

The Yuma County Board of Adjustment met in a regular session on March 17, 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, Randy Ferguson, and Rosalie Lines. Joe Harper was absent. Others present: Planning Director Maggie Castro, AICP; Senior County 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: Approval of the Board of Adjustment meeting minutes from February 17, 2026.**

MOTION (LINES/PANCRAZI): Approve as presented.

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

The motion carried 4-0.

**ITEM No. 4: Variance Case No. 26-02: Matthew Thompson, agent for Foothills Utilities LLC, requests a variance from the Yuma County Zoning Ordinance, Section 601.05-Minimum Lot Width & Principal Buildings Setback Requirements, to allow a side yard setback of ten feet on a parcel 2.87 acres in size zoned Rural Area-10 acre minimum (RA-10), Assessor's Parcel Number 198-14-004, located on the east side of the alignment of Avenue 14 E between 44th Street and 46th Street, Yuma, Arizona.**

Amber Kelly, Associate Planner, presented Variance Case No. 26-02 recommending approval based on:

1. Staff finds there are specific peculiar conditions applicable to this property to warrant granting of this variance.
2. Staff finds approval of this variance may not have adverse effect on public health, safety, and welfare.
3. Staff finds approval of this variance will not have a negative impact on the neighborhood.

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

1. 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.

Matthew Thompson, 13349 East 55<sup>th</sup> Drive, Yuma Arizona, applicant and wastewater operations manager for Foothills Utilities, spoke regarding the proposed setback adjustment. He expressed appreciation for staff's recommendation to amend the setback to 10 feet, but stated that the applicant is seeking full relief from the setback requirement.

He explained that the utility is in the process of planning significant site improvements, including tying two properties together through a lot tie and implementing major upgrades such as new odor control systems. Much of the existing site has already been allocated for future plant expansion, while the adjacent northern property is planned for large percolation basins.

Mr. Thompson also noted that surrounding land uses limit the likelihood of nearby development, with a golf course to the east and a wash to the west. Based on these factors, he reiterated the request for complete relief from the setback requirement.

Board member Lines asked for clarification if the north wall was where they were seeing the setback reduction variance.

Associate Planner Amber Kelly stated that was correct and stated that if the applicants were to do a lot tie, they would not need a variance.

Planning Director Maggie Castro, AICP, explained that from what the applicant stated, it seemed like they are going to be adding additional improvements once the properties are combined and if at that time they encroach into the setbacks, they are going to need another variance once the lots are combined.

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

MOTION (LINES/ FERGUSON): Approve as presented.

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

The motion carried 4-0.

**ITEM No. 5: Variance Case No. 26-03: Richard A. and Nancy J. Miller request a variance from the Yuma County Zoning Ordinance, Section 604.05-Minimum Lot Width & Principal Buildings Setback Requirements, to allow a south side yard setback of four feet on a parcel 11,040 square feet in size zoned Low Density Residential-6,000 square foot minimum (R-1-6), Assessor's Parcel Number 700-30-063, located at 10761 South Hensley Boulevard, Yuma, Arizona.**

Roxanna Sanchez, Associate Planner, presented Variance Case No. 26-03 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 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 asked staff about approval from 7 feet to 5 feet, it was because there was still enough room for fire access.

Associate Planner Roxanna Sanchez stated that it was correct, and the Building Official stated that as long as there is a firewall of at least one hour rating it would suffice for building safety.

Chairman Saltzer opened the discussion to the public.

Richard Miller, 10761 South Henson Boulevard, Yuma Arizona, applicant, spoke regarding the size and necessity of his RV structure. He explained that the dimensions were specifically chosen to accommodate his RV, which measures approximately 17 feet 3 inches in width when fully opened. The structure, built with 2 by 6 walls on each side, provides just enough space to allow for proper access, including loading, unloading, and trip preparation.

Mr. Miller emphasized that reducing the size of the structure would make it impractical for its intended use, as it would not allow sufficient clearance for the RV. He noted that without the current dimensions, he would need to seek alternative arrangements.

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

MOTION (FERGUSON/ LINES): 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. 26-04: Lois Jacobson, agent for Richard MacNevin, 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 seven feet on a parcel 6,930 square feet in size zoned Recreational Vehicle Subdivision (RVS), Assessor's Parcel Number 728-55-154, located at 13635 East 53rd Street, Yuma, Arizona.**

Amber Kelly, Associate Planner, presented Variance Case No. 26-04 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 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.

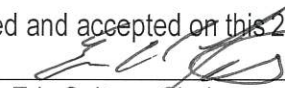
MOTION (LINES/ PANCRAZI): Approve as presented.

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 1:15 p.m.

Approved and accepted on this 21<sup>st</sup> day of April 2026.

  
\_\_\_\_\_  
Eric Saltzer, Chairman

ATTEST:



\_\_\_\_\_  
Maggie Castro, AICP, Planning Director