



MEMORANDUM

Department of Community Development/Planning

DATE: For August 2, 2017 City Council Agenda
TO: City Clerk
FROM: Bob Blevins, Principal Planner
SUBJECT: Park West #4 SUBD-17860-2017 Citizen's Additional Comments

Bill Mowczko made comments at the P&Z Meeting of July 10, 2017 that were summarized in the *RFCCA Meeting Minutes*. Staff felt that these comments should be passed on to the City Council.

P&Z Minutes: *Mowczko provided photos to the Commission and spoke extensively about the importance of landscaping and the perceived hazard of the drop-off. He stated the Developer has not made an effort to beautify 45th Avenue and added that the installation of landscaping would reduce the opportunity of graffiti.*

Mr. Mowczko: "1) I suggested solutions for 45th Avenue problems that are not included here. I stated that remediation could be simply handled during and parallel to the Park West construction by doing the following:

- a) Tapering and flattening the 50-foot future roadway section between the proposed residential block wall and Avenue C-1/2 (45th Avenue) by **using fill dirt**.
- b) Planting shade trees along the residential wall from the area of the future 26th Street intersection to 28th Street.
- c) Connecting an irrigation line from the proposed landscape irrigation system to be installed along 28th Street that is to be completed under this plat proposal.

I would appreciate if you could include these comments in your report.

P&Z Minutes: *"Hamel asked if Staff could propose a temporary fix for the concerns that have been addressed by the Public. McGarvie said there were temporary solutions for the drop-off hazard on 45th Avenue. He said the City could paint a white stripe on the pavement to show there was a paved shoulder, or install a small wall to provide a barrier.*

Mr. Mowczko: "1) If a "white strip" was painted to indicate a paved shoulder, how wide would it be? Considering the current width the paved section of 45th Avenue, would that seriously restrict traffic lanes?

P&Z Minutes: *"Hamel said he understood the concerns from the public with the drop-off because of the amount of cars parking along 45th Avenue.*

Mr. Mowczko: "1) This is incomplete. Why did you not include the statement that Mr. Hamel made. It was also included in the Yuma Sun article published on Thursday, July 13, 2017: "Hamel called it 'one of the worse situations' involving roads, pointing specifically to the drop-of along 45th Avenue..". This was a very strong statement by the Chairman. It caused him pause and great concern to the point that he appeared torn about voting approval. This statement needs to be brought to the attention of the Council and become part of the historical record."