

City of Yuma City Council Meeting Agenda

Wednesday, February 18, 2026

5:30 PM

Yuma City Hall Council Chambers
One City Plaza, Yuma

Notice is hereby given, pursuant to Resolution R2015-047 that one or more members of the Yuma City Council may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.

Those wishing to speak on an agenda item or during Call to the Public must complete a Speaker Request Form prior to the start of the meeting. Speaker Request Forms can be found on the City's website, in the Clerk's Office, as well as in the Council Chambers.

"Call to the Public" comments are limited to non-agenda items that pertain to City business under the authority and legislative functions of the City Council. The total time for "Call to the Public" is limited to 30 minutes.

Speaker Request Forms should be submitted to City Clerk staff prior to the start of each meeting. All speakers, whether speaking on an agenda item or during "Call to the Public" are provided 3 minutes, with no more than 5 speakers permitted per topic/issue.

City Council Worksessions and Regular City Council Meetings can be viewed through the following platforms:

- Cable – Meetings are broadcast live on Spectrum Cable Channel 73.
- Live Stream – Residents can watch meetings on their computer or mobile device at www.yumaaz.gov/telvue. Previous Council meetings are also available on-demand.
- Virtual – Residents can watch meetings via Teams on their computer or mobile device at www.yumaaz.gov/publicmeetings. Click on "Calendar" then select the City meeting and click "Join".

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

FINAL CALL

Final call for submission of Speaker Request Forms.

ROLL CALL**I. MOTION CONSENT AGENDA**

All items listed on the Motion Consent Agenda will be considered and enacted with one motion. There will be no separate discussion of these items unless a Councilmember so requests. In which event, the item will be removed from the Motion Consent Agenda and the vote or action may be taken separately.

A. Approval of minutes of the following City Council meeting(s):

1. [MC 2026-039](#) **Regular Council Worksession Draft Minutes January 6, 2026**

Attachments: [2026 01 06 RWS Minutes](#)

B. Executive Sessions

Executive Sessions may be held at the next regularly scheduled Special Worksession, Regular Worksession and City Council Meeting for personnel, legal, litigation and real estate matters pursuant to A.R.S. § 38-431.03 Section A(1), (3), (4), and (7). (City Attorney)

C. Approval of staff recommendations:

1. [MC 2026-035](#) **Bid Award: Pathway, 32nd Street Multi-Use, Avenue B to East Main Canal**

Authorize the award of a construction services contract to the lowest responsive and responsible bidder, DPE Construction, Inc., Yuma, Arizona for the 32nd Street Multi-Use Pathway between Avenue B and the East Main Canal in the amount of \$687,500.00 (Engineering-RFB-25-076) (David Wostenberg/Robin R. Wilson)

2. [MC 2026-036](#) **Contract Award: Professional Engineering Services (On-Call)**

Award a one-year contract with the option to renew for four additional one-year periods, one period at a time, depending on the appropriation of funds and satisfactory performance, for Professional Engineering Services on a Delivery Order basis to the following eight firms: Core Engineering Group, PLLC, Yuma, Arizona; Dahl, Robins & Associates, Inc. Yuma, Arizona; Entellus, Inc., Phoenix, Arizona; Kimley-Horn and Associates, Inc., Phoenix, Arizona; Nicklaus Engineering, Inc, Yuma, Arizona; Psomas, Tucson, Arizona; Stanley Consultants, Inc., Phoenix, Arizona; Wilson and Company, Inc. Engineers & Architects, Phoenix, Arizona; (Engineering-RFQ-26-110) (David Wostenberg/Robin R. Wilson)

3. [MC 2026-037](#) **Cooperative Purchase Agreement: Street Sweeper Parts and Supplies**
Authorize the use of the cooperative purchase agreement initiated through Mohave County for the purchase of street sweeper parts and supplies with United Rotary, Phoenix, Arizona, for a one-year term with the option to renew four additional one-year periods, at an estimated annual expenditure of \$50,000.00. (Public Works-CPA-26-229) (Joel Olea/Robin R. Wilson)
4. [MC 2026-038](#) **Cooperative Purchase Agreement: Water Treatment Chemicals**
Authorize the purchase and delivery of water treatment chemicals from Hill Brothers, Phoenix, Arizona; Landmark Aquatic Services, Scottsdale, Arizona; Polydyne, Riceboro, Georgia; PVS DX, Inc., Dallas, Texas; Thatcher Co.; Buckeye, Arizona, utilizing a Cooperative Purchase Agreement from the City of Chandler. This contract is valid for one year with the option to renew for four additional one-year periods, one period at a time, depending on the appropriation of funds and satisfactory performance on an as needed basis, at a total estimated annual expenditure of \$3,714,078.00. (Utilities CPA-25-344) (Jeremy McCall/Robin R. Wilson)

II. RESOLUTION CONSENT AGENDA

All items listed on the Resolution Consent Agenda will be considered and enacted with one motion. There will be no separate discussion of these items unless a City Councilmember so requests or a Speaker Request Form has been submitted. In which event, the item will be removed from the Resolution Consent Agenda and the vote or action may be taken separately.

1. [R2026-010](#) **Post-2026 Guidelines for the Operation of the Colorado River - City of Yuma City Council Comments to Draft Environmental Impact Statement**
Direct and authorize comments to the Draft Environmental Impact Statement for the Post-2026 Guidelines for the Operation of the Colorado River on the Federal Register. (City Administration) (Jay Simonton)

Attachments: [1. RES COY Comments to Draft EIS Colorado River](#)

III. ADOPTION OF ORDINANCES CONSENT AGENDA

All items listed on the Ordinances Consent Agenda will be considered and enacted with one motion. There will be no separate discussion of these items unless a City Councilmember so requests or a Speaker Request Form has been submitted. In which event, the item may be removed from the Ordinance Consent Agenda and the vote or action will be taken separately.

1. [O2026-005](#) **Right-of-Way Vacation and Property Exchange: Cha Cha, L.L.C.**
Authorize vacation of the north half width of 42nd Street (County 12¼ Street) right-of-way in exchange for fee title to the west half of the Avenue 4½ E right-of-way with Cha Cha, L.L.C. (Engineering) (David Wostenberg)

Attachments:

1. [MAP ROW Vacation and Exchange Cha Cha,LLC an AZ LLC](#)
2. [ORD ROW Vacation and Exchange Cha Cha,LLC an AZ LLC](#)
3. [QCD ROW Vacation and Exchange Cha Cha,LLC an AZ LLC](#)
4. [DEED ROW Vacation and Exchange Cha Cha,LLC an AZ LLC](#)

2. [O2026-006](#) **Approve the Housing Authority of the City of Yuma (HACY) Acquisition, Development and Operation of an Affordable Housing Apartment Complex, Tentatively known as Vista Apartments**

Authorize the Housing Authority of the City of Yuma (HACY) to: (1) undertake acquisition and ownership of the former Vista Alternative High School site (Property), subject to an affordable housing covenant; (2) form a project-based 501(c)(3) non-profit entity (HACY 501(c)(3) Non-Profit) which, together with the Arizona Housing Development Corporation (AHDC) will form a managing member entity which will then form an ownership entity for the apartments (Ownership Entity); (3) enter into an option for a long-term ground lease for the Property between HACY as the lessor and Ownership Entity as the lessee and should the Ownership Entity exercise the option, to enter into a long term ground lease; and (4) enter into a Development Consulting Agreement with Gorman & Company through the Ownership Entity, to facilitate development of the Vista Apartments as a proposed three phase, 200-unit, low-income housing tax credit (LIHTC) project (Project). (Community Development /Neighborhood and Economic Development) (Cynthia Blot)

Attachments:

1. [ORD HACY](#)

IV. INTRODUCTION OF ORDINANCES

The following ordinance(s) is presented to the City Council for introduction. No vote or action by the City Council is necessary. However, the City Council may, at its option, vote or take action where appropriate. Ordinances given introduction are generally presented to the City Council for adoption at the next Regular City Council meeting.

1. [O2026-003](#) **Rezoning of Property: Southeast Corner of Michigan Avenue and 32nd Street**

Rezone approximately 12,000 square feet, from the General Commercial (B-2) District to the Recreation Vehicle Subdivision (RVS) District. (Community Development/Community Planning) (Alyssa Linville)

Attachments: [1. P&Z RPT Rezoning of Property: SEC of Michigan Ave and 32nd St](#)
[2. ORD Rezoning of Property: SEC of Michigan Ave and 32nd St](#)

2. [O2026-007](#) **Rezoning of Property: 831 S. 2nd Avenue**

Rezone approximately 0.16 acres located at 831 S. 2nd Avenue, Yuma, AZ, from the Limited Commercial/Bed & Breakfast Overlay/Infill Overlay (B-1/BB/IO) District to the Medium Density Residential/Bed & Breakfast Overlay/Infill Overlay (R-2/BB/IO) District (Community Development/Community Planning) (Alyssa Linville)

Attachments: [1. P&Z RPT: Rezoning of Property 831 S. 2nd Avenue](#)
[2. ORD Rezoning of Property: 831 S. 2nd Avenue](#)

3. [O2026-008](#) **Rezoning of Property: 273 S. 8th Avenue**

Rezone approximately .15 acres located at 273 S. 8th Avenue, Yuma, AZ, from the General Commercial/Infill Overlay (B-2/IO) District to the Medium Density Residential/Infill Overlay (R-2/IO) District. (Community Development/Community Planning) (Alyssa Linville)

Attachments: [1.P&Z RPT Rezoning of Property: 273 S. 8th Avenue](#)
[2.ORD Rezoning of Property: 273 S. 8th Avenue](#)

4. [O2026-010](#) **Grant of Easement to Install Electrical Facilities- East Mesa Community Park**

Authorize an easement on City property at 6060 E. 36th Street to Arizona Public Service Company (APS) for the installation of electrical facilities necessary for the development of the new East Mesa Community Park. (Engineering) (David Wostenberg)

Attachments: [1. ORD Grant of Easement to Install Electrical Facilities: East Mesa Community Park](#)
[2. AGR Grant of Easement to Install Electrical Facilities: East Mesa Community Park](#)

V. PUBLIC HEARING AND RELATED ITEMS

The following public hearing may result in the adoption of Resolution R2026-008

1. [R2026-008](#) **Minor General Plan Amendment: Military Influence Area**

Following a public hearing, approve the request to amend the City of Yuma General Plan to amend Map 2-4 to include the Influence Area for the Barry M. Goldwater Range and the Vicinity Boundary for the Marine Corps Air Station Yuma. (GP-44620-2025) (Community Development/Community Planning) (Alyssa Linville)

Attachments: [1 P&Z RPT Military Influence Area](#)
[2 RES GP Amendment Military Influence Area](#)

The following public hearing may result in the adoption of Resolution R2026-009

2. [R2026-009](#) **Major General Plan Amendment: Tillman Estates Unit No. 4**

Following a public hearing, approve the request to amend the City of Yuma General Plan to change the land use designation from Industrial, Suburban Density Residential and Low Density Residential to Suburban Density Residential and Low Density Residential, for the property located at the northeast corner of 40th Street and 5¼E. (GP-44489-2025) (Community Development/Community Planning) (Alyssa Linville)

Attachments: [1. PZ RPT GP Amendment: Tillman Estates Unit No. 4](#)
[2. RES GP Amendment: Tillman Estates Unit No. 4](#)

VI. APPOINTMENTS, ANNOUNCEMENTS AND SCHEDULING

Discussion and possible action on the following items:

1. Appointments:

- Library Board of Trustees

2. Announcements:

City Council report on meetings/events attended – City Council report on issues discussed in meetings/events attended by a City Council representative in their official capacity as the City's representative during the period of February 5, 2026 through February 18, 2026. City Council questions regarding the update must be limited solely for clarification purposes. If further discussion is warranted, the issue will be added to a future agenda for a detailed briefing.

City Council report of upcoming meetings.

City Council request for agenda items to be placed on future agendas.

3. Scheduling:

Motion to schedule future City Council meetings pursuant to Arizona Revised Statutes Section 38-431.02 and the Yuma City Code, Chapter 30.

VII. SUMMARY OF CURRENT EVENTS

This is the City Administrator's opportunity to give notice to the City Council of current events impacting the City. Comments are intended to be informational only and no discussion, deliberation or decision will occur on this item.

VIII. CALL TO THE PUBLIC

Members of the public may address the City Council on matters within City Council's authority and jurisdiction that are not listed on the agenda during the "Call to the Public" segment of the meeting. All speakers must complete a Speaker Request Form and submit it to City Clerk staff no later than the "Final Call for Speaker Request Forms" is made at the beginning of each meeting.

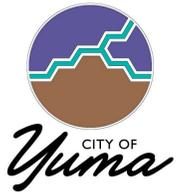
IX. EXECUTIVE SESSION

An Executive Session may be called during the public meeting for the purpose of receiving legal advice for items on this agenda pursuant to A.R.S. Section 38-431.03 A (1, 3, 4 and/or 7) and the following items:

A. Discussion, consultation and direction to City Attorney regarding terms of contract negotiations. (A.R.S. §38-431.03 A3, A4 & A7)

ADJOURNMENT

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Department, One City Plaza, Yuma, AZ 85364-1436; (928) 373-5125 or TTY (928) 373-5149.



City of Yuma
City Council Report

File #: MC 2026-039

Agenda Date: 2/18/2026

Agenda #: 1.

Regular Council Worksession Draft Minutes January 6, 2026

MINUTES
REGULAR CITY COUNCIL WORKSESSION
CITY COUNCIL OF THE CITY OF YUMA, ARIZONA
CITY COUNCIL CHAMBERS - YUMA CITY HALL
ONE CITY PLAZA, YUMA, ARIZONA
January 6, 2026
5:30 p.m.

CALL TO ORDER

Mayor Nicholls called the Regular City Council Worksession to order at 5:33 p.m.

Councilmembers Present: Martinez, Morris, McClendon, Smith, Morales, Watts, and Mayor Nicholls
Councilmembers Absent: None
Staffmembers Present: Acting City Administrator, John D. Simonton
Assistant Director of Engineering, Steve Wilson
Director of Community Development, Alyssa Linville
Various department heads or their representatives
City Attorney, Richard W. Files
City Clerk, Lynda L. Bushong

I. FIRST THINGS FIRST PROGRAM

Zahid Plantillas, Community Engagement Coordinator, provided the following overview of First Things First, their community engagement priorities, and early childhood education issues:

- What Does First Things First Do?
 - First Things First, also known as the Arizona Early Childhood Development and Health Board, was established through a voter-approved proposition in 2006.
 - The organization advocates for early childhood development and health through community engagement and government affairs efforts.
 - Regional decisions on programs and investments are made by the Regional Partnership Council, which consists of local community leaders.
 - Local regional teams manage programs and ensure that desired outcomes are achieved.
- Expanding the Audience Through Engagement
 - The current strategy for community engagement focuses on expanding the audience through grassroots efforts and meeting communities where they are.
 - The goal is to change perceptions and conversations about early childhood, encouraging people to take action.
 - The organization aims to shift the view of early childhood education from something “cute” to a critical issue that impacts economic development.
 - Addressing early childhood is essential for strategic, sustainable community growth.
- The Business Case for Childcare
 - 60% of young children in Arizona live in households where all adults work, creating significant challenges for families and the state economy.
 - Childcare issues cost the state economy upwards of \$1.7 billion annually due to missed work, high job turnover, and parents leaving or changing careers.
 - Arizona ranks 48th in the nation for childcare availability, making it a major childcare desert.

- Childcare costs have outpaced inflation six to one, and the average annual cost is comparable to a year of university tuition.
- Arizona Can Not Work If Childcare Does Not Work
 - Arizona's economy cannot thrive without a functioning childcare system, as it is essential for workforce stability and growth.
 - Workforce development is being impacted by rising costs, fewer childcare options, and parents missing or quitting work.
 - If investments are not made now, the state will face greater consequences and higher costs in the future.



- Family Resource Centers
 - A key tangible solution is the creation of Family Resource Centers with a goal to provide adequate options that ease burdens on employers and families across Arizona.
 - In October, the Regional Center for Border Health Family Resource Center was inaugurated in Somerton to serve as a hub for community resources and conversations.
 - The center offers day care, preschool, utility payment assistance, food assistance, and serves as a space for agencies to connect with residents regularly.
 - First Things First helps facilitate collaboration between agencies and the community, ensuring solutions are locally adapted.
- Letters of Support
 - Last year, First Things First launched its first major letter of support campaign to build momentum for a legislative initiative.
 - The goal is to secure legislation that allocates more resources to partners in the early childhood ecosystem, not just First Things First.
 - In the initial effort, about 200 letters of support were collected from local, business, faith, and economic development leaders statewide.
 - During the 2025 push, support grew significantly, with over 1,000 letters collected, showing increased strategic awareness across sectors.
 - Childcare is increasingly being recognized as an economic development issue, rather than solely an education or health concern.
- Local Leadership
 - First Things First seeks to update and gather more letters of support from local leaders to strengthen the campaign.
 - Stakeholders are encouraged to use their platforms to invite First Things First to events and amplify the message about the childcare crisis.
 - Messaging should frame early childhood as an economic development issue to resonate with elected officials and economic leaders.
 - Local voices and trusted community stakeholders are critical to changing perceptions and driving action on early childhood issues.

- Support Team
 - The Yuma support team currently includes Regional Director, Rudy Ortiz, and Community Engagement Coordinator, Zahid Plantillas.
 - The team is committed to being accessible to the community to answer questions and meet with anyone interested in collaboration.
 - Their mission is to serve and work with the community to ensure sustainable and lasting growth
- Let Us Connect
 - All are encouraged to connect and get involved to learn more about First Things First and the work happening on the ground.
 - Support is needed through advocacy, including letters of support, local op-eds, and presentations to community groups.
 - The goal is to spread awareness, maintain ongoing action, and develop local solutions and models that can be replicated in other communities.
 - Invitations to events to share resources and strengthen relationships with the local community are appreciated.

Discussion

- Governor Hobbs has been a strong advocate for early childhood education, with significant investments made statewide through the Bright Futures AZ initiative. Potential partnerships within the city, similar to the Somerton Family Resource Center, are currently in progress with a focus on engaging all stakeholders and local leaders. While specific details are not yet available, a follow-up discussion can be scheduled. **(Smith/Plantillas)**
- First Things First does not directly provide day care services but funds local providers, who must meet strict eligibility requirements, through grants and programs such as the Quality First scholarship. The primary funding source is tobacco tax revenue, supplemented by fundraising efforts, as the organization operates as a quasi-state agency. **(Morris/Plantillas)**
- Public schools in Yuma County offer some preschool programs, with partnerships like the Gadsden School District serving as models that leaders hope to scale across the region. Currently, there are no efforts toward universal childcare, but advocacy through requests for legislative action and letters of support is seen as the first step to expanding access. **(Watts/Plantillas)**

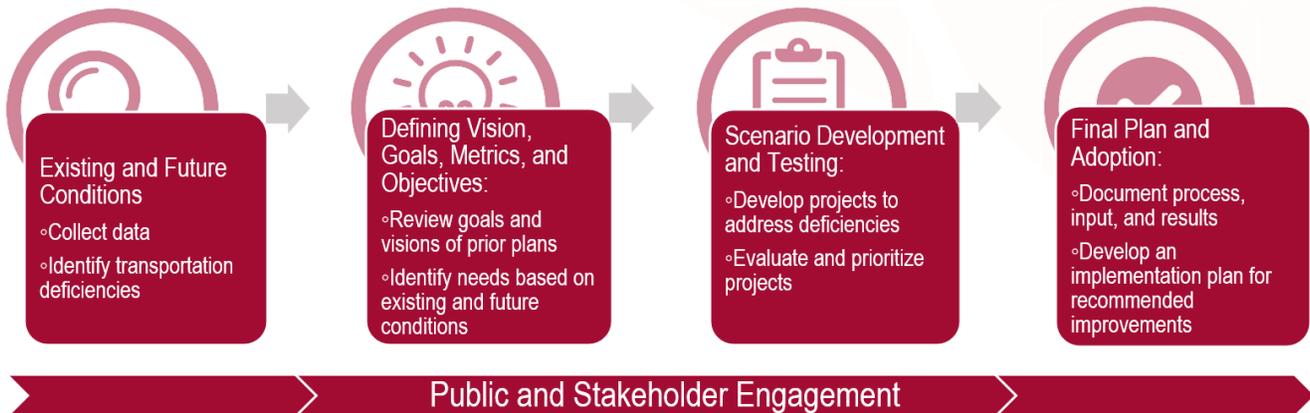
II. INTEGRATED MULTIMODAL TRANSPORTATION MASTER PLAN

Wilson stated that the Integrated Multi-Modal Transportation Master Plan (TMP) for 2025-2035, developed over the past year in coordination with City departments and through extensive public outreach, will guide transportation funding decisions for years to come. It aligns with the Yuma Metropolitan Planning Organization's long-range transportation plan and regional air quality models, ensuring consistency across planning efforts. **Wilson** introduced **Michael Grandy** of Kimley-Horn and Associates to provide an update on the TMP.

Grandy presented the following information:

- TMP Overview
 - The TMP process has four main tasks: 1) Existing and Future Conditions; 2) Defining Vision, Goals, Metrics, and Objectives; 3) Scenario Development and Testing; and 4) Final Plan and Adoption.

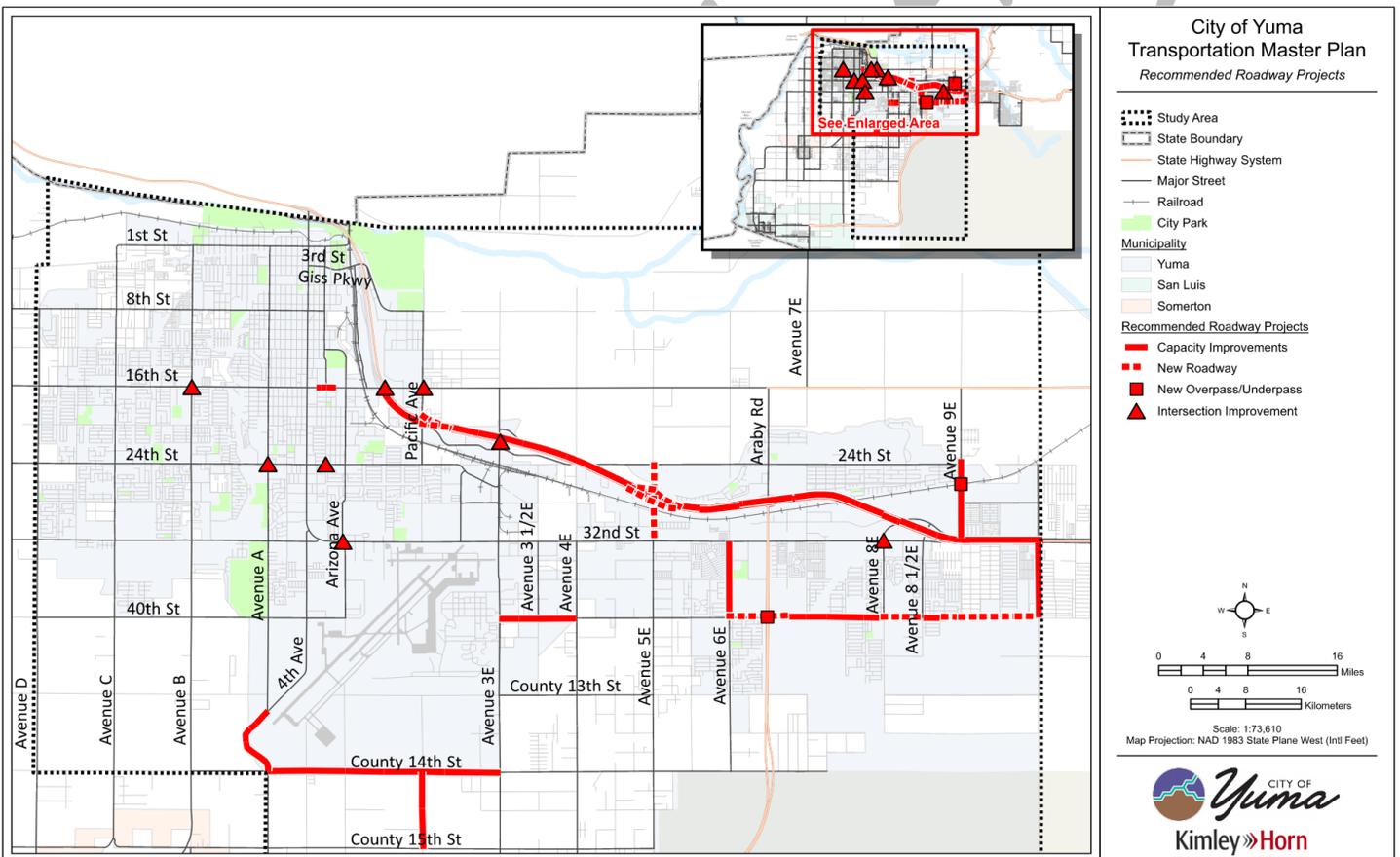
- Throughout the process there is also a fifth task: Public and Stakeholder Engagement.



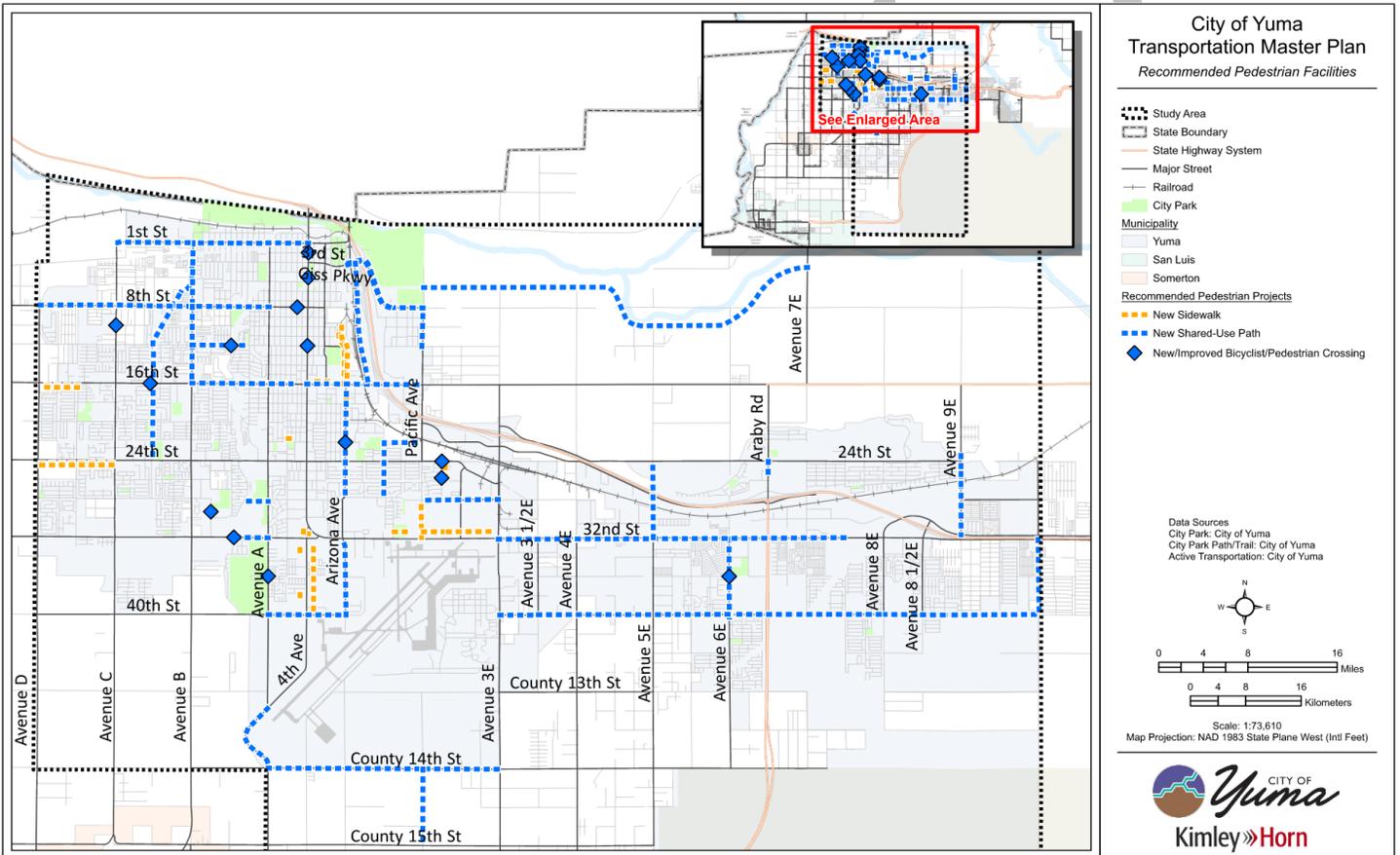
- TMP Vision
 - A well-maintained and integrated transportation system that prioritizes safety, efficiency, inclusivity of all modes of travel, and community health.
- TMP Goals
 - Maintain overall transportation infrastructure condition at acceptable levels through 2050.
 - Reduce fatal and serious injury crashes by 75% by 2050, with an ultimate goal of zero fatal and serious injury crashes to achieve Vision Zero.
 - Provide acceptable traffic operations on major roadways by 2050
 - Provide an interconnected multimodal network by improving transit, bicyclist, and pedestrian facilities.
 - Implement context-sensitive multimodal projects, policies, and processes that improve community health.
- Stakeholder and Public Engagement
 - Steering Committee
 - City of Yuma: Engineering, Community Development, and Communications
 - Yuma Metropolitan Planning Organization (YMPO)
 - Yuma County Intergovernmental Public Transit Authority (YCIPTA)
 - Yuma County: Engineering and Health District
 - Arizona Department of Transportation: Southwest District and Multimodal Planning Division
 - Marine Corps Air Station (MCAS) Yuma
 - Public outreach was conducted jointly with the YMPO Long Range Transportation Plan, combining efforts into single events for feedback on both projects. A co-branded website, Greater Yuma Moves, supported the initiative.
 - There were three rounds of outreach to engage the community:
 - Round 1 (May 2024 – July 2024)
 - Purpose: Get public feedback on existing issues and needs
 - Online survey, interactive map, website, social media posts, flyers, press releases

- Round 2 (December 2024 – June 2025)
 - Purpose: Get public feedback on draft improvement scenarios
 - Community event booths, City Council Worksession
- Round 3 (June 2025 – July 2025)
 - Purpose: Get public feedback on draft recommendations
 - Website, social media posts, flyers, press releases, City Council Worksession
- Public Outreach Input
 - Round 1
 - Top transportation needs identified:
 - Roadway and surface conditions
 - Reducing congestion
 - Improving safety
 - Common improvement suggestions:
 - More traffic interchanges along Interstate 8 (I-8)
 - Improved connectivity (overpasses, bridges across canals/railroads)
 - More shared-use paths for pedestrians and bicyclists
 - Wider roads and intersections
 - Increased enforcement of traffic laws
 - Top focus areas for planning:
 - Automobile travel
 - Bicycle travel
 - Round 2
 - Key priorities from public:
 - Pavement surface conditions (ranked #1)
 - Shared-use paths, sidewalks, bike lanes (ranked #2)
 - Investment preferences:
 - Safety
 - Bicycling and walking infrastructure
 - Transit infrastructure
 - Maintaining existing transportation infrastructure
 - Round 3
 - Main recommendation supported:
 - 40th Street improvements (strong public support)
 - Additional feedback:
 - Desire for more shared-use paths and crossings
 - Appreciation for recommended improvements
 - Other recommendations:
 - Small-scale intersection improvements (e.g., turn lanes, corner radius adjustments)
 - Forwarded to City Engineering and transportation teams
 - Transit service enhancements
 - Forwarded to YCIPTA for consideration

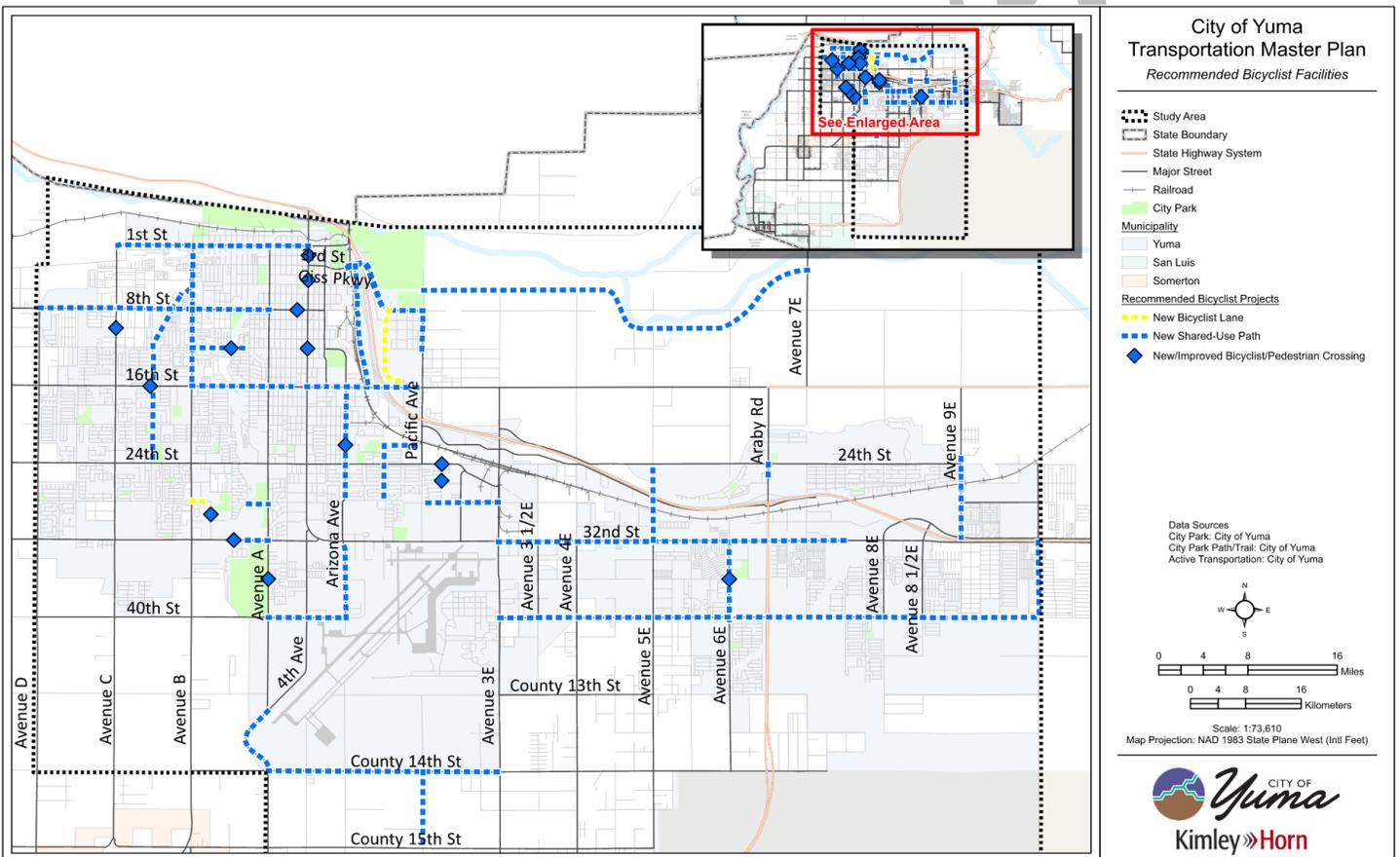
- Ongoing concerns:
 - Traffic congestion remains a major issue
 - Desire for additional congestion mitigation measures
- Recommended Improvements
 - Prioritization Methodology
 - The recommended improvements were prioritized using five weighted categories aligned with the project’s goals and vision:
 - Facility Quality (25%)
 - Roadway Operational Efficiency (20%)
 - Safety/Vision Zero Approach (25%)
 - Multimodal Integration (20%)
 - Community Health (10%)
 - Each project was evaluated technically and supplemented with public and stakeholder input, with additional weight given to recommendations identified as high priorities in previous plans, such as the regional transportation plan.
 - Recommended Projects
 - Roadway



- The map highlights all recommended roadway projects in red, including:
 - Road widening
 - New roads
 - Intersection upgrades
 - Overpass/underpass improvements
- Most projects focus on:
 - 40th Street
 - I-8
 - County 14th Street.
- Notably, two new concepts introduced are:
 - A full traffic interchange at Avenue 5E
 - A partial interchange at Pacific Avenue and I-8
- Pedestrian Facilities

