck, 12540 South Colina Avenue, Yuma Arizona, member of the public, stated that as a military brat and city planner with Hispanic heritage, he highlighted that the community is majority Hispanic and expressed concern about how federal military actions may impact the community. He urged the Commissioner to consider two-way communications with military properties when making decisions, citing a prior agenda item involving

YPG as an example. Mr. Meierdierck emphasized caution in official statements and actions, noting that decisions can be interpreted in multiple ways and may have broader implications for the county and neighboring areas.

There being no one else to come forward, Vice-Chairman Van closed the discussion to the public.

MOTION (MCDERMOTT/ BOWERS): Approve as presented.

VOICE VOTE: Mosqueda-AYE; Rice-AYE; Bowers-AYE; Van Why-AYE; Rosales-AYE; McDermott- AYE; Garcia-AYE

The motion carried 7-0.

ITEM No. 11 Request to initiate a text amendment to the Yuma County Zoning Ordinance to consider changes to Section 704.03 – Definitions, to include a definition for "Influence Area", to list the included and not included military installations or range or Arizona national guard site, to depict the corresponding boundaries on the Official Zoning Map, and to incorporate the respective layer into the Yuma County GIS.

Senior Planner Javier Barraza presented the staff report and recommended to initiate a text amendment to the Yuma County Zoning Ordinance, by amending Section 704.03—Definitions, to include a definition for "Influence Area", to list the included and not included military installations or range or Arizona national guard site, to depict the corresponding boundaries on the Official Zoning Map, and to incorporate the respective layer into the Yuma County GIS.

Vice-Chairman Van Why opened the discussion to the public.

There being no one else to come forward, Vice-Chairman Van closed the discussion to the public.

MOTION (ROSALES/ GARCIA): Approve as presented.

VOICE VOTE: Mosqueda-AYE; Rice-AYE; Bowers-AYE; Van Why-AYE; Rosales-AYE; McDermott- AYE; Garcia-AYE

The motion carried 7-0.

Commissioner Rosales stated there would be a dedication for the Gary Knoght Memorial Highway on November 6, 2025.

Call to the public.

Aaron Salyi, APN 728-07-001, Yuma Arizona, member of the public, requested to address buffer zones in planning and zoning agreements, particularly between mixed-use properties. Mr. Salyi noted that when a residential property is converted to commercial use next to existing residences, the required buffer can create hardship for new business owners and requested the opportunity to discuss the buffer size in more detail at a future meeting, acknowledging that no decisions could be made at the current session.

There being no further business to come before the Commission, Vice-Chairman Van Why adjourned the meeting at 7:35 p.m.

Approved and accepted on this 18th day of November 2025.



Danny Bryant, Chairman

ATTEST:

Maggie Castro, AICP, Planning Director


