

The Yuma County Board of Adjustment met in a regular session on January 20, 2026. 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, and Rosalie Lines. Board member Joe Harper was absent. Others present: Planning Director Maggie Castro, AICP; Deputy County Attorney Minda Davy; Senior Attorney Kesia Morrison; 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: Elect a Chairman for the Yuma County Board of Adjustment for calendar year 2026.

MOTION (FERGUSON/PANCRAZI): Elect Eric Saltzer as Chairman for calendar year 2026.

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

The motion carried 4-0.

ITEM No. 4: Elect a Vice-Chairman for the Yuma County Board of Adjustment for calendar year 2026.

MOTION (PANCRAZI/ LINES): Elect Randy Ferguson as Vice-Chairman for calendar year 2026.

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

The motion carried 4-0.

ITEM No. 5: Approval of the Board of Adjustment meeting minutes from December 16, 2025.

MOTION (PANCRAZI/ SALTZER): Approve as presented.

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

The motion carried 4-0.

ITEM No. 6: Variance Case No. 25-27: JM Residential Designs, agent for Joshua LaCroix, requests a variance from the Yuma County Zoning Ordinance, Section 609.05—Minimum Lot Width and Principal Buildings Setback Requirements, to allow a rear yard setback of five feet on a parcel 7,283 square feet in size zoned Recreational Vehicle Subdivision (RVS), Assessor's Parcel Number 728-54-130, located at 13336 East 53rd Street, Yuma, Arizona.

Amber Kelly, Associate Planner, presented Variance Case No. 25-27 recommending approval based on:

1. Staff finds approval of this request may not have adverse effects on public health, safety, and welfare.
2. Staff finds this request does not appear to have a negative impact on the neighborhood.

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

1. This variance is valid for the time limits outlined in Section 403.07 of the Zoning Ordinance.
2. 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.

Chairman Saltzer opened the discussion to the public.

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

MOTION (PANCRAZI/ SALTZER): Approve as presented.

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

The motion carried 4-0.

ITEM No. 7: Variance Case No. 25-28: Gerald Lee and Phyllis Ann Rose request a variance from the Yuma County Zoning Ordinance, Sections 609.05, to allow a west side yard setback of five feet on a parcel 6,722 square feet in size zoned Recreational Vehicle Subdivision (RVS), Assessor's Parcel Number 729- 58-189, located at 14415 East 54th Drive, Yuma, Arizona.

Roxanna Sanchez, Associate Planner, presented Variance Case No. 25-28 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 this request does not appear to 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. 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.

Chairman Saltzer opened the discussion to the public.

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

Board member Pancrazi asked staff as to where the plumbing was located and if it would cause a problem in the future.

Associate Planner Roxanna Sanchez stated the plumbing was located on the east side of the RV support structure and was already existing.

Board member Pancrazi asked if the lot was a square lot or if it was smaller one side.

Associate Planner Roxanna Sanchez explained it must have been the way the picture was taken since it was taken with a drone and it was in fact a square lot.

MOTION (LINES/ FERGUSON): Approve as presented.

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

The motion carried 4-0.

ITEM No. 8: Review and approval of the 2026 Regular Meeting Schedule for the Board of Adjustment.

Planning Director Maggie Castro, AICP, stated Board member Lines requested to change the August 18th meeting date in the previous meeting.

Board members agreed to change the August 18, 2026 meeting to August 11, 2026.

MOTION (SALTZER/ LINES): Approve with the change to the August meeting.

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

The motion carried 4-0.

There being no further business to come before the Board, the Chairman adjourned the meeting at 1:13 p.m.

Approved and accepted on this 17th day of February 2026.


Eric Saltzer, Chairman

ATTEST:


Maggie Castro, AICP, Planning Director