

The Yuma County Planning and Zoning Commission met in a regular session on December 16, 2025. The meeting was held in Aldrich Auditorium at 2351 West 26<sup>th</sup> Street, Yuma, Arizona.

**CALL TO ORDER:** At 5:57 p.m. Vice-Chairman Ron Van Why convened the Planning and Zoning Commission meeting. Commissioners present were: A-J Mosqueda, Ron Rice, Tim Bowers, Jim Allen, Ron Van Why and Bobbi McDermot. Commissioners absent were: Danny Bryant, Matias Rosales, Scott Mulhern and Hugo Garcia. Others present were: Planning Director Maggie Castro, AICP, Deputy County Attorney Minda Davy; Senior Planner Javier Barraza; Senior Planner Jesus Carrillo and PZ Commission Administrative Specialist Heidi Ramirez.

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

**ITEM No. 3: Approval of Planning and Zoning Commission regular meeting minutes of November 16, 2025.**

MOTION (MCDERMOTT/ BOWERS): Approve as presented.

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

The motion carried 6-0.

**ITEM No. 4: Special Use Permit Case No. 25-20: Michael & Sandra Scariot request a Special Use Permit per Section 607.03(A) of the Yuma County Zoning Ordinance to allow a 12-step group meeting facility, known as the Alano Club, on a parcel 1.37 acres in size zoned Manufactured Home Subdivision-20,000 square feet minimum (MHS-20), Assessor's Parcel Number 701-60-087, located at 12731 East 38th Street, Yuma, Arizona.**

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

**Performance Condition**

1. The owner or applicant shall record the following documents within 60 days of Board of Supervisors approval of this Special Use Permit and submit them to the Department of Development Services:
  - a. An avigation disclosure statement.
  - b. A range disclosure statement.
2. Prior to beginning operations or within 180 days of approval by the Board of Supervisors, the circulation and parking area shall be surfaced with dust-inhibitor treated aggregate base course (ABC).

**Operational Conditions.**

1. The Special Use Permit shall be valid for a period not to exceed five (5) years from the date of approval by the Yuma County Board of Supervisors.
2. All parking must accommodate on-site. Parking in the right way is prohibited.

3. The hours of operation for the philanthropic 12-step group meeting facility center shall be limited to 6:00 a.m. to 8:00 p.m., Monday through Sunday.

Commissioner McDermott requested staff to show the aerial view of the property and commented that the property is isolated from other neighbors and there was plenty of parking.

Commissioner Rice inquired staff if living was permitted.

Senior Planner Jesus Carrillo answered that it was not proposed, but the applicant was present to answer any questions.

Vice-Chairman Van Why requested the applicant to come forward.

Mike Scariot, 11573 East 25<sup>th</sup> Place, Yuma Arizona, applicant, requested approval of a Special Use Permit to lease his facility to the Foothills Alano Club, which previously operated for 12 years at the former location on Foothills Boulevard where the new firehouse is now located. The proposed use would solely provide meeting space for 12-step recovery groups such as Alcoholics Anonymous, Alano, and Narcotics Anonymous, with no residential use, on-site living, or rehabilitation services provided at the property. He stated the use would have minimal impact on the surrounding area and offered to address any additional questions.

Commissioner McDermott asked the applicant if the establishment was already existing and they just needed a new space.

Mike Scariot stated that it was correct and that they would be open seven days a week with meetings at 6:00 a.m., 8:00 a.m., 10:00 a.m. and noon. and some scattered meetings at 6:00 p.m. and 7:00 p.m.

Commissioner McDermott asked Mr. Scariot if there were enough parking spaces.

Mike Scariot stated they needed 28 parking spaces and they would not be using the whole building. They would remove a wall to make a bigger room and there would only be one bedroom which would become a storage room. Mr. Scariot stated there would be no one living on the premises to keep it as clean as possible.

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

Steve Phleger, 11657 South Paula Avenue, Yuma Arizona, member of the public, stated he has no objection to the Alano organization itself, but opposed the proposed Special Use Permit due to concerns about the conversion of a long-established, quiet residential neighborhood into a non-residential use. He asserted that the application materials were inadequate and difficult for residents to understand, leaving them unprepared to evaluate the proposal. Mr. Phleger expressed concerns that non-residential use would lead to increased traffic, parking issues, noise, safety risks, potential property crime, litter, reduced property values, and strain on local infrastructure and public services, while contributing no tax revenue. He emphasized that residents do not want non-residential development in the area and urged decision-makers to preserve the character of the historic Foothills neighborhood and deny the request.

Tony Grillo, 11644 South Paula Avenue, Yuma Arizona, member of the public, stated that although his property falls just outside the 300-foot notification radius, he believes the proposed use would impact a much larger area. He objected to the limited public notification, noting that the radius mostly covered streets and few residences, and requested the item be continued to allow broader notice and clearer, more understandable maps. Mr. Grillo expressed concerns about increased traffic, foot and bicycle activity, neighborhood safety, and the vulnerability of the area's predominantly senior residents. While acknowledging the philanthropic nature of the proposal, he opposed its location in an established residential neighborhood and suggested it would be more appropriate in a commercial area or near medical and emergency services. He stated he and other nearby residents were unaware of the proposal and urged the Commission to delay consideration and expand public outreach.

Nancy Alterman, 11686 South Sheila Avenue, Yuma Arizona, member of the public, spoke on behalf of herself and her husband and stated they live directly across 38th Street from the proposed property and believe the use would significantly impact them due to increased traffic. She expressed concern that meetings held every couple of hours throughout the day would result in frequent vehicle trips, including evening activity, and noted that up to 20 parking spaces would bring substantial traffic into their quiet residential neighborhood. While expressing empathy for individuals in recovery and acknowledging the need for an Alano Club, she firmly opposed locating it in their neighborhood, emphasizing that the area is predominantly elderly, quiet, and residential, which is why they chose to live in the Foothills.

Patricia Seider, 12774 East 38<sup>th</sup> Street, Yuma Arizona, member of the public, stated that approval of the proposed use would negatively impact the value of both of her properties. She expressed concern about increased traffic on already busy 38th Street and the associated safety risks to pedestrians, including dog walkers and families with children. Ms. Seider also raised concerns about potential property crime and emphasized that the proposal is incompatible with the quiet residential character of the neighborhood. While not opposed to such a facility in general, she asserted it should be in a more appropriate area and not within her neighborhood.

Aron Salyi, APN 728-07-007, Yuma Arizona, member of the public, spoke in support of the proposed Special Use Permit stating that the request falls within allowable special uses for the neighborhood. He noted that the adjacent car wash already generates traffic entering from Foothills Boulevard and exiting onto 38th Street, which is a main thoroughfare, and stated the proposed use would not significantly change existing traffic conditions. He also pointed out that similar institutional uses such as convalescent homes, senior facilities, nursing homes, and hospitals are permitted in the area. Mr. Salyi emphasized that the character of the neighborhood would remain unchanged because the existing manufactured home would stay in place with only interior modifications, and he recommended approval of the request.

Mike Scariot stated that the proposed facility would serve individuals in recovery and function solely as a meeting space, not as a treatment or rehabilitation center for active addiction. He explained that historically their facilities have not attracted problematic activity, as attendees are primarily individuals, maintaining recovery and seasonal visitors, with attendance significantly lower during the summer months. The applicant noted that gatherings rarely exceed 25 people and often involve far fewer participants. While acknowledging traffic concerns, he stated the property is located near an existing car wash that already generates traffic and expressed the belief that traffic impacts from the proposed use would be minimal.

Commissioner Mosqueda asked the applicant if they had any significant issues at the previous location in the 12 years they were there.

Mr. Scariot stated there was only one incident where the sheriff has to called for a combative person and some hypodermic needles found, but other than that they did not have major issues.

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

Commissioner Ron Rice asked staff that based on condition number two, what would it take to deny the permit if it was approved and it was good for five years and what type of incident would have to happen to deny the permit.

Senior Planner Jesus Carrillo stated that based on condition number two, if they parked vehicles on the right-of-way and they receive complaints, and the other if they exceed the amount of hours listed on condition number three.

MOTION (BOWERS/MCDERMOTT) Approve as presented.

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

Motion carried 5-1.

**ITEM No. 5: Minor Amendment Case No. 25-07: An 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 recommending the following changes to the 2030 Comprehensive Plan. Text that is in-strikethrough format is intended to be deleted and text on **bold** font is proposed new text to be added.

Glossary

**Influence area - Means all property located within two miles of the exterior perimeter or fence line of the military installation or range or Arizona national guard site.**

**Military installation or range or national guard site:**

**a. Includes**

**i. United States Naval Observatory Flagstaff Station.**

**ii. Barry M. Goldwater Range.**

**iii. Yuma Proving Grounds.**

**iv. Buckeye Training Site.**

**v. Camp Navajo.**

vi. Florence Military Reservation.

vii. Papago Park Military Reservation.

viii. Picacho Peak Stagefield.

ix. Rittenhouse Training Site.

x. Silverbell Army Heliport.

b. Does not include:

i. The Laguna Army Airfield

ii. Any military airport or ancillary military facility as defined in Arizona Revised Statutes, Title 28, Chapter 25, Article 7.

Staff recommends approval of Minor Amendment 25-07.

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

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

MOTION (MCDERMOTT/ A-J MOSQUEDA): Approve as presented .

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

Motion carried 6-0.

**ITEM No. 6: Text Amendment Case No. 25-04:** 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 recommending the following changes to the Zoning Ordinance: Text is in ~~strike through~~ format is intended to be deleted and text in **bold** font is proposed new text to be added.

704.03 -Definitions

**Y. Influence area - Means all property located within two miles of the exterior perimeter or fence line of the military installation or range or Arizona National Guard site.**

**Z. Military installation or range or Arizona national guard site:**

**a. Includes**

- i. United States Naval Observatory Flagstaff Station.**
- ii. Barry M. Goldwater Range.**
- iii. Yuma Proving Grounds.**
- iv. Buckeye Training Site.**
- v. Camp Navajo.**
- vi. Florence Military Reservation.**
- vii. Papago Park Military Reservation.**
- viii. Picacho Peak Stagefield.**
- ix. Rittenhouse Training Site.**
- x. Silverbell Army Heliport.**

**b. Does not include:**

- i. The Laguna Army Airfield**
- ii. Any military airport or ancillary military facility as defined in Arizona Revised Statutes, Title 28, Chapter 25, Article 7.**

**Staff Recommendation:**

Staff recommends approval of Text Amendment Case No. 25-04.

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

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

MOTION (ALLEN/ RICE): Approve as presented.

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

Motion carried 6-0.

**ITEM No. 7: Text Amendment Case No. 25-05: An amendment to the Yuma County Comprehensive Building Safety Code to adopt the 2024 International Codes which include the 2024 International Building Code, 2024 International Residential Code, and 2024 International Existing Building Code pursuant to Arizona Revised Statutes § 11-861.**

Chief Building Official Ty Martinez presented Text Amendment 25-05 recommending approval to amend the Yuma County Comprehensive Building Safety Code by adopting the 2024 International Codes which include 2024 International Building Code, 2024 International Residential Code, and 2024 International Existing Building Code pursuant to Arizona Revised Statutes § 11-861.

Vice-Chairman Bryant opened the discussion to the public.

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

MOTION (BOWERS/ MOSQUEDA): Approve as presented.

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

The motion carried 6-0.

Vice-Chairman Van Why and board members reviewed the draft staff meeting schedule for the year 2026 and asked staff if they needed to take action.

Planning Director Maggie Castro, AICP, stated the item would be placed on January's agenda for approval.

There being no further business to come before the Commission, Vice-Chairman Van Why adjourned the meeting at 6:28 p.m.

Approved and accepted on this 27<sup>th</sup> day of January 2026.



Danny Bryant, Chairman

ATTEST:

Maggie Castro, AICP, Planning Director