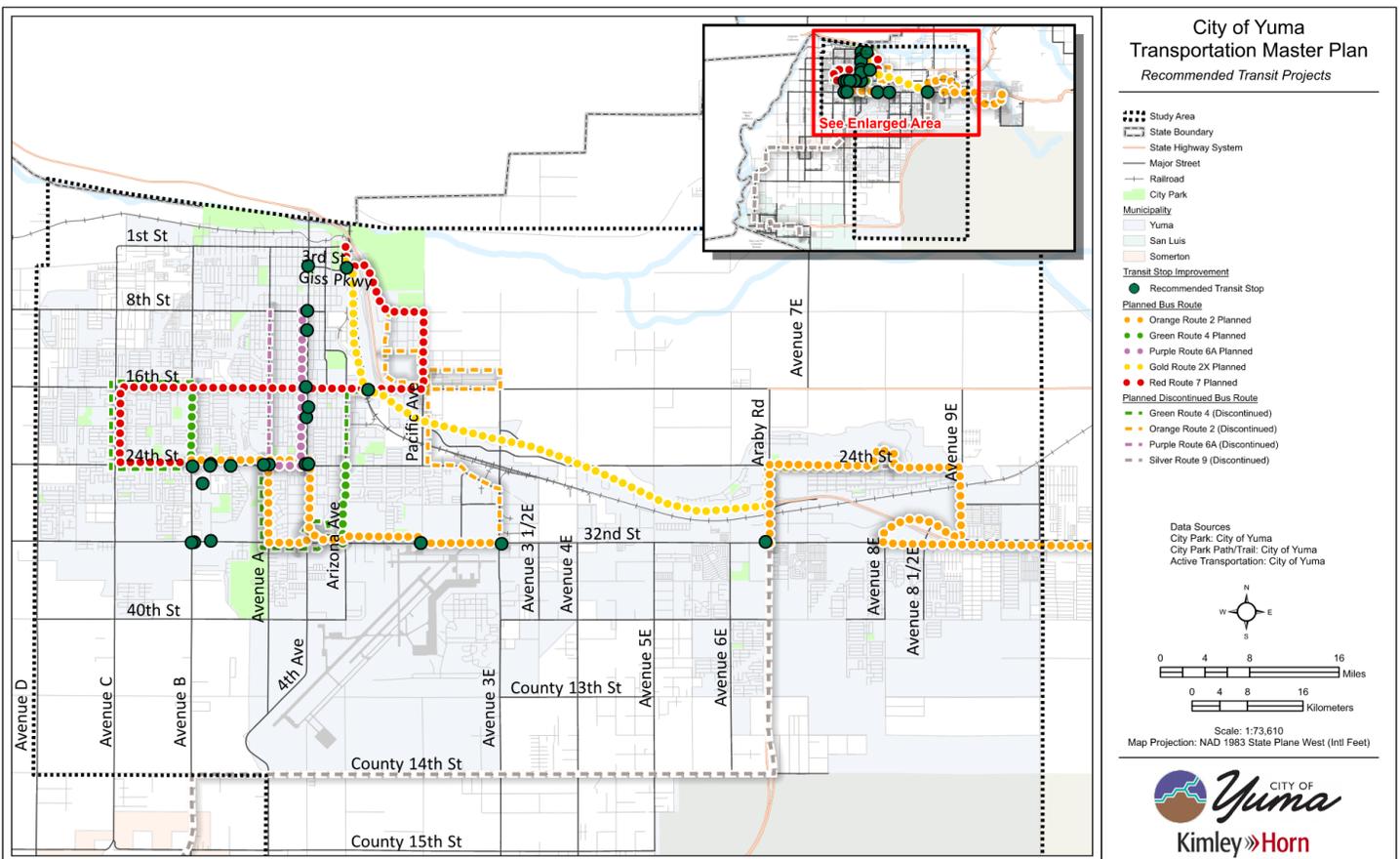


- The recommended pedestrian facility projects include an extensive expansion of:
 - Shared-use paths (dashed blue lines)
 - New sidewalks to fill existing gaps (yellow lines)
 - Designated bicyclist/pedestrian crossings (diamonds)
 - These would feature protective measures like the High Intensity Activated Crosswalk beacon (commonly known as HAWK signals) or similar systems for safe road crossing.
- Bicyclist Facilities



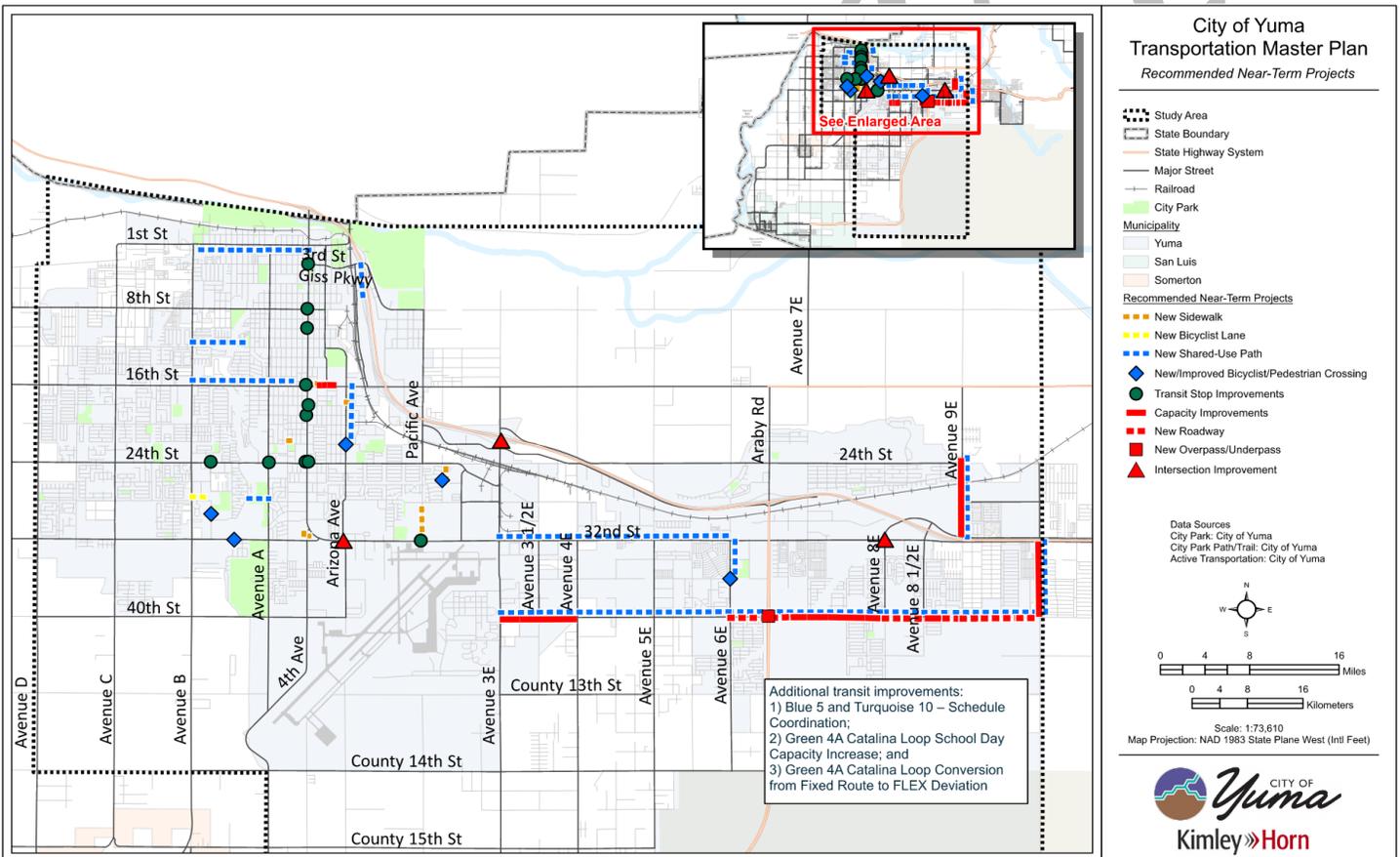
- The bicycle facility recommendations largely mirror the pedestrian plan since shared-use paths and crossings serve both groups.
- In addition, a few new bike lanes (shown in yellow) are proposed to fill gaps on lower-speed roads.
 - The overall strategy shifts away from on-road bike lanes toward off-road shared-use paths for improved safety and connectivity.

■ Transit

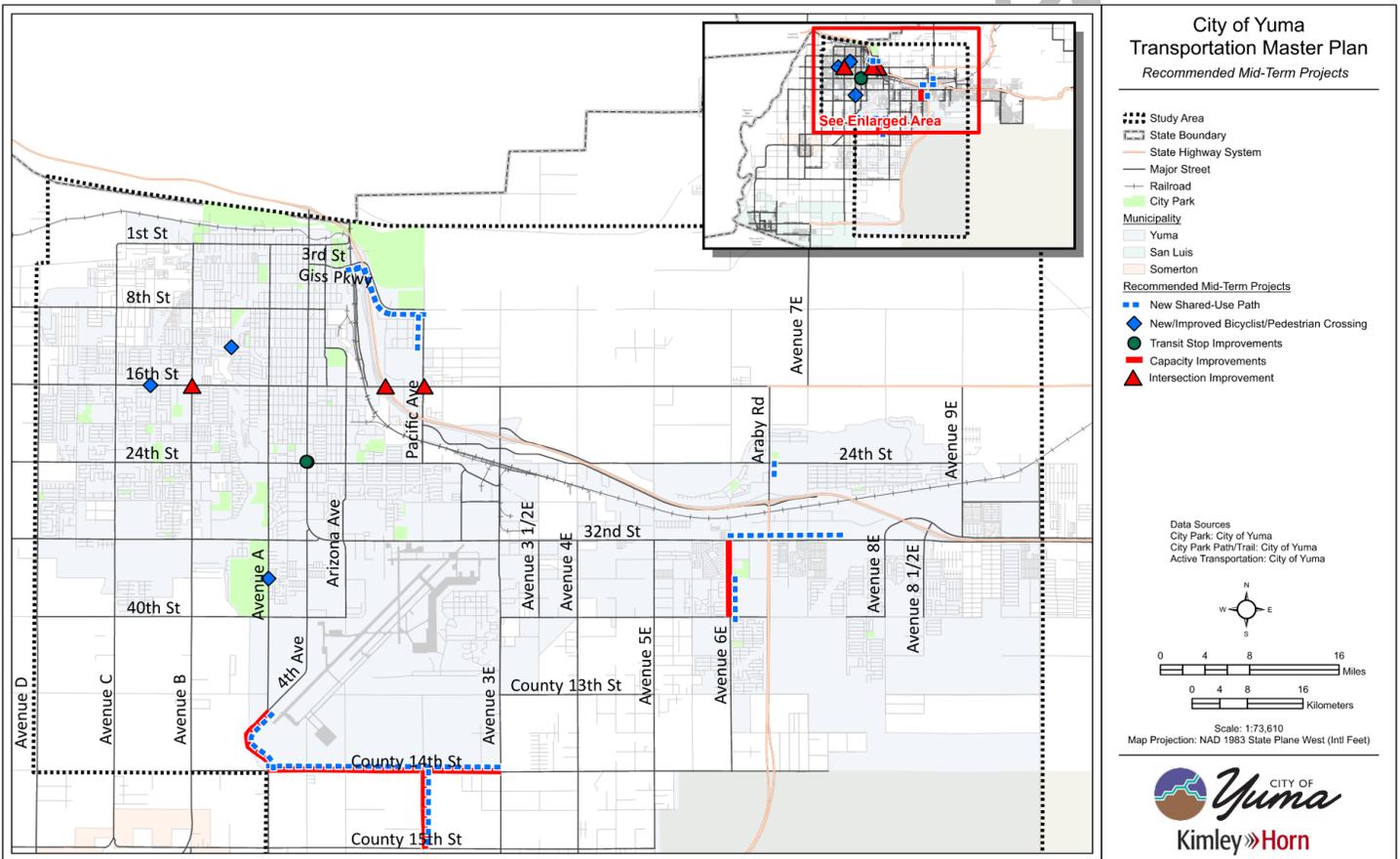


- The transit recommendations are based entirely on existing YMPO and YCIPTA plans, with no new proposals added.
- They include planned route modifications and expansions and improvements at transit stops, such as pull-outs (indicated by green circles on the map)
- Implementation Timeframes
 - Projects were categorized by implementation timeframes:
 - Near-Term (2026-2030) Projects
 - Mid-Term (2031-2035) Projects
 - Long-Term (2036-2050) Projects
 - The plan focuses on near- and mid-term projects to identify funding opportunities in the near future.
 - Out of 316 potential projects considered, 129 were recommended, totaling just over \$500 million.
 - These near-term projects exclude any already programmed for construction, ensuring the focus is on additional improvements rather than duplicating ongoing work.

- Project Cost Summary
 - Near-term (2026-2030) – 47 recommended projects
 - Planning Level Cost: \$133.8 million (City: \$132.3 million, ADOT: \$0.5 million, YCIPTA: \$1.0 million)
 - Mid-term (2031-2035) – 21 recommended projects
 - Planning Level Cost: \$66.4 million (City: \$56.6 million, ADOT: \$0.5 million, Yuma County: \$9.3 million)
 - Long-term (2036-2050) – 61 recommended projects
 - Planning Level Cost: \$300.6 million (City: \$87.6 million, ADOT: \$212.0 million, YCIPTA: \$1.0 million)
 - All Recommendations – 129 recommended projects
 - Planning Level Cost: \$500.8M (City: \$276.5 million, ADOT: \$213.0 million, YCIPTA: \$2.0 million, Yuma County: \$9.3 million)
- Near-Term (2026-2030) Projects

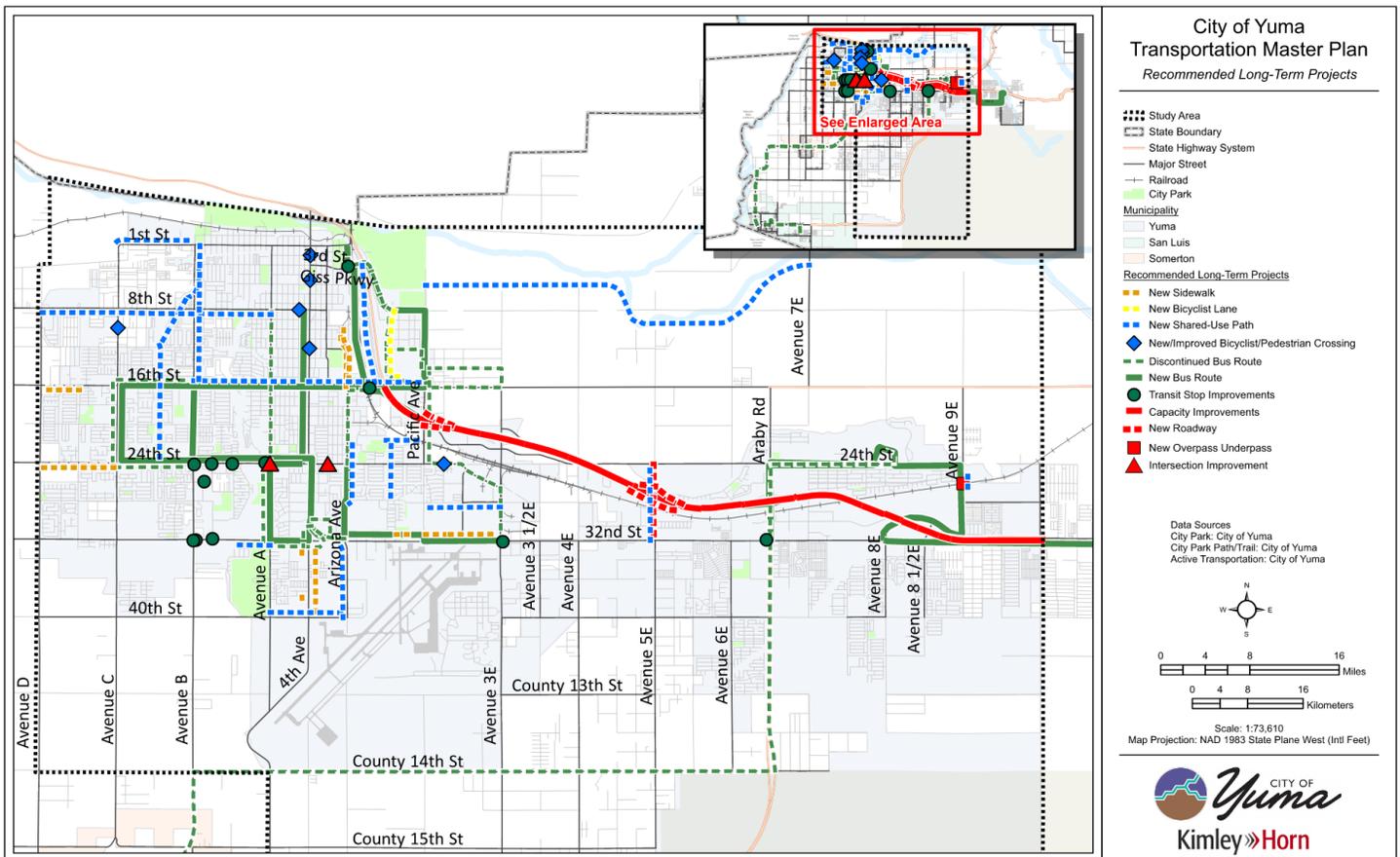


- Near-term projects include:
 - Emphasis on full connectivity along the 40th Street corridor for roads and shared-use paths between Avenues 3E and 10E
 - Spot improvements in central Yuma such as:
 - Transit upgrades
 - Intersection fixes
 - Bike/pedestrian crossings.
- Mid-Term (2031-2035) Projects



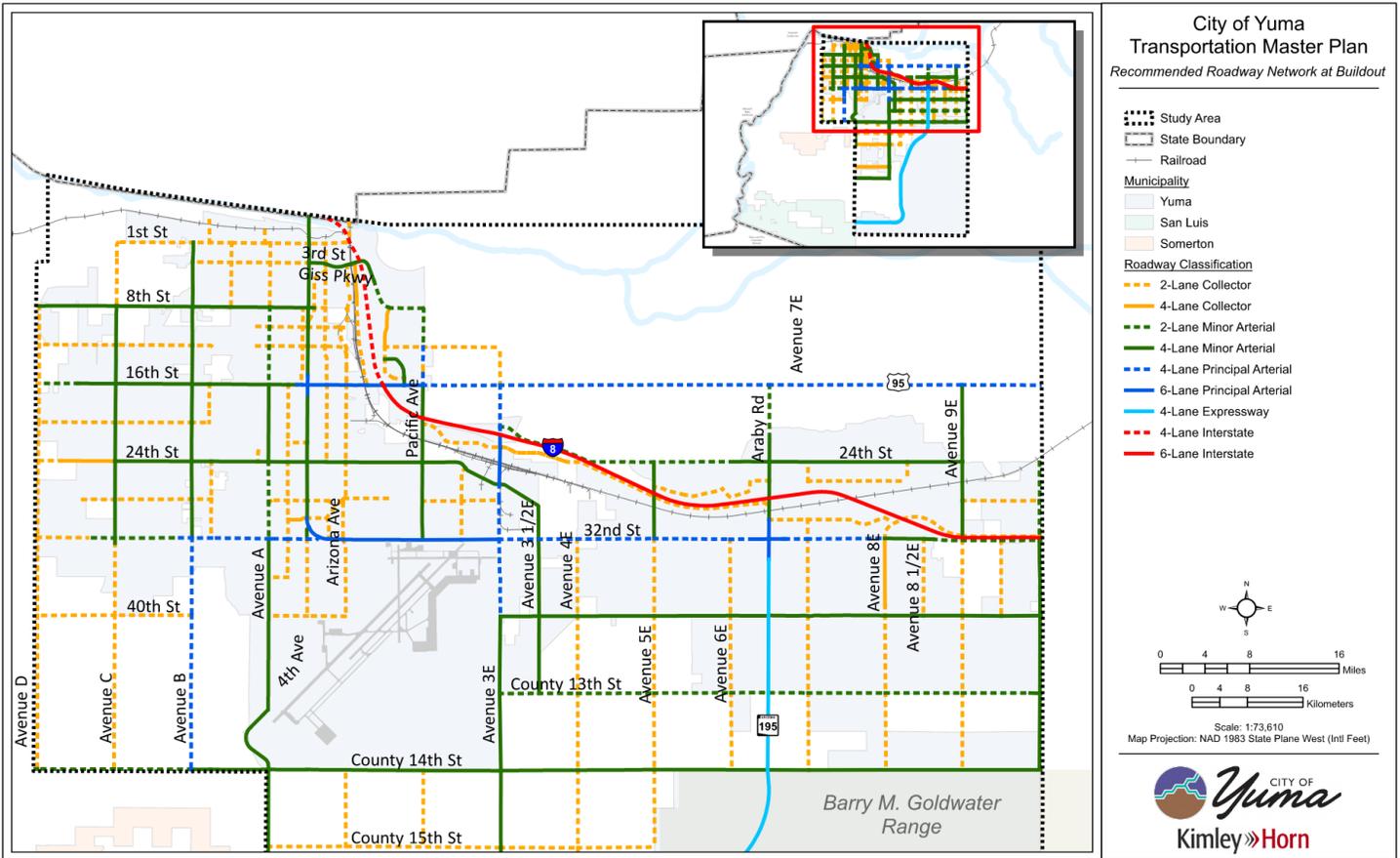
- Mid-term priorities center on County 14th Street improvements tied to the potential Marine Corps Air Station gate relocation, which may not proceed if the relocation does not occur.

○ Long-Term (2036-2050) Projects



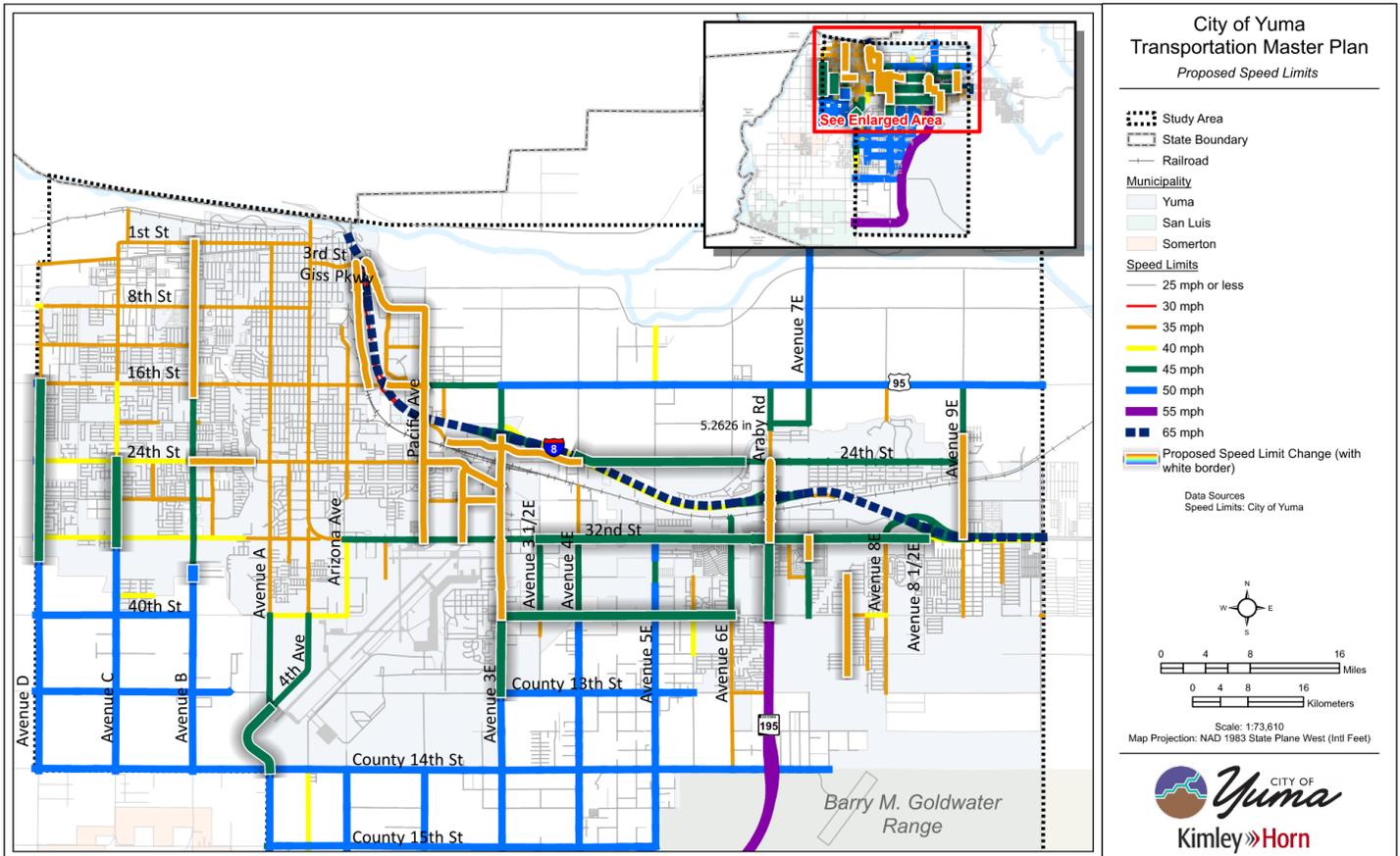
- Long-term plans include:
 - Widening I-8
 - Adding new traffic interchanges
 - Expanding transit routes
- Other Recommendations
 - Additional recommendations focus on policy and process rather than specific projects. These include:
 - Ensuring mixed-use developments incorporate transportation improvements that promote community health.
 - Updating Yuma’s standard roadway details.
 - Refining roadway classifications from the 2014 plan with minor changes.
 - Proposed adjustments also include:
 - Lowering speed limits for safety as the area grows.
 - Increasing tree and shade coverage to encourage walking and biking.
 - Planning for future technologies such as air taxis to improve connectivity and efficiency.

Recommended Buildout Roadway Network



- The recommended build-out roadway network map shows collectors and arterials with their lane configurations.
- A key change is on 32nd Street west of Fourth Avenue, which was previously planned as a six-lane arterial.
 - Due to constrained right-of-way and lower traffic volumes, it has been revised to a four-lane principal arterial, matching current conditions in that area.

■ Recommended Speed Limit Changes



- The proposed speed limit changes are highlighted with a white border around the affected road segments.
- These adjustments are recommendations only and would require review and approval by the City’s Traffic Engineer on a case-by-case basis before implementation.
- Coordination with Other Entities
 - The steering committee members will play a key role in implementing many projects, as they involve coordination across multiple entities.
 - This includes facilities owned by Yuma County and ADOT, transit improvements integrated with roadway projects, and the Marine Corps Air Station gate relocation.
 - Additionally, public health and environmental agencies like the Arizona Game and Fish Department, as well as private developers, will be important partners in supporting these improvements.
- Potential Funding Sources
 - The City’s funding strategy relies on existing sources and explores additional opportunities.
 - Current local funding includes the General Fund, bonds, City road tax, and development fees.
 - Regionally, a dedicated transportation sales tax has been discussed and is strongly recommended.

- State funding comes from gas tax and vehicle license tax allocations, along with the AZ SMART grant program, which helps prepare projects for federal funding.
- At the federal level, options include consistent programs like the Surface Transportation Block Grant and competitive programs such as Highway Safety Improvement, Transportation Alternatives, Off-System Bridge, and Carbon Reduction programs.

Discussion

- Shared-use paths are generally 10-12 feet wide and placed on one side of the road, with materials varying by location. Budget estimates assumed a new 10-foot path, allowing flexibility for design adjustments based on site conditions. **(McClendon/Grandy)**
- Shared-use paths provide a safer alternative for biking, reducing conflicts with large vehicles. Increasing tree and shade coverage along these paths can encourage more usage, help mitigate heat island effects, and make biking more appealing during hot weather. **(Watts)**
- The short-term plan includes installing a signal at 40th Street and the Area Service Highway to improve connectivity, with a future phase for an overpass or underpass estimated at \$20-30 million, contingent on grant funding. Widening Interstate 8 is proposed to reduce congestion and prevent the need for widening multiple arterial roads, as expanding the freeway would draw more traffic away from local streets. **(Morris/Grandy)**

Simonton noted that Steve Wilson is retiring on Thursday after being a valued member of the City of Yuma team and community. He recently received the City's Star Leader Award and will be greatly missed for his contributions and dedication.

III. REGULAR CITY COUNCIL MEETING AGENDA OF JANUARY 7, 2026

Motion Consent Agenda Item C.5 – Bid Award: Water Distribution Line 5th Street – Gila Street to Redondo (award a construction services contract to Taylor Engineering in the amount of \$1,381,777.00) (RFB-25-283) (Eng)

Mayor Nicholls declared a conflict of interest on Motion Consent Agenda Item C.5 as his firm performed the design for the project. There being no questions or discussion, **Mayor Nicholls** remained on the dais.

Motion Consent Agenda Item C.6 – Bid Award: Cleanup, Boarding and Securing Buildings (award a one-year contract with the option to renew for four additional one-year periods at an estimated annual expenditure of \$35,000.00 to Yuma Valley Contractors) (RFB-26-109) (Comm Dev)

Discussion

- The annual budget of \$35,000 is considered sufficient based on past expenses, though rising material costs may require future adjustments. Cleanup involves boarding windows with clear panels for visibility and safety, rather than using opaque materials. **(McClendon/Linville)**
- Bids were calculated using hourly rates and material costs based on a sample project scenario. The winning bid of \$13,000 reflects estimated costs for that scenario and may vary depending on the actual project scope. **(Morris/Linville)**
- The contractor will handle both the cleanup work and provide necessary materials; the City's role is to contact the contractor to perform the required tasks. **(Smith/Linville)**

- The contractor is responsible for cleaning up grass and brush, and the City places a lien on the property to recover costs and hopefully encouraging future upkeep. These cleanups typically involve residential properties. **(Watts/Linville)**
- The City has successfully collected on many liens, which accrue interest and are paid off when the property is sold. The only case where a lien would not be applied is if the property belongs to the City. **(Mayor Nicholls/Files)**

Resolution R2026-003 – Preannexation Development Agreement: 2108 W. 26th Street (for a parcel of undeveloped property located at 2108 W. 26th Street) (Comm Dev)

Ordinance O2026-002 – Rezoning of Property: 1980 W. Colorado Street (rezone approximately 2.78 acres located at 1980 W. Colorado Street from Manufactured Housing Park to High Density Residential) (ZONE-44544-2025) (Comm Dev)

Morris declared a conflict of interest on Resolution R2026-003 and Ordinance O2026-002 as his firm will be involved in those projects. There being no questions or discussion, **Morris** remained on the dais.

Public Hearing on Resolution R2026-005 – Minor General Plan Amendment: Vision Assets, LLC (change the land use designation for approximately 2.49 acres of property located at 2080 W. 27th Street from Low Density Residential to Medium Density Residential) (GP-44387-2025) (Comm Dev)

Discussion

- The fire and life safety concerns noted by the Planning and Zoning Commission will be addressed during the permitting process. Since the site plan is not yet finalized, these issues do not factor into the current decision and will be resolved during site plan review. **(Smith/Linville)**

EXECUTIVE SESSION/ADJOURNMENT

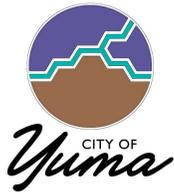
Motion (Morales/Smith): To adjourn the meeting to Executive Session. Voice vote: **approved** 7-0. The meeting adjourned at 6:33 p.m.

Lynda L. Bushong, City Clerk

APPROVED:

Douglas J. Nicholls, Mayor

Approved at the City Council Meeting of: _____ City Clerk: _____



City of Yuma

City Council Report

File #: MC 2026-035

Agenda Date: 2/18/2026

Agenda #: 1.

DEPARTMENT:	STRATEGIC OUTCOMES	ACTION
Finance	<input checked="" type="checkbox"/> Safe & Prosperous	<input checked="" type="checkbox"/> Motion
	<input type="checkbox"/> Active & Appealing	<input type="checkbox"/> Resolution
	<input type="checkbox"/> Respected & Responsible	<input type="checkbox"/> Ordinance - Introduction
DIVISION:	<input type="checkbox"/> Connected & Engaged	<input type="checkbox"/> Ordinance - Adoption
Procurement	<input type="checkbox"/> Unique & Creative	<input type="checkbox"/> Public Hearing

TITLE:

Bid Award: Pathway, 32nd Street Multi-Use, Avenue B to East Main Canal

SUMMARY RECOMMENDATION:

Authorize the award of a construction services contract to the lowest responsive and responsible bidder, DPE Construction, Inc., Yuma, Arizona for the 32nd Street Multi-Use Pathway between Avenue B and the East Main Canal in the amount of \$687,500.00 (Engineering-RFB-25-076) (David Wostenberg/Robin R. Wilson)

STRATEGIC OUTCOME:

Awarding this contract aligns with City Council’s Safe and Prosperous strategic outcome by providing a multi-modal connection along the 32nd Street corridor between Avenue B and the existing pathway at the East Main Canal. The project also supports the Americans with Disabilities Act and enhances mobility and recreational opportunities for community residents and visitors.

REPORT:

The proposed project entails the construction of a 10-foot-wide asphalt multi-use pathway along the north side of 32nd Street, extending from the East Main Canal to Avenue B. The pathway will include landscaping, irrigation, lighting, and amenities such as benches, dog waste stations, and trash receptacles to enhance usability and aesthetics.

This project was a high priority in the 2018 Yuma Bikeways Plan (Project 13) and is essential to completing the Citywide bicycle and pedestrian network. The project will improve multimodal connectivity along the 32nd Street corridor, support compliance with the Americans with Disabilities Act, and expand mobility and recreational opportunities for residents and visitors.

Bids were received from the following three general contractors:

DPE Construction, Inc.	\$687,500.00
Gutierrez Canales Engineering	\$882,928.84
Yuma Valley Contractors Inc	\$728,459.84

This project is anticipated to begin in the spring of 2026 and be completed in 90 days.

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 687,500.00	BUDGETED:	\$ 615,000.00
STATE FUNDS:	\$ 0.00	AVAILABLE TO TRANSFER:	\$ 72,500.00
FEDERAL FUNDS:	\$ 0.00	IN CONTINGENCY:	\$ 0.00
OTHER SOURCES:	\$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	\$ 687,500.00	City Road Tax Fund	

FISCAL IMPACT STATEMENT:

Sufficient budget capacity is provided in the FY 2026 City Council approved budget and Capital Improvement Plan (CIP) and transferring from other CIP projects without impacting their completion or operations.

ADDITIONAL INFORMATION:

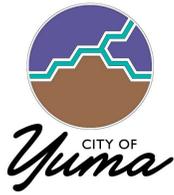
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

NONE

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

- Department
- City Clerk's Office
- Document to be recorded
- Document to be codified

Acting City Administrator: John D. Simonton	Date: 02/06/2026
Reviewed by City Attorney: Richard W. Files	Date: 02/06/2026



City of Yuma

City Council Report

File #: MC 2026-036

Agenda Date: 2/18/2026

Agenda #: 2.

	STRATEGIC OUTCOMES	ACTION
DEPARTMENT: Finance	<input checked="" type="checkbox"/> Safe & Prosperous <input type="checkbox"/> Active & Appealing <input type="checkbox"/> Respected & Responsible	<input checked="" type="checkbox"/> Motion <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance - Introduction
DIVISION: Procurement	<input checked="" type="checkbox"/> Connected & Engaged <input type="checkbox"/> Unique & Creative	<input type="checkbox"/> Ordinance - Adoption <input type="checkbox"/> Public Hearing

TITLE:

Contract Award: Professional Engineering Services (On-Call)

SUMMARY RECOMMENDATION:

Award a one-year contract with the option to renew for four additional one-year periods, one period at a time, depending on the appropriation of funds and satisfactory performance, for Professional Engineering Services on a Delivery Order basis to the following eight firms: Core Engineering Group, PLLC, Yuma, Arizona; Dahl, Robins & Associates, Inc. Yuma, Arizona; Entellus, Inc., Phoenix, Arizona; Kimley-Horn and Associates, Inc., Phoenix, Arizona; Nicklaus Engineering, Inc, Yuma, Arizona; Psomas, Tucson, Arizona; Stanley Consultants, Inc., Phoenix, Arizona; Wilson and Company, Inc. Engineers & Architects, Phoenix, Arizona; (Engineering-RFQ-26-110) (David Wostenberg/Robin R. Wilson)

STRATEGIC OUTCOME:

This on-call contract supports the City Council’s Safe and Prosperous and Connected and Engaged strategic outcomes. The on-call contract will provide professional civil engineering services, including planning, design, and construction support for infrastructure projects such as roadways, drainage systems, water and wastewater facilities, and other essential public works improvements for the City of Yuma.

REPORT:

The City has utilized open-ended consultant contracts for various types of engineering services on a delivery order basis for over 30 years. These on-call contracts are used to obtain study and design services; bid assistance; construction inspection and administration and post-construction documentation and analysis; land survey; and other related professional services as necessary by the City for the Capital Improvement Program (CIP) and other miscellaneous projects required by individual City departments.

A Request for Qualifications (RFQ) was issued to select firms for on-call engineering services in compliance with Arizona Board of Technical Registration rules. Each project will be authorized by a delivery order specifying the scope of services required, the maximum time allowed for the services and the fee.

Although the amounts will vary, the maximum value of each delivery order shall not exceed \$500,000.00. The City will not guarantee each delivery order will be any specific amount or that the Consultants will receive a minimum number of delivery orders. Any delivery order under this contract that will exceed \$100,000 will require City Council approval.

The City received Statement of Qualifications from 18 firms. The evaluation committee, comprised of City staff, reviewed and rated the proposals received, based on the scoring matrix of each firm within the RFQ. City Staff recommends awarding to the top eight highest-ranked firms as determined by the evaluation committee scoring.

The following 18 firms submitted a response to the RFQ: Alta Environmental and Infrastructure; Ayers Associates Inc.; Consor North America Inc.; Core Engineering Group, PLLC; Dahl, Robins & Associates, Inc.; ECS Southwest, LLP; Entellus, Inc.; EPS Group, Inc.; HDR Engineering, Inc.; Kimley-Horn and Associates, Inc.; Kittelson & Associates, Inc.; Nicklaus Engineering, Inc.; Psomas; Resolut (Formerly VBFA); Stanley Consultants, Inc.; Wildan Engineering; Wilson and Company, Inc., Engineers & Architects; and WSP USA.

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 1,500,000.00	BUDGETED:	\$ 1,500,000.00
STATE FUNDS:	\$ 0.00	AVAILABLE TO TRANSFER:	\$ 0.00
FEDERAL FUNDS:	\$ 0.00	IN CONTINGENCY:	\$ 0.00
OTHER SOURCES:	\$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	\$ 1,500,000.00	Capital Improvement Plan Funds	

FISCAL IMPACT STATEMENT:

Sufficient budget capacity is provided in the FY 2026 City Council approved budget to award these contracts.

ADDITIONAL INFORMATION:

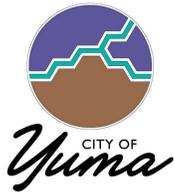
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

NONE.

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Acting City Administrator: John D. Simonton	Date: 02/06/2026
Reviewed by City Attorney: Richard W. Files	Date: 02/06/2026



City of Yuma

City Council Report

File #: MC 2026-037

Agenda Date: 2/18/2026

Agenda #: 3.

DEPARTMENT:	STRATEGIC OUTCOMES	ACTION
Finance	<input checked="" type="checkbox"/> Safe & Prosperous	<input checked="" type="checkbox"/> Motion
	<input type="checkbox"/> Active & Appealing	<input type="checkbox"/> Resolution
	<input type="checkbox"/> Respected & Responsible	<input type="checkbox"/> Ordinance - Introduction
DIVISION:	<input type="checkbox"/> Connected & Engaged	<input type="checkbox"/> Ordinance - Adoption
Procurement	<input type="checkbox"/> Unique & Creative	<input type="checkbox"/> Public Hearing

TITLE:

Cooperative Purchase Agreement: Street Sweeper Parts and Supplies

SUMMARY RECOMMENDATION:

Authorize the use of the cooperative purchase agreement initiated through Mohave County for the purchase of street sweeper parts and supplies with United Rotary, Phoenix, Arizona, for a one-year term with the option to renew four additional one-year periods, at an estimated annual expenditure of \$50,000.00. (Public Works-CPA-26-229) (Joel Olea/Robin R. Wilson)

STRATEGIC OUTCOME:

This item supports City Council’s strategic outcome of Safe and Prosperous by enabling the City to maintain vehicles (such as street sweepers) and equipment at a reasonable cost, ensuring public roads remain well-maintained, preventing storm drain blockages and flooding, and promoting a cleaner, safer community.

REPORT:

Cooperative contracts are competitively bid and awarded through Mohave County to vendors that supply essential items such as broom replacement parts, aftermarket components, and other required materials. Utilizing this contract will provide cost savings through volume purchasing and reduce administrative expenses by eliminating the need for repetitive bidding on the same commodities.

Street sweeping operations require frequent broom replacements due to normal wear. The fleet consists of six units, each equipped with three brooms per vehicle, which are replaced approximately every 10 to 15 days. Maintaining an adequate inventory of replacement brooms is critical to avoid equipment downtime, ensure uninterrupted sweeping operations, and sustain acceptable street cleanliness levels.

Approval of this cooperative purchase agreement will ensure that necessary maintenance of public roads are carried out efficiently and effectively.

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 50,000.00	BUDGETED:	\$ 50,000.00
STATE FUNDS:	\$ 0.00	AVAILABLE TO TRANSFER:	\$ 0.00
FEDERAL FUNDS:	\$ 0.00	IN CONTINGENCY:	\$ 0.00
OTHER SOURCES:	\$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	\$ 50,000.00	General Fund	

FISCAL IMPACT STATEMENT:

Sufficient budget capacity is provided in the FY 2026 City Council approved budget to initiate this contract.

ADDITIONAL INFORMATION:

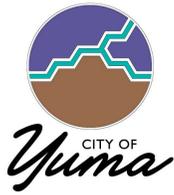
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Acting City Administrator: John D. Simonton	Date: 02/06/2026
Reviewed by City Attorney: Richard W. Files	Date: 02/06/2026



City of Yuma

City Council Report

File #: MC 2026-038

Agenda Date: 2/18/2026

Agenda #: 4.

DEPARTMENT:	STRATEGIC OUTCOMES	ACTION
Finance	<input checked="" type="checkbox"/> Safe & Prosperous	<input checked="" type="checkbox"/> Motion
	<input type="checkbox"/> Active & Appealing	<input type="checkbox"/> Resolution
	<input type="checkbox"/> Respected & Responsible	<input type="checkbox"/> Ordinance - Introduction
DIVISION:	<input type="checkbox"/> Connected & Engaged	<input type="checkbox"/> Ordinance - Adoption
Procurement	<input type="checkbox"/> Unique & Creative	<input type="checkbox"/> Public Hearing

TITLE:

Cooperative Purchase Agreement: Water Treatment Chemicals

SUMMARY RECOMMENDATION:

Authorize the purchase and delivery of water treatment chemicals from Hill Brothers, Phoenix, Arizona; Landmark Aquatic Services, Scottsdale, Arizona; Polydyne, Riceboro, Georgia; PVS DX, Inc., Dallas, Texas; Thatcher Co.; Buckeye, Arizona, utilizing a Cooperative Purchase Agreement from the City of Chandler. This contract is valid for one year with the option to renew for four additional one-year periods, one period at a time, depending on the appropriation of funds and satisfactory performance on an as needed basis, at a total estimated annual expenditure of \$3,714,078.00. (Utilities CPA-25-344) (Jeremy McCall/Robin R. Wilson)

STRATEGIC OUTCOME:

This award supports the City Council’s strategic outcome of Safe and Prosperous by ensuring the reliability and quality of the City’s water and wastewater treatment and collection systems.

REPORT:

This cooperative purchase agreement was competitively bid and awarded by the City of Chandler to vendors on an as needed basis.

The chemicals used are essential for disinfection, pH control, coagulation, and equipment maintenance, ensuring compliance with Arizona Department of Environmental Quality (ADEQ) and Environmental Protection Agency (EPA) standards. These chemicals play a vital role in safeguarding public health by providing safe drinking water and maintaining environmental quality.

Purchasing these water and wastewater treatment chemicals ensures the City complies with the Clean Water Act, the Safe Drinking Water Act, and required state health based standards and treatment techniques that prevent waterborne illnesses and maintain a disinfected distribution system.

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 3,714,078.00	BUDGETED:	\$ 3,714,078.00
STATE FUNDS:	\$ 0.00	AVAILABLE TO TRANSFER:	\$ 0.00
FEDERAL FUNDS:	\$ 0.00	IN CONTINGENCY:	\$ 0.00
OTHER SOURCES:	\$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	\$ 3,714,078.00	Water Fund and Wastewater Fund	

FISCAL IMPACT STATEMENT:

Sufficient budget capacity is provided in the FY 2026 City Council approved budget to enter into these purchasing agreements.

ADDITIONAL INFORMATION:

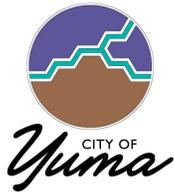
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Acting City Administrator: John D. Simonton	Date: 02/06/2026
Reviewed by City Attorney: Richard W. Files	Date: 02/06/2026



City of Yuma

City Council Report

File #: R2026-010

Agenda Date: 2/18/2026

Agenda #: 1.

	STRATEGIC OUTCOMES	ACTION
DEPARTMENT: City Administration	<input type="checkbox"/> Safe & Prosperous <input type="checkbox"/> Active & Appealing <input checked="" type="checkbox"/> Respected & Responsible	<input type="checkbox"/> Motion <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance - Introduction
DIVISION: Administration	<input type="checkbox"/> Connected & Engaged <input type="checkbox"/> Unique & Creative	<input type="checkbox"/> Ordinance - Adoption <input type="checkbox"/> Public Hearing

TITLE:

Post-2026 Guidelines for the Operation of the Colorado River - City of Yuma City Council Comments to Draft Environmental Impact Statement

SUMMARY RECOMMENDATION:

Direct and authorize comments to the Draft Environmental Impact Statement for the Post-2026 Guidelines for the Operation of the Colorado River on the Federal Register. (City Administration) (Jay Simonton)

STRATEGIC OUTCOME:

Submitting comments to the Draft Environmental Impact Statement furthers the City of Yuma City Council's direction to protect and enhance the City of Yuma's, and the Yuma Region's, water rights furthering the City Council's strategic outcome of Respected and Responsible

REPORT:

The United States Department of the Interior, through the U.S. Bureau of Reclamation ("Reclamation"), serves as the water master for the Colorado River Basin and is responsible for overseeing the management and allocation of the Basin's water resources. This role is critical to ensuring that the Colorado River supply is managed efficiently, equitably, and sustainably. To provide operational certainty for all Colorado River users, Reclamation adopts operational guidelines through federal law.

The current operational framework, known as the 2007 Interim Guidelines, was developed in response to prolonged drought conditions in the Colorado River Basin. These guidelines govern the management of water shortages and coordinate releases from the system's two primary reservoirs-Lake Powell and Lake Mead-while establishing protocols for allocating shortages among the seven Basin States: Wyoming, Utah, Colorado, and New Mexico in the Upper Basin, and California, Nevada, and Arizona in the Lower Basin. The 2007 Interim Guidelines, along with related agreements such as the 2019 Drought Contingency Plans and certain international treaties, are scheduled to expire on December 31, 2026.

The Post-2026 Guidelines will establish the operational framework for the Colorado River system beginning in Water Year 2027, replacing the expired agreements. These new guidelines are being developed in response to persistent hydrologic changes resulting from long-term drought, which have led to critically low reservoir levels and increased risks to water supply reliability and hydropower generation.

Reclamation, in coordination with the seven Basin States, Tribal Nations, the Republic of Mexico, and other

stakeholders, is conducting a National Environmental Policy Act (NEPA) process to evaluate alternative operational strategies. As part of this process, Reclamation has released a Draft Environmental Impact Statement (EIS) analyzing multiple approaches for managing releases from Lake Powell and Lake Mead under a wide range of hydrologic conditions. These approaches range from minimal changes to more federally controlled, supply-responsive, and highly coordinated operational strategies.

The Draft EIS evaluates five broad alternatives for post-2026 operations of the Colorado River system:

- No Action Alternative - Continuation of the 2007 Interim Guidelines and related practices beyond their expiration, serving primarily as a baseline for comparison.
- Basic Coordination Alternative - Increased federal coordination of reservoir operations without imposing significant new requirements on states or water users.
- Enhanced Coordination Alternative - Greater cooperative actions among Basin partners, with stronger linkages between reservoir elevations and operational decisions.
- Maximum Operational Flexibility Alternative - An adaptive approach emphasizing flexible use of system storage and increased responsiveness to real-time hydrologic conditions.
- Supply-Driven Alternative - Operations tied directly to actual runoff and storage volumes rather than fixed reservoir elevation thresholds.

To date, no preferred alternative has been identified. The federal Administration has stated that it expects the seven Basin States to negotiate a consensus solution. Although discussions have been ongoing, meaningful progress has not been achieved. Federal administrative deadlines under both the Biden and Trump Administrations have passed with little movement, and the proposals advanced by the Upper Basin and Lower Basin States remain significantly divergent.

The Lower Basin States-California, Arizona, and Nevada-have proposed an alternative that would reduce Lower Basin diversions by an additional 1.5 million acre-feet, with any further reductions shared equally between the Upper and Lower Basin States. This proposal has been rejected by the Upper Basin States, which have advanced an alternative calling for all reductions to occur within the Lower Basin States and the Republic of Mexico.

The Post-2026 Guidelines will play a critical role in shaping Colorado River management for decades, influencing water availability, interstate cooperation, environmental outcomes, and the long-term resilience of the river system. The Yuma region holds long-standing water rights and maintains direct contracts with Reclamation. This includes the City of Yuma’s direct federal contractual allocations of Priority One and Priority Three Colorado River water, which represents the City’s sole water supply source.

The final federal deadline for Basin stakeholders to reach an agreement is February 14, 2026. Given the current state of negotiations, it is unlikely that a consensus will be reached by that date. Absent an agreement, Reclamation is expected to proceed with selection of a preferred alternative and consider public and stakeholder comments submitted on the Draft EIS. The deadline for submitting comments on the Draft EIS is March 2, 2026.

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 0.00	BUDGETED:	\$ 0.00
STATE FUNDS:	\$ 0.00	AVAILABLE TO TRANSFER:	\$ 0.00

FEDERAL FUNDS:	\$ 0.00	IN CONTINGENCY:	\$ 0.00
OTHER SOURCES:	\$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	\$ 0.00	-	

FISCAL IMPACT STATEMENT:

NONE

ADDITIONAL INFORMATION:

SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

NONE

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Acting City Administrator: John D. Simonton	Date: 02/11/2026
Reviewed by City Attorney: Richard W. Files	Date: 02/11/2026

RESOLUTION NO. R2026-010

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, REGARDING THE POST-2026 OPERATIONAL GUIDELINES FOR THE COLORADO RIVER SYSTEM AND THE DRAFT ENVIRONMENTAL IMPACT STATEMENT ISSUED BY THE UNITED STATES BUREAU OF RECLAMATION

WHEREAS, The United States Department of the Interior, acting through the U.S. Bureau of Reclamation (“Reclamation”), serves as the water master for the Colorado River Basin and is responsible for the management and allocation of the Basin’s water resources; and,

WHEREAS, Reclamation’s role includes adopting operational guidelines through federal law to provide certainty and stability for Colorado River users and to ensure the efficient, equitable, and sustainable management of the river system; and,

WHEREAS, the current operational framework, known as the **2007 Interim Guidelines**, was developed in response to prolonged drought conditions and governs the coordination of releases from Lake Powell and Lake Mead, as well as the allocation of shortages among the seven Colorado River Basin States—Wyoming, Utah, Colorado, and New Mexico in the Upper Basin, and California, Nevada, and Arizona in the Lower Basin; and,

WHEREAS, the 2007 Interim Guidelines, together with the 2019 Drought Contingency Plans and related international agreements, are scheduled to expire on **December 31, 2026**; and,

WHEREAS, Reclamation is developing **Post-2026 Operational Guidelines** to govern the Colorado River system beginning in Water Year 2027, in response to persistent hydrologic changes, long-term drought, critically low reservoir levels, and increased risks to water supply reliability and hydropower generation; and,

WHEREAS, Reclamation, in coordination with the seven Basin States, Tribal Nations, the Republic of Mexico, and other stakeholders, is conducting a **National Environmental Policy Act (NEPA)** process and has released a **Draft Environmental Impact Statement (EIS)** evaluating alternative operational strategies for the post-2026 period; and,

WHEREAS, the Draft EIS evaluates five broad alternatives for post-2026 operations of the Colorado River system, including:

1. **No Action Alternative**, continuing the 2007 Interim Guidelines beyond their expiration; or,
2. **Basic Coordination Alternative**, increasing federal coordination without significant new requirements; or,
3. **Enhanced Coordination Alternative**, providing stronger linkages between reservoir elevations and operational decisions; or,
4. **Maximum Operational Flexibility Alternative**, emphasizing adaptive and responsive use of system storage; or,
5. **Supply-Driven Alternative**, tying operations directly to actual runoff and storage volumes; and,

WHEREAS, Reclamation has not identified a preferred alternative and has stated that it expects the seven Basin States to negotiate a consensus solution; and,

WHEREAS, despite ongoing discussions, meaningful progress toward a Basin-wide consensus has not been achieved, federal administrative deadlines under successive administrations have passed, and the proposals advanced by the Upper Basin and Lower Basin States remain significantly divergent; and,

WHEREAS, the Lower Basin States—California, Arizona, and Nevada—have proposed reductions to Lower Basin diversions of an additional 1.5 million acre-feet, with further reductions shared equally between the Upper and Lower Basin States, while the Upper Basin States have rejected this approach and proposed that reductions occur exclusively within the Lower Basin States and the Republic of Mexico; and,

WHEREAS, the Post-2026 Guidelines will shape Colorado River management for decades and will directly affect water availability, interstate cooperation, environmental outcomes, and the long-term resilience of the river system; and,

WHEREAS, the Yuma region holds long-standing Colorado River water rights and maintains direct contractual relationships with Reclamation, including the City of Yuma’s Priority One and Priority Three Colorado River water contracts, which constitute the City’s sole municipal water supply; and,

WHEREAS, the final federal deadline for Basin stakeholders to reach an agreement is **February 14, 2026**, and it is unlikely that consensus will be achieved by that date; and,

WHEREAS, absent agreement, Reclamation is expected to select a preferred alternative and consider public and stakeholder comments submitted on the Draft EIS, with the deadline for such comments being **March 2, 2026**;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Yuma as follows:

1. The City Council of the City of Yuma affirms the critical importance of protecting the City of Yuma’s existing Colorado River water rights and contractual entitlements in any Post-2026 operational framework.
2. The City Council directs staff to actively engage in the federal NEPA process and submit formal comments on the Draft Environmental Impact Statement prior to the March 2, 2026 deadline, consistent with the City’s water rights, contractual protections, and long-term water supply reliability.
3. The City Council urges Reclamation to adopt Post-2026 Operational Guidelines that are equitable, legally sound, and grounded in hydrologic reality, while recognizing existing priorities, contracts, and long-standing reliance interests within the Lower Basin, including those of the Yuma region.
4. The City Council encourages continued negotiations among the Basin States but recognizes that, in the absence of consensus, federal action must provide operational certainty and avoid disproportionate impacts to priority water users.

5. That a copy of this Resolution and the City Council’s official comments on the Federal Register be transmitted to Reclamation, the Arizona Department of Water Resources, relevant federal and state officials, and other appropriate stakeholders.

Adopted this _____ day of _____, 2026.

APPROVED:

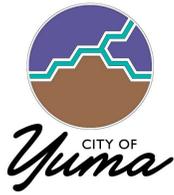
Douglas J. Nicholls
Mayor

ATTESTED:

Lynda L. Bushong
City Clerk

APPROVED AS TO FORM:

Richard W. Files
City Attorney



City of Yuma

City Council Report

File #: O2026-005

Agenda Date: 2/4/2026

Agenda #: 1.

	STRATEGIC OUTCOMES	ACTION
DEPARTMENT: Engineering	<input type="checkbox"/> Safe & Prosperous <input type="checkbox"/> Active & Appealing <input checked="" type="checkbox"/> Respected & Responsible	<input type="checkbox"/> Motion <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance - Introduction
DIVISION: Development	<input type="checkbox"/> Connected & Engaged <input type="checkbox"/> Unique & Creative	<input checked="" type="checkbox"/> Ordinance - Adoption <input type="checkbox"/> Public Hearing

TITLE:

Right-of-Way Vacation and Property Exchange: Cha Cha, L.L.C.

SUMMARY RECOMMENDATION:

Authorize vacation of the north half width of 42nd Street (County 12¼ Street) right-of-way in exchange for fee title to the west half of the Avenue 4½ E right-of-way with Cha Cha, L.L.C. (Engineering)(David Wostenberg)

STRATEGIC OUTCOME:

The right-of-way exchange will put unutilized property on the tax rolls and provide greater opportunity for Cha Cha, L.L.C. to develop their property, while providing the City of Yuma with fee title ownership of the west half Avenue 4½E right-of-way in support of the City Council’s strategic outcome of Respected and Responsible.

REPORT:

Cha Cha, L.L.C. owns property generally bound north-south by 40th Street (County 12th Street), 42nd Street (County 12¼ Street), and east-west by Avenue 4¼E to Avenue 4½E, except for the Yuma Humane Society. Cha Cha, L.L.C. ownership includes the 30 feet wide north half-width easement right-of-way of 42nd Street, and the West 40 feet half-width right-of-way of Avenue 4½E. The City easement is shown on the southern side and eastern portion of Cha Cha, LLC property in the location map attached to this City Council Report.

Cha Cha, L.L.C. has requested that the City vacate by quitclaim deed, the north 30 feet of 42nd Street right-of-way along the Cha Cha, L.L.C. frontage.

In exchange for the return of the 30-foot strip of land to private use and the tax rolls, Cha Cha, L.L.C. will deed the underlying fee title of the west 40 feet of Avenue 4½E right-of-way to the City.

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 100.00	BUDGETED:	\$100.00
STATE FUNDS:	\$ 0.00	AVAILABLE TO TRANSFER:	\$ 0.00
FEDERAL FUNDS:	\$ 0.00	IN CONTINGENCY:	\$ 0.00
OTHER SOURCES:	\$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	\$ 0.00	FY 2023 City Engineering Budget	

FISCAL IMPACT STATEMENT:

NONE

ADDITIONAL INFORMATION:

SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

NONE

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

- Department
- City Clerk's Office
- Document to be recorded
- Document to be codified

Acting City Administrator: John D. Simonton	Date: 01/23/2026
Reviewed by City Attorney: Richard W. Files	Date: 01/23/2026



AFFECTED AREA

NOTE: THIS MAP IS PREPARED TO SHOW GENERAL SITE LOCATION ONLY AND REPRESENTS NO SPECIFIC DIMENSIONS RELATED TO THE SITE.

LOCATION MAP



Prepared by: ANDREW MCGARVIE

Checked by:

CITY OF YUMA
ENGINEERING
DEPARTMENT

DATE: 11/17/2025

SCALE: N.T.S

REVISED:

CIP NO.

ORDINANCE NO. O2026-005

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, DECLARING A CERTAIN PARCEL OF REAL PROPERTY, HEREAFTER DESCRIBED, SURPLUS FOR USE BY THE CITY, VACATING THE SURPLUS 30 FOOT RIGHT-OF-WAY EASEMENT TO THE ABUTTING PROPERTY OWNER UPON THE RECORDING OF A QUITCLAIM DEED, AND AUTHORIZING AN EXCHANGE OF THE SURPLUS 30 FOOT RIGHT-OF-WAY FOR THE UNDERLYING FEE TITLE TO THE 40 FOOT RIGHT-OF-WAY DESCRIBED IN THIS ORDINANCE

WHEREAS, the City of Yuma (City) is authorized, pursuant to the City Charter, Article III, Section 2, to acquire and dispose of real property; and,

WHEREAS, Yuma County obtained an easement over the south 30 feet of 42nd Street (County 12¼ Street) and the West 40 feet of Avenue 4½ E, dated October 14th, 2003, recorded in Fee # 2003-37622, Yuma County Records; and,

WHEREAS, the Yuma County Easement was annexed into the City of Yuma on January 16, 2026 per project ANEX-44331-2025, with a December 3, 2025 introduction to City Council, and a December 17, 2025 adoption by City Council; and,

WHEREAS, the City is the owner of that portion of a right-of-way easement described in the quitclaim deed attached as Exhibit A and by this reference made a part of this ordinance, to be declared surplus for City use and vacated by quitclaim deed to abutting property owner; and,

WHEREAS, in exchange for vacating the City's right-of-way easement on the south 30 feet along 42nd Street (County 12¼ Street), Cha Cha L.L.C. will deed the underlying fee title to the west 40 feet of Avenue 4½ E right-of-way to the City as described in the warranty deed attached as Exhibit B, made a part of this Ordinance by reference, as necessary for roadway and other related infrastructure use of public benefit;

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Yuma as follows:

SECTION 1: It is deemed necessary and essential, as a matter of public necessity and public welfare, that fee title to certain real property described in the warranty deed attached as Exhibit B be acquired by the City of Yuma through an exchange for vacating the right-of-way easement described in the quitclaim deed attached as Exhibit A, as such acquisitions will be in the public interest of the City and would be of public benefit.

SECTION 2: The portion of the City-owned 42nd Street (County 12¼ Street) right-of-way easement described in quitclaim deed Exhibit A is declared surplus for the City and public use and shall be vacated to the abutting property owner in accordance with Arizona Revised

Statutes (A.R.S.) § 28-7205(2) upon the recording of a quitclaim deed conveying to the City of Yuma the underlying fee simple title to the real property described in the warranty deed Exhibit B.

SECTION 3: The duly authorized disbursing officers of the City of Yuma are hereby authorized and directed to pay all sums necessary to acquire the Avenue 4½ E property, together with recording fees, escrow, title insurance, closing and all other costs necessary in the acquisition.

Adopted this _____ day of _____, 2026.

APPROVED:

Douglas J. Nicholls
Mayor

ATTESTED:

Lynda L. Bushong
City Clerk

APPROVED AS TO FORM:

Richard W. Files
City Attorney

Applicable exhibits on file at the Office of the City Clerk, One City Plaza, Yuma, AZ.

When Recorded, return to:

Cha Cha, LLC
4400 E HIGHWAY 80
YUMA, AZ 85365

QUIT CLAIM DEED

GRANTOR (Name, Address, Zip Code)	GRANTEE (Name, Address, Zip Code)
City of Yuma, a Municipal Corporation One City Plaza Yuma, AZ 85364	Cha Cha, LLC 4400 E HIGHWAY 80 YUMA, AZ 85365

Subject Real Property (Legal Description)

See EXHIBIT "A" attached hereto and by this reference incorporated herein.

EXEMPT from affidavit and filing fees (A.R.S. 11-1134 A.3.)

For valuable consideration and subject to the reservation of a utilities easement in, under and over the described real property, Grantor quit claims to Grantee all right, title and interest of Grantor in Subject Real Property together with all rights and privileges appurtenant or to become appurtenant to Subject Real Property on the effective date, being the date and time of recordation of this instrument.

City of Yuma, a Municipal Corporation

By:

John D. Simonton
City Administrator

Attested:

Approved as to Form:

Lynda L. Bushong
City Clerk

Richard W. Files
City Attorney

NOTARIAL ACKNOWLEDGEMENT

State of Arizona)
) ss.
County of Yuma)

The foregoing instrument was acknowledged before me this ____ day of _____
2026, by John D. Simonton, City Administrator.

IN WITNESS WHEREOF, I have hereunto set by hand and official seal.

Notary Public

My Commission Expires:

EXHIBIT A

The South 30.00 feet of the Northeast quarter of the Northwest quarter of Section 18,
Township 9 South, Range 22 West of the Gila and Salt River Base and Meridian,
Yuma County, Arizona,

EXCEPT the East 40.00 feet thereof.

Containing 38,170 Square feet or 0.876 of an acre, more or less.

Description Verified By:	
City Engineering Department	Date:

WHEN RECORDED MAIL TO:

Office of the City Clerk
City of Yuma
One City Plaza
Yuma, Arizona 85364-1436

WARRANTY DEED

EXEMPT from Affidavit and Filing Fees (A.R.S. 11-1134 A.3.)

This Warranty Deed is made by:

Cha Cha, L.L.C., an Arizona limited liability company
4400 E Highway 80
Yuma, AZ 85365
(Grantor)

To the:

City of Yuma, an Arizona municipal corporation
One City Plaza
Yuma, Arizona 85364
(Grantee)

For the consideration of Ten Dollars (\$10.00), and other valuable consideration, Grantor does hereby convey to Grantee, that parcel of real property situated in Yuma County, Arizona described in Exhibit "A" attached hereto and by this reference incorporated herein.

Subject to, reservations in patents, all easements, covenants, conditions, and restrictions, as may appear of record.

Grantor warrants title against all persons whomsoever, subject to the matters set forth above.

Dated this _____ day of _____, 2026.

Cha Cha L.L.C., an Arizona limited liability company

By: _____
[Name]
[Title]

NOTARIAL ACKNOWLEDGEMENT

State of Arizona)
) ss.
County of Yuma)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by [Name] _____ [Title], _____ on behalf of Cha Cha L.L.C., an Arizona limited liability company.

IN WITNESS WHEREOF, I have hereunto set by hand and official seal.

Notary Public

My Commission Expires:

ACCEPTED AND APPROVED, by the City of Yuma, Arizona, as right-of-way for roadways and other purposes related thereto.

City of Yuma

Dated: _____

John D. Simonton
Acting City Administrator

Attest:

Dated: _____

Lynda L. Bushong
City Clerk

Approved as to form:

Dated: _____

Richard W. Files
City Attorney

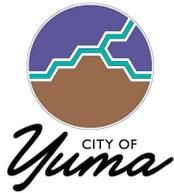
EXHIBIT A

The East 40.00 feet of the Northeast quarter of the Northwest quarter of Section 18,
Township 9 South, Range 22 West of the Gila and Salt River Base and Meridian, Yuma
County, Arizona,

Except the North 662.74 feet thereof.

Containing 26,509.449 square feet or 0.609 of an acre, more or less.

Description Verified By:	
City Engineering Department	Date



City of Yuma

City Council Report

File #: O2026-006

Agenda Date: 2/4/2026

Agenda #: 2.

DEPARTMENT:	STRATEGIC OUTCOMES	ACTION
Community Development	<input checked="" type="checkbox"/> Safe & Prosperous <input type="checkbox"/> Active & Appealing <input type="checkbox"/> Respected & Responsible	<input type="checkbox"/> Motion <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance - Introduction
DIVISION: Neighborhood & Economic Development	<input checked="" type="checkbox"/> Connected & Engaged <input type="checkbox"/> Unique & Creative	<input checked="" type="checkbox"/> Ordinance - Adoption <input type="checkbox"/> Public Hearing

TITLE:

Approve the Housing Authority of the City of Yuma (HACY) Acquisition, Development and Operation of an Affordable Housing Apartment Complex, Tentatively known as Vista Apartments

SUMMARY RECOMMENDATION:

Authorize the Housing Authority of the City of Yuma (HACY) to: (1) undertake acquisition and ownership of the former Vista Alternative High School site (Property), subject to an affordable housing covenant; (2) form a project-based 501(c)(3) non-profit entity (HACY 501(c)(3) Non-Profit) which, together with the Arizona Housing Development Corporation (AHDC) will form a managing member entity which will then form an ownership entity for the apartments (Ownership Entity); (3) enter into an option for a long-term ground lease for the Property between HACY as the lessor and Ownership Entity as the lessee and should the Ownership Entity exercise the option, to enter into a long term ground lease; and (4) enter into a Development Consulting Agreement with Gorman & Company through the Ownership Entity, to facilitate development of the Vista Apartments as a proposed three phase, 200-unit, low-income housing tax credit (LIHTC) project (Project). (Community Development /Neighborhood and Economic Development) (Cynthia Blot)

STRATEGIC OUTCOME:

HACY development and operation of a 200-unit, affordable housing apartment complex supports City Council's strategic outcomes of Connected and Engaged and Safe and Prosperous promoting community stability through reduction of housing insecurity and displacement, supporting workforce retention, and lowering the burden of housing cost for federally qualifying families.

REPORT:

HACY acts as agent for the City to construct, maintain, operate and manage housing projects of the City. Pursuant to Yuma City Code § 150-002, HACY must seek additional authority from City Council in order to acquire, own and dispose of real property, as well as to create any ownership interest in a business entity. Approval of the proposed ordinance will grant HACY project specific authority to acquire the former Vista Alternative High School site (Property), create a 501(c)(3) entity that will then form a management entity with AHDC. The management entity will then form an Ownership Entity, which will lease the Property from HACY for the development of the 200-unit, low-income housing tax credit project (Project), tentatively known as the Vista Apartments. The Project is intended to provide modern, safe, and energy-efficient affordable rental

housing for low-income residents in the City of Yuma.

As outlined in the proposed ordinance, HACY will acquire a 7.64-acre site (the former Vista Alternative High School, located at 221 E. 26th Place), subject to an affordable housing restrictive covenant. Similar to the 56-unit Mesa Heights Apartments project, HACY will seek to secure low-income housing tax credit approval from the Arizona Department of Housing, then take the necessary actions to facilitate the development of the first phase (approximately 69 units) of the affordable housing Project consistent with the City’s housing and community development objectives.

In order to develop the Property, HACY will enter into a long-term ground lease with the newly formed Ownership Entity in which the management entity will serve as the managing member. The management entity will be 51% owned by HACY’s 501(c)(3) and 49% owned by AHDC, a non-profit HACY affiliate whose purpose is to promote the general social welfare of the Yuma community including development of housing for low- and moderate-income families pursuant to federal regulations.

Gorman & Company will consult on the management, financing and development of the Vista apartments Project. This structure will ensure HACY’s long-term ownership of the Property as well as involvement and oversight in the operation of the Project, at the same time leveraging AHDC’s and Gorman & Company’s development and financing expertise in these types of projects.

Approval of the ordinance will authorize HACY to create the necessary entity structures and enter into development, ownership, and related agreements that will move the Project forward in accordance with all applicable laws, local ordinances, and adopted housing policies

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 0.00	BUDGETED:	\$ 0.00
STATE FUNDS:	\$ 0.00	AVAILABLE TO TRANSFER:	\$ 0.00
FEDERAL FUNDS:	\$ 0.00	IN CONTINGENCY:	\$ 0.00
OTHER SOURCES:	\$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	\$ 0.00	-	

FISCAL IMPACT STATEMENT:

NONE

ADDITIONAL INFORMATION:

SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

NONE

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

- Department
- City Clerk’s Office
- Document to be recorded
- Document to be codified

Acting City Administrator:	Date:
----------------------------	-------

Jennifer Reichelt for John D. Simonton	01/28/2026
Reviewed by City Attorney: Richard W. Files	Date: 01/27/2026

ORDINANCE NO. O2026-006

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, APPROVING CERTAIN TRANSACTIONS IN CONNECTION WITH THE ACQUISITION, DEVELOPMENT AND OPERATION OF AN AFFORDABLE HOUSING APARTMENT RENTAL COMPLEX TENTATIVELY KNOWN AS VISTA APARTMENTS

WHEREAS, the Housing Authority of the City of Yuma, Arizona (“HACY”) seeks to acquire, develop and operate a three phase, 200-unit affordable housing apartment rental complex (the “Project”) on 7.64 acres of real property located at the former Vista Alternative High School site, 221 E. 26th Place (the “Property”); and,

WHEREAS, HACY’s desired structure for undertaking this Project is to establish a 501(c)(3) non-profit corporation which will then form a managing member entity which will then seek to secure low-income housing tax credits from the Arizona Department of Housing and form an “Owner Entity” for the Project; and,

WHEREAS, the Owner Entity will enter into long term lease of the Property from HACY with an affordable housing covenant on the Property; and,

WHEREAS, Yuma City Code § 150-002 authorizes HACY to act as agent for the City to construct, maintain, operate and manage housing projects of the City, but requires separate ordinance approval from the City Council in order to acquire and own real property; and,

WHEREAS, the City Code further gives the City Council final authority to decide whether HACY may create any ownership interest in a business entity (or entities), or form a corporation or subsidiary; and,

WHEREAS, City Council believes HACY development and operation of a 200-unit, affordable housing apartment complex will promote community stability through reduction of housing insecurity and displacement, support workforce retention, and lower the burden of housing cost for federally qualifying families; and,

WHEREAS, the City Council finds it to be in the best interest of the City to grant such approvals as necessary for HACY to develop the Project including acquiring and leasing the Property, but desires to only grant authority to do so for this specific Project and location and no other projects or properties at the current time.

NOW THEREFORE BE IT ordained by the City Council of the City of Yuma as follows:

SECTION 1: Yuma City Code § 150-002 notwithstanding, the Housing Authority of the City of Yuma is authorized to:

- a. Undertake acquisition and ownership of the 7.64 acre former Vista Alternative High School site located at 221 E. 26th Place (the “Property”), subject to an affordable housing covenant;
- b. Form a project-based 501(c)(3) non-profit entity which, together with the Arizona Housing Development Corporation (“AHDC”), will form a managing member entity which will then form an ownership entity for the apartments (“Ownership Entity”);
- c. The managing member entity shall be 51% owned and controlled by HACY’s 501(c)(3) non-profit corporation and 49% owned and controlled by AHDC, a non-profit HACY affiliate whose purpose is to promote the general social welfare of the Yuma community including development of housing for low- and moderate-income families pursuant to federal regulations;
- d. Enter into an option for a long-term ground lease for the Property between HACY as the lessor and the Ownership Entity as the lessee and should the Ownership Entity exercise the option, enter into a long-term ground lease for the Property;
- e. Enter into a Development Consulting Agreement with Gorman & Company through the Ownership Entity, to facilitate development of the Vista Apartments as a proposed three phase, 200-unit, low-income housing tax credit apartment rental project.

SECTION 2: This ordinance intends to authorize HACY to create the necessary entity structures and enter into development, ownership, operation, and related agreements that will move the Project forward in accordance with all applicable laws, local ordinances, and adopted housing policies, but only for purposes of the described Project and Property.

Adopted this _____ day of _____, 2026.

APPROVED:

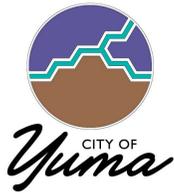
Douglas J. Nicholls Mayor

ATTESTED:

Lynda L. Bushong
City Clerk

APPROVED AS TO FORM:

Richard W. Files
City Attorney



City of Yuma

City Council Report

File #: O2026-003

Agenda Date: 2/18/2026

Agenda #: 1.

DEPARTMENT:	STRATEGIC OUTCOMES	ACTION
Community Development	<input checked="" type="checkbox"/> Safe & Prosperous <input type="checkbox"/> Active & Appealing <input checked="" type="checkbox"/> Respected & Responsible	<input type="checkbox"/> Motion <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance - Introduction
DIVISION: Community Planning	<input type="checkbox"/> Connected & Engaged <input type="checkbox"/> Unique & Creative	<input type="checkbox"/> Ordinance - Adoption <input type="checkbox"/> Public Hearing

TITLE:

Rezoning of Property: Southeast Corner of Michigan Avenue and 32nd Street

SUMMARY RECOMMENDATION:

Rezone approximately 12,000 square feet, from the General Commercial (B-2) District to the Recreation Vehicle Subdivision (RVS) District. (Community Development/Community Planning)
(Alyssa Linville)

STRATEGIC OUTCOME:

This rezone furthers the City Council's strategic outcomes of Safe and Prosperous and Respected and Responsible by facilitating compatible development that meets the operational needs of an existing RV Park.

REPORT:

The subject property is located near the southeast corner of Michigan Avenue and 32nd Street. The property is currently zoned General Commercial (B-2) District. The property owner is requesting to rezone approximately 12,000 square feet (160'x75') of the 6.27-acre parcel to the Recreation Vehicle Subdivision (RVS) District.

The Palms RV Resort currently utilizes this property to store materials associated with the maintenance of the RV Park. Once rezoned, the applicant intends to split this portion of the property and tie the 12,000 square foot parcel to the Palms RV Resort, located directly south of the subject property. The remaining portion of the property is intended to be sold.

The applicant will continue to utilize this portion of the property to store materials as an accessory use to the RV Park. In addition, the applicant will screen the materials with a solid Concrete Masonry Unit (CMU) wall, similar to the subdivision boundary wall along the perimeter of the Palms RV Resort. The conceptual site plan is attached (Attachment B of the Planning and Zoning Report).

The request to rezone the property from the General Commercial (B-2) District to the Recreation Vehicle Subdivision (RVS) District is in conformance with the Land Use Element of the General Plan.

On December 8, 2025, the Planning and Zoning Commission voted to recommend APPROVAL (6-0) of the request to rezone approximately 12,000 square feet from the General Commercial (B-2) District to the Recreation Vehicle Subdivision (RVS) District for a portion of the property located at the southeast corner of Michigan Avenue and 32nd Street, subject to the following conditions:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner’s signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.
3. Each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe then the rezone shall be subject to A.R.S. § 9-462.01.

EXCERPT FROM PLANNING AND ZONING COMMISSION MEETING MINUTES:

Amelia Domy, Principal Planner, summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

NONE

APPLICANT/APPLICANT’S REPRESENTATIVE

NONE

PUBLIC COMMENT

NONE

“Motion by Commissioner Ashlie Pendleton, second by Commissioner Jorge Gonzalez, to APPROVE ZONE-44631-2025 as presented.

“Motion carried unanimously, (6-0) with one absent.”

Planning and Zoning Staff Report - Attached

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 0.00	BUDGETED:	\$ 0.00
STATE FUNDS:	\$ 0.00	AVAILABLE TO TRANSFER:	\$ 0.00
FEDERAL FUNDS:	\$ 0.00	IN CONTINGENCY:	\$ 0.00
OTHER SOURCES:	\$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	\$ 0.00	Click or tap here to enter text.	

FISCAL IMPACT STATEMENT:

NONE

ADDITIONAL INFORMATION:

SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

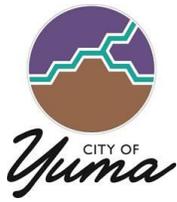
NONE

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

Department

- City Clerk's Office
- Document to be recorded
- Document to be codified

Acting City Administrator: John D. Simonton	Date: 2/9/2026
Reviewed by City Attorney: Richard W. Files	Date: 2/6/2026



**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE TYPE – REZONE
CASE PLANNER: AMELIA DOMBY**

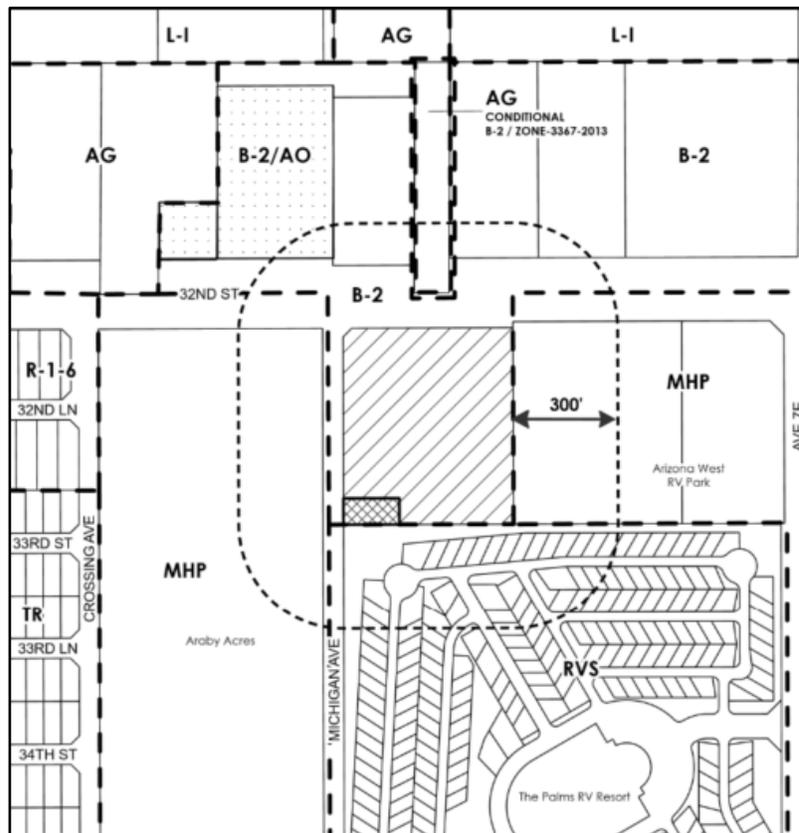
Hearing Date: December 8, 2025

Case Number: ZONE-44631-2025

Project Description/Location: This is a request by Dahl, Robins, and Associates, on behalf of the Palms RV Resort Development, Inc., to rezone approximately 12,000 square feet from the General Commercial (B-2) District to the Recreation Vehicle Subdivision (RVS) District, for a portion of the property located at the southeast corner of Michigan Avenue and 32nd Street, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	General Commercial (B-2)	Undeveloped	Medium Density Residential
North	General Commercial (B-2)	Retail/Vehicle Repair	Commercial
South	Recreational Vehicle Subdivision (RVS)	Palms RV Resort	Mixed Use/ Medium Density Residential
East	Manufactured Home Park (MHP)	Arizona West RV Park	Medium Density Residential
West	Manufactured Home Park (MHP)	Araby Acres RV Resort	Mixed Use

Location Map



Prior site actions: Annexation: Ordinance No. O96-26 (March 21, 1996); Rezone: ZONE-35433-2021 (Withdrawn); Pre-Development Meeting: October 2, 2025

Staff Recommendation: Staff recommends **APPROVAL** of the rezoning from the General Commercial (B-2) District to the Recreation Vehicle Subdivision (RVS) District, subject to the conditions shown in Attachment A.

Suggested Motion: Move to **APPROVE** Rezone ZONE-44631-2025 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the rezone, the Planning and Zoning Commission is recommending approval to City Council for the request to rezone approximately 12,000 square feet from the General Commercial (B-2) District to the Recreation Vehicle Subdivision (RVS) District for a portion of the property located at the southeast corner of Michigan Avenue and 32nd Street, subject to the conditions outlined in Attachment A, and affirmatively finds that the request is in conformance with the City of Yuma General Plan.

Staff Analysis: The subject property is located near the southeast corner of Michigan Avenue and 32nd Street. The property is currently zoned General Commercial (B-2) District. The property owner is requesting to rezone approximately 12,000 square feet (160'x75') of the 6.27-acre parcel to the Recreation Vehicle Subdivision (RVS) District.

The Palms RV Resort currently utilizes this property to store materials associated with the maintenance of the RV Park. Once rezoned, the applicant intends to split this portion of the property and tie the 12,000 square foot parcel to the Palms RV Resort, located directly south of the subject property. The remaining portion of the property is intended to be sold.

The applicant will continue to utilize this portion of the property to store materials as an accessory use to the RV Park. In addition, the applicant will screen the materials with a solid Concrete Masonry Unit (CMU) wall, similar to the subdivision boundary wall along the perimeter of the Palms RV Resort. The conceptual site plan is attached (Attachment B).

The request to rezone the property from the General Commercial (B-2) District to the Recreation Vehicle Subdivision (RVS) District is in conformance with the Land Use Element of the General Plan.

1. Does the proposed zoning district conform to the Land Use Element? Yes.

Land Use Element:									
Land Use Designation:				Medium Density Residential					
Issues:				None					
Historic District:	Brinley Avenue		Century Heights		Main Street		None	X	
Historic Buildings on Site:		Yes	No	X					

2. Are there any dedications or property easements identified by the Transportation Element?

Yes.

FACILITY PLANS						
Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
Michigan Avenue – Local Street	29 FT H/W ROW	29 FT H/W ROW				
32 nd Street – 4-Lane Principal Arterial	80 FT H/W ROW	100 FT H/W ROW				X
Bicycle Facilities Master Plan	32 nd Street – Proposed bike path					
YCAT Transit System	None					
Issues:	None					

3. Does the proposed rezoning of the property conform to the remaining elements of the general plan? Yes.

Parks, Recreation and Open Space Element:									
Parks and Recreation Facility Plan									
Neighborhood Park:	Existing: Saguaro Park					Future: Saguaro Park			
Community Park:	Existing: None					Future: East Mesa Community Park			
Linear Park:	Existing: None					Future: Gila Gravity Main Canal			
Issues:	None								
Housing Element:									
Special Need Household:	N/A								
Issues:	None								
Redevelopment Element:									
Planned Redevelopment Area:	None								
Adopted Redevelopment Plan:	North End:		Carver Park:		None:	X			
Conforms:	Yes		No		N/A				
Conservation, Energy & Environmental Element:									
Impact on Air or Water Resources	Yes		No	X					
Renewable Energy Source	Yes		No	X					
Issues:	None								
Public Services Element:									
Population Impacts Population projection per 2023 5-year American Community Survey Police Impact Standard: 1 officer for every 530 citizens; 2020 Conservation Plan Water demand: 207 gallons/day/person; Wastewater generation: 70 gallons per day per person	Dwellings & Type		Projected Population	Police Impact	Water Consumption		Wastewater Generation		
	<i>RV/Mobile</i>								
	Maximum	Per Unit		Officers	GPD	AF	GPD		
	5	1.7	9	0.02	1,760	2.0	595		
Minimum									
5	1.7	9	0.02	1,760	2.0	595			
Fire Facilities Plan:	Existing: Fire Station No. 7					Future: Fire Station No. 7			
Water Facility Plan:	Source:	City	X	Private	Connection:	10" PVC on Avenue 7E			
Sewer Facility Plan:	Treatment:	City	X	Septic	Private	Connection: 18" PVC and Avenue 7E			
Issues:	None								
Safety Element:									
Flood Plain Designation:	Zone X			Liquefaction Hazard Area:	Yes		No	X	

Issues:	None						
Growth Area Element:							
Growth Area:	Araby Rd & Interstate 8		Arizona Ave & 16 th St		Avenue B & 32 nd St.		
	North End		Pacific Ave & 8 th St		Estancia	None	X
Issues:	None						

4. Does the proposed rezoning conform to the adopted facilities plan?

Yes.

5. Does the proposed rezoning conform to Council’s prior approval of rezonings, development agreements or subdivisions for this site?

Yes.

Public Comments Received: None Received.

External Agency Comments: See Attachment D

Neighborhood Meeting Comments: See Attachment E

Proposed conditions delivered to applicant on: November 12, 2025

Final staff report delivered to applicant on: December 3, 2025, 2025

Applicant agreed with all of the conditions of approval on: November 13, 2025

Attachments

A	B	C	D	E	F	G	H
Conditions of Approval	Conceptual Site Plan	Agency Notifications	Agency Comments	Neighborhood Meeting Comments	Neighbor Notification List	Neighbor Postcard	Aerial Photo

Prepared By: *Amelia Domby*

Date: November 12, 2025

Amelia Domby
Principal Planner

(928) 373-5000, x1234

Amelia.Domby@yumaaz.gov

Reviewed By: *Jennifer L. Albers*

Date: 11/13/25

Jennifer L. Albers
Assistant Director of Planning

Approved By: *Alyssa Linville*

Date: 11/26/25

Alyssa Linville
Director, Planning and Neighborhood Services

ATTACHMENT A
CONDITIONS OF APPROVAL

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the proposed rezone for the site:

Department of Planning and Neighborhood Services Comments: Alyssa Linville, Director (928) 373-5000, x 3037:

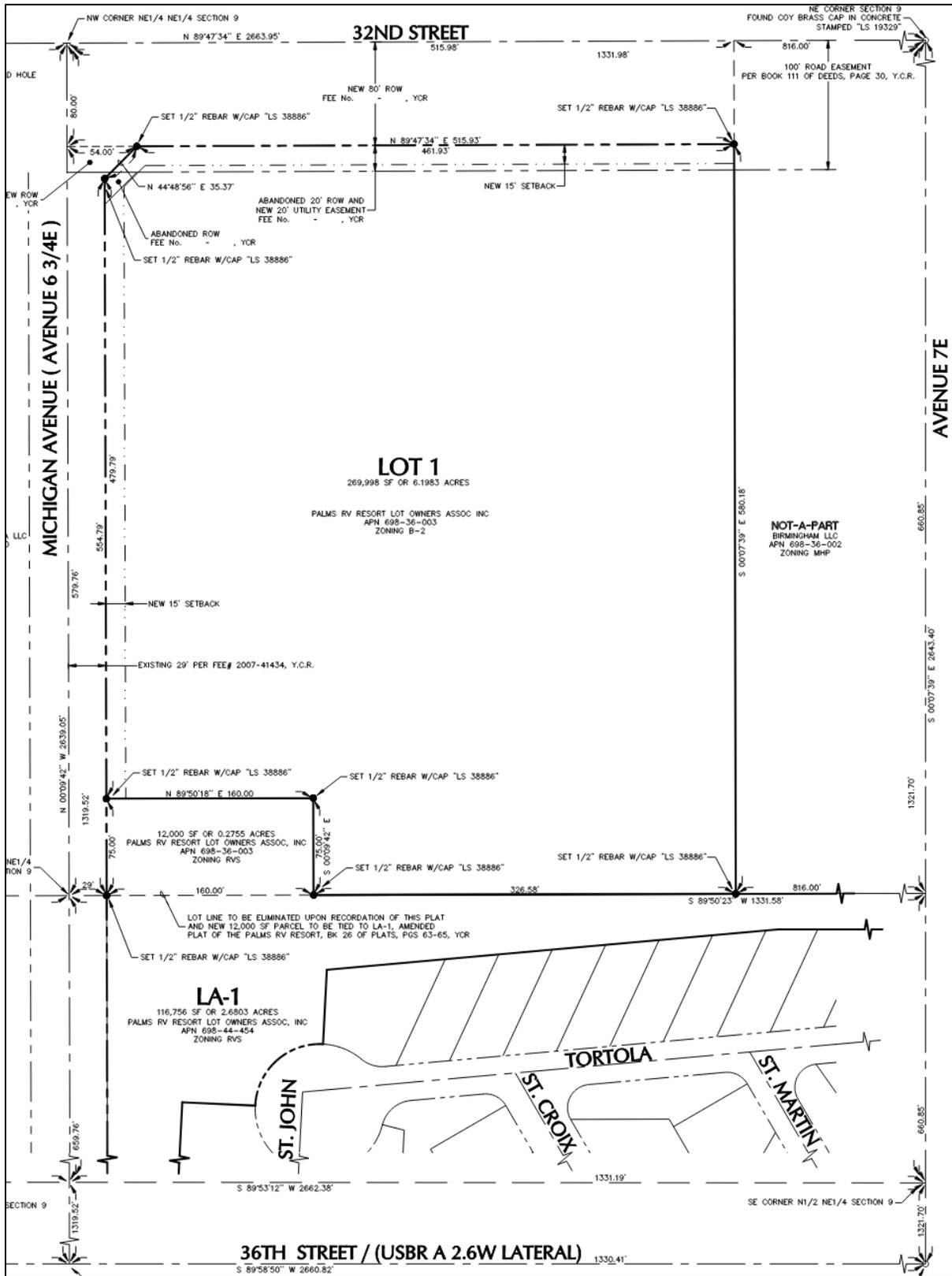
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

Community Planning, Amelia Domby, Principal Planner, (928) 373-5000 x3034

3. Each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe then the rezone shall be subject to ARS § 9-462.01.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B CONCEPTUAL SITE PLAN



**ATTACHMENT C
AGENCY NOTIFICATIONS**

- **Legal Ad Published: The Sun** 11/10/25
- **300' Vicinity Mailing:** 10/20/25
- **34 Commenting/Reviewing Agencies noticed:** 10/23/25
- **Site Posted on:** 10/27/25
- **Neighborhood Meeting:** 11/3/25
- **Hearing Date:** 11/12/25
- **Comments due:** 11/3/25

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	YES	10/28/25	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	YES	10/24/25	X		
Yuma County Planning & Zoning	YES	10/24/25			X
Yuma County Assessor	NR				
Arizona Public Service	NR				
Charter Cable	NR				
Southwest Gas	NR				
CenturyLink Communications	NR				
Quechan Tribe	NR				
Bureau of Reclamation (USBR)	NR				
Bureau Land Management (BLM)	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	NR				
Yuma Irrigation District	NR				
Yuma Mesa Irrigation (YMIDD)	NR				
Unit B Irrigation District	NR				
Arizona Game and Fish	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
Yuma Proving Ground	NR				
El Paso Natural Gas Co.	NR				
Western Area Power (WAPA)	YES	10/23/25	X		
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	YES	10/27/25	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	NR				
Utilities	NR				
Public Works	NR				
Streets	NR				

ATTACHMENT D
AGENCY COMMENTS

COMMENT NO COMMENT

Enter comments below:

Appreciate the opportunity. First a personal request; please if you could add the Assessor's parcel number somewhere on the map or request for comments for future comments request. The parcel number is undoubtedly the best piece of information for us to locate property in a prompt manner. In the request it is not specified what is the proposed use of that portion of the parcel. Our research indicates that the property is owned by the same people on the south. If this is an expansion of that residential development, it makes sense. It will be within reason to require a lot tie/lot split. Aerial imagery shows that the portion is currently utilized for storage of miscellaneous items.

DATE: 10/24/25 NAME: Javier Barraza TITLE: S. P.
AGENCY: Yuma County/Department of Development Services/ Planning & Zoning Division.
PHONE: (928) 817-5000
RETURN TO: Amelia Domby
 Amelia.Domby@YumaAZ.gov

ATTACHMENT E
NEIGHBORHOOD MEETING COMMENTS

Date Held: November 3, 2025

Location: On-site; 5pm

Attendees:

Applicant: Christopher Robins and Bill Evans;

City Staff: Amelia Dombay;

Neighbor: Tom Scales

SUMMARY OF ATTENDEE(S') COMMENTS RELATED TO THE PROJECT:

- The neighbor in attendance stated he does not have any concerns with this rezone request.

**ATTACHMENT F
NEIGHBOR NOTIFICATION LIST**

Property Owner	Mailing Address	City/State/Zip Code
ACOSTA DAVID M	6740 E 32ND ST	YUMA, AZ 85365
ANDERSON RONALD R	3400 S AVE 7E 169	YUMA, AZ 85365
ARCHIE TRUST 2-22-2023	3400 S AVE 7E #222	YUMA, AZ 85365
BALLARD BRODERICK B & VICTORIA R	3400 S AVE 7 E UNIT 185	YUMA, AZ 85365
BIRMINGHAM LLC	77 W CHICAGO ST STE 4	CHANDLER, AZ 85225
BROWNLEE HOWARD AND BARBARA JT	PO BOX 335	CRYSTAL CITY, MB R0K 0N0
BUCHANAN BRAD & PAM	3400 S AVENUE 7E #84	YUMA, AZ 85365
BUSCHAUER CHARLES LOUIS & PATRICIA ELLEN CPWROS	3400 S AVENUE 7E #221	YUMA, AZ 85365
CLAAR KENNETH & JUDY	8956 VILLAGE PINES CIR	FRANKTOWN, CO 80116
D&B TANNER TRUST 9-3-2025	80 E 700 N	SPANISH FORK, MN 84660
DOMEIER ELIZABETH J & STEVEN C	1944 HEATH AVE N	OAKDALE, MN 55128
ENSMINGER LISBETH K TRUST 12-19-2004	525 GRACELAND DR	CARBONDALE, CO 81623
FIERY GRETCHEN L	3108 N BOUNDARY BLVD	TAMPA, FL 33621
FLEMING JOHN D & LISA A CPWROS	3717 E LAS CRUCES LN	YUMA, AZ 85365
FLEMING JOHN D & LISA A CPWROS	3717 E LAS CRUCES LN	YUMA, AZ 85365
FLEMING JOHN D & LISA A JT	3717 LAS CRUCES LN	YUMA, AZ 85365
FULTON ROBERT MARTY & DEBRA JANE	3400 S AVENUE 7E # 184	YUMA, AZ 85365
GAUT STACY A & LINDA J	3400 S AVENUE 7E #223	YUMA, AZ 85365
GRANDEUR POODLES LLC	412 DAVIS ST	VACAVILLE, CA 95688
HAUGRUD LESTER BRIAN & RENEE GAIL	114 CRANLEIGH WY	CALGARY, AB T3M 0A1
HESS FAMILY TRUST 2-5-2018	PO BOX 976	CAPITOLA, CA 95010
JAMES JOHN A & KATHY J TRUST 7-16-2015	3400 S. AVENUE 7E SPC 224	YUMA, AZ 85365
JONES ALAN L	3400 S AVENUE 7 E SPC 162	YUMA, AZ 85365
KAISER DAVID P & LAURIE C	2821 SHAN DR	MISSOULA, MT 59804
LEDOUX ENTERPRISES LLC	11875 W MCDOWELL RD APT 2121	AVONDALE, AZ 85392
LEDOUX ENTERPRISES LLC	11875 W MCDOWELL RD APT 2121	AVONDALE, AZ 85392
MHC ARABY ACRES DA LLC	PO BOX 2629	ADDISON, TX 85007
ORTH WILLIAM A	3400 S AVE 7E #142	YUMA, AZ 85365
ORTH WILLIAM ALAN	3400 S AVE 7 E UNIT 142	YUMA, AZ 85365
PALMS RV RESORT DEV INC AZ CORP	3400 S AVENUE 7E	YUMA, AZ 85365
PALMS RV RESORT LOT OWNERS ASSOC INC	3400 S AVENUE 7E	ROCKLIN, CA 95765
RINEBARGER CARL H & DEBORAH E	3400 S AVENUE 7E #161	GEORGETOWN, TX 78627
RINGOR RICHARD J & KATHY L	3402 SAND ST	YUMA, AZ 85365
RITA O'HARE TRUST 12-8-2020	PO BOX 1073	YUMA, AZ 85365
SOLAR STORAGE LLC	PO BOX 25056	YUMA, AZ 85367

VON MOOS FAMILY REVOCABLE TRUST 7-28-2025	681 VESPER WAY	YUMA, AZ 85365
WATSON JAMES & JACQUE TRUST 1-18-2023	3400 S AVE 7E SP 81	SHERWOOD PARK
WIDEMAN CONSTANCE	3400 S AVE 7E SP 81	SHERWOOD PARK
WIDEMAN GILBERT D & CONSTANCE F JT	277-52152 RGE RD 225	YUMA, AZ 85365

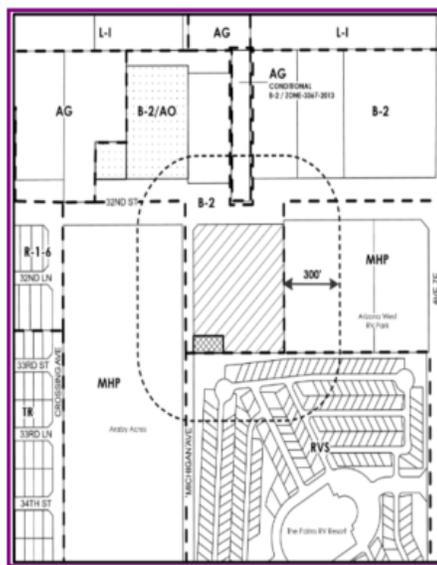
**ATTACHMENT G
NEIGHBOR MAILING**

This is a request by Dahl, Robins, and Associates, on behalf of the Palms RV Resort Development, Inc., to rezone approximately 12,000 square feet from the General Commercial (B-2) District to the Recreation Vehicle Subdivision (RVS) District, for a portion of the property located at the southeast corner of Michigan Avenue and 32nd Street, Yuma, AZ.

**MEETING DATE,
TIME & LOCATION
FOR CASE #
ZONE-44631-2025**

NEIGHBORHOOD MEETING
11/03/2025 @ 5:00pm
On-site

PUBLIC HEARING
12/08/2025 @ 4:30pm
Yuma Police Department Room A
1500 S. 1st Avenue, Yuma, AZ.



Because you are a neighbor within 300' of the southeast corner of Michigan Avenue and 32nd Street, Yuma, AZ. You are invited to attend these public meetings to voice your comments. If you have questions or wish to submit written comments, please contact Amelia Dombay by phone at (928) 373-5000 ext. 3034 or by email at Amelia.Dombay@YumaAz.gov. All written comments must be submitted by 12:00 pm **(the day of the hearing)** to be included in the public record for consideration during the hearing.

ATTACHMENT H
AERIAL PHOTO



ORDINANCE NO. O2026-003

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, AMENDING CHAPTER 154 OF THE YUMA CITY CODE, REZONING CERTAIN PROPERTY LOCATED IN THE GENERAL COMMERCIAL (B-2) DISTRICT TO THE RECREATION VEHICLE SUBDIVISION (RVS) DISTRICT, AND AMENDING THE ZONING MAP TO CONFORM WITH THE REZONING

WHEREAS, the City of Yuma Planning and Zoning Commission held a public hearing on December 8, 2025 in Zoning Case No: ZONE-44631-2025 in the manner prescribed by law for the purpose of rezoning a portion of a parcel of real property hereafter described to the Recreation Vehicle Subdivision (RVS) District as provided in Chapter 154 of the Yuma City Code; and,

WHEREAS, due and proper notice of the public hearing was given in the time, form, substance and manner provided by law, including publication of notice of the hearing in the Yuma Sun on November 14, 2025; and,

WHEREAS, the City Council has considered the recommendation of the Planning and Zoning Commission to approve the rezoning in Case No: ZONE-44631-2025 and the probable impact on the cost to construct housing for sale or rent that may occur as a result of this rezoning, and finds that the recommendation complies with and conforms to the goals and objectives of the Yuma General Plan, as amended.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Yuma as follows:

SECTION 1: The following described real property, depicted in Exhibit A, attached and incorporated by reference:

That portion of the Northeast quarter of the Northeast quarter of Section 9, Township 9 South, Range 22 West, Gila and Salt River Base and Meridian, Yuma County, Arizona more particularly described as follows:

Beginning at the northwest corner of the Northeast quarter of the Northeast quarter of said Section 9;

Thence South 00°09'42" East along the West line of the Northeast quarter of the Northeast quarter of said Section 9 a distance of 659.76 feet to the southwest corner of the Northwest quarter of the Northeast quarter of the Northeast quarter of said Section 9;

Thence North 89°50'23" East along the South line of the Northwest quarter of the Northeast quarter of the Northeast quarter of said Section 9 a distance of 29.00 feet to the TRUE POINT OF BEGINNING;

Thence North 00°09'42" West parallel with and 29.00 feet easterly of the West line of the Northwest quarter of the Northeast quarter of the Northeast quarter of said Section 9 a distance of 75.00 feet;

Thence North 89°50'18" East a distance of 160.00 feet;

Thence South 00°09'42" East parallel with and 189.00 feet easterly of the West line of the Northwest quarter of the Northeast quarter of the Northeast quarter of said Section 9 a distance of 75.00 feet to the South line of the Northwest quarter of the Northeast quarter of the Northeast quarter of said Section 9;

Thence South 89°50'23" West along the South line of the Northwest quarter of the Northeast quarter of the Northeast quarter of said Section 9 a distance of 160.00 feet to the TRUE POINT OF BEGINNING.

Said parcel contains 12,000 square feet, more or less.

shall be placed in the Recreation Vehicle Subdivision (RVS) District, as defined by Chapter 154 of the Yuma City Code as amended; that upon this Ordinance becoming final, the described real property shall be subject to all rules, regulations and requirements of Chapter 154 of the Yuma City Code, as amended, pertaining to the Recreation Vehicle Subdivision (RVS) District and that the zoning map adopted under Chapter 154 of the Yuma City Code, as amended, is ordered to be changed and amended so as to show that the real property described in this Ordinance will be located within the Recreation Vehicle Subdivision (RVS) District.

SECTION 2: That the following conditions (s) must be met and/or completed in order for the zoning amendment to be final:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

SECTION 3: With the exception of Condition 2, each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a building permit or business license for this site, whichever occurs first. If the conditions of approval are not completed within the above time frame then the rezone shall be subject to A.R.S. § 9-462.01.

Adopted this _____ day of _____, 2026

APPROVED:

Douglas J. Nicholls
Mayor

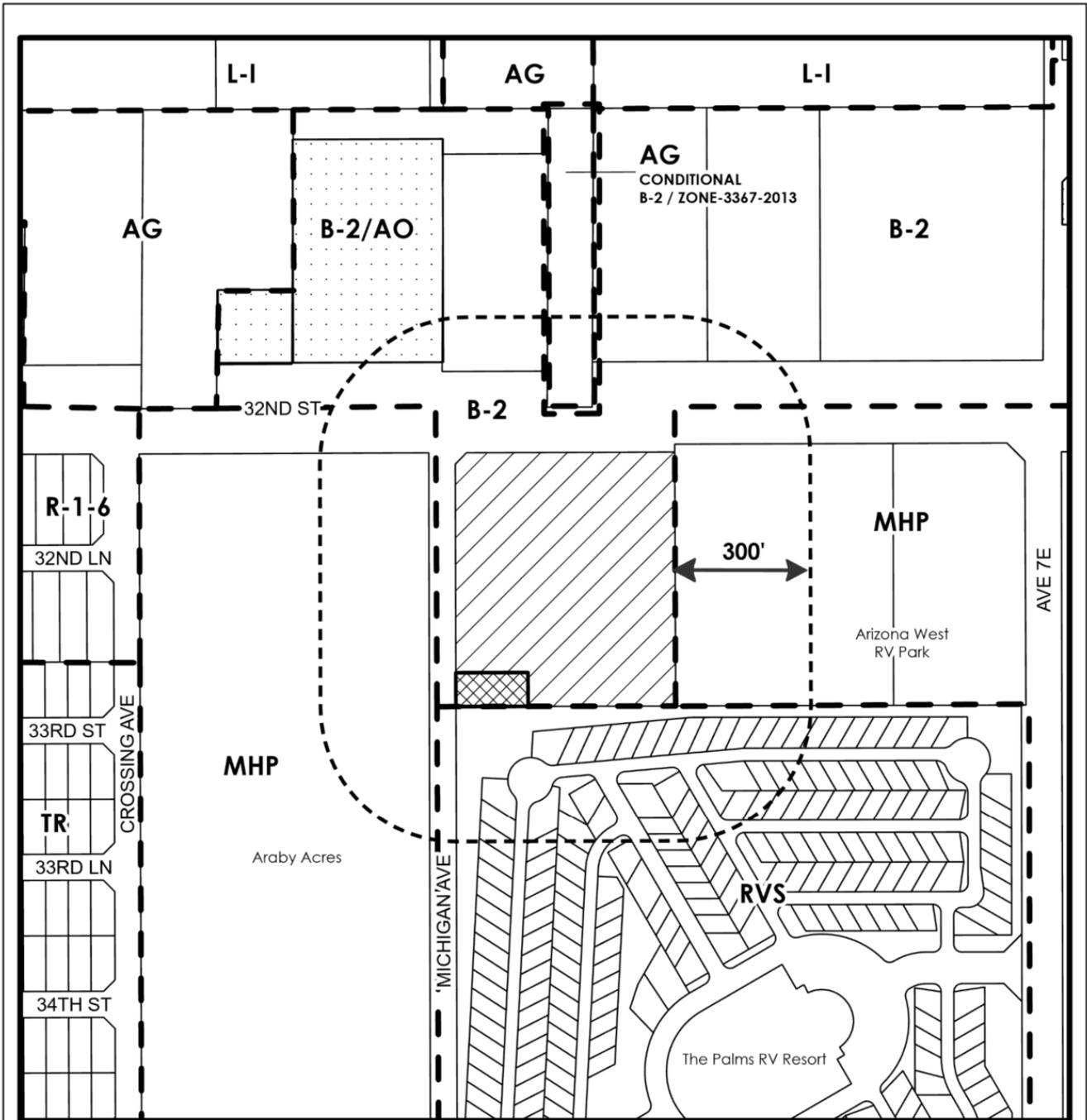
ATTESTED:

Lynda L. Bushong
City Clerk

APPROVED AS TO FORM:

Richard W. Files
City Attorney

Exhibit A



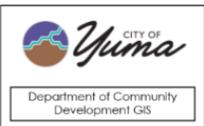
LOCATION MAP

 Location of Subject Property

 Location of Zoning Request

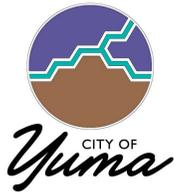


Prepared by: DG
Checked by: AD



Date: 10/17/2025
Revised:
Revised:

Case #:
ZONE-44631-2025



City of Yuma
City Council Report

File #: O2026-007

Agenda Date: 2/18/2026

Agenda #: 2.

Table with 3 columns: DEPARTMENT, STRATEGIC OUTCOMES, ACTION. DEPARTMENT: Community Development, DIVISION: Community Planning. STRATEGIC OUTCOMES: Safe & Prosperous, Active & Appealing, Respected & Responsible, Connected & Engaged, Unique & Creative. ACTION: Motion, Resolution, Ordinance - Introduction, Ordinance - Adoption, Public Hearing.

TITLE: Rezoning of Property: 831 S. 2nd Avenue

SUMMARY RECOMMENDATION: Rezone approximately 0.16 acres located at 831 S. 2nd Avenue, Yuma, AZ, from the Limited Commercial/Bed & Breakfast Overlay/Infill Overlay (B-1/BB/IO) District to the Medium Density Residential/Bed & Breakfast Overlay/Infill Overlay (R-2/BB/IO) District (Community Development/Community Planning) (Alyssa Linville)

STRATEGIC OUTCOME: Approval of this rezone will support residential development in the City that will be responsibly constructed, meeting all codes and requirements. This rezone furthers the City Council's strategic outcomes of Safe and Prosperous and Respected and Responsible.

REPORT: The subject property is located at 831 S. 2nd Avenue and is approximately 7,000 square feet. There is currently a single-family dwelling on the property.

With this request, the applicant is seeking to rezone the property from the Limited Commercial (B-1) District to the Medium Density Residential (R-2) District with the intent to add a second dwelling unit on the property. The rezone request conforms with the General Plan.

On January 12, 2026, the Planning and Zoning Commission voted 4-0 to recommend approval of the request to rezone approximately 0.16 acres from the Limited Commercial/Bed & Breakfast Overlay/Infill Overlay (B-1/BB/IO) District to the Medium Density Residential/Bed & Breakfast Overlay/Infill Overlay (R-2/BB/IO) District for the property located at 831 S. 2nd Avenue, Yuma, AZ, subject to the following conditions:

- 1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.
3. Each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of

Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe then the rezone shall be subject to ARS § 9-462.01.

EXCERPT FROM PLANNING AND ZONING COMISSION MEETING MINUTES:

Meredith Rojas, Associate Planner summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT’S REPRESENTATIVE

“**Javier Marquez, 1015 S. Avenue A Apt #1015, Yuma AZ** was available for questions.

“**Chris Hamel, Planning and Zoning Commissioner** stated that he noticed that there are two proposals for dwelling units one attached and one detached and then asked for confirmation that the request was intended to bring the property into compliance with updated regulations so that the applicant can build either one. **Marquez** replied yes.

“**John Mahon, Planning and Zoning Commissioner** asked staff for clarification on Condition #3 that states that the applicant has two years to complete the proposed project, then asked if the building permits, Certificate of Occupancy and other requirements would need to be done in that time. **Rojas** replied no.

PUBLIC COMMENT

None

“**Motion by Vice Chairman John Mahon second by Commissioner Lorraine Arney to APPROVE ZONE-44734-2025 as presented.**

“**Motion carried unanimously, (4-0) with two absent and one vacancy.’**

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 0.00	BUDGETED:	\$ 0.00
STATE FUNDS:	\$ 0.00	AVAILABLE TO TRANSFER:	\$ 0.00
FEDERAL FUNDS:	\$ 0.00	IN CONTINGENCY:	\$ 0.00
OTHER SOURCES:	\$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	\$ 0.00	-	

FISCAL IMPACT STATEMENT:

NONE

ADDITIONAL INFORMATION:

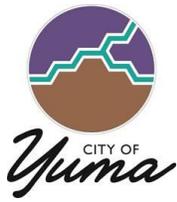
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

NONE

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

- Department
- City Clerk's Office
- Document to be recorded
- Document to be codified

Acting City Administrator: John D. Simonton	Date: 02/11/2026
Reviewed by City Attorney: Richard W. Files	Date: 02/10/2026



**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE TYPE – REZONE
CASE PLANNER: MEREDITH ROJAS**

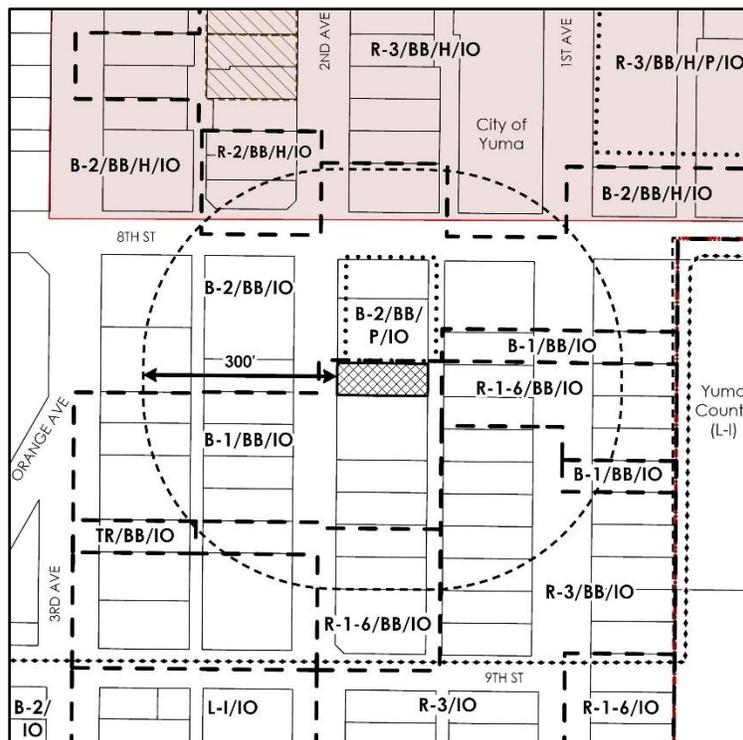
Hearing Date: January 12, 2026

Case Number: ZONE-44734-2025

Project Description/Location: This is a request by Javier Marquez to rezone approximately 0.16 acres from the Limited Commercial/Bed & Breakfast Overlay/Infill Overlay (B-1/BB/IO) District to the Medium Density Residential/Bed & Breakfast Overlay/Infill Overlay (R-2/BB/IO) District for the property located at 831 S. 2nd Avenue, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Limited Commercial/Bed & Breakfast Overlay/Infill Overlay (B-1/BB/IO) District	Single-Family Residence	Mixed Use
North	General Commercial/Public Overlay/Bed & Breakfast Overlay/Infill Overlay (B-2/P/BB/IO) District	Roxaboxen Park	Mixed Use
South	Limited Commercial/Bed & Breakfast Overlay/Infill Overlay (B-1/BB/IO) District	Single-Family Residence and Day Care	Mixed Use
East	Low Density Residential/Bed & Breakfast Overlay/Infill Overlay (R-1-6/BB/IO) District	Single-Family Residence	Mixed Use
West	General Commercial/Bed & Breakfast Overlay/Infill Overlay (B-2/BB/IO) District	Single-Family Residence	Mixed Use

Location Map



Prior site actions: Subdivision Speese Addition, Recorded January 20, 1925; Annexation, Ordinance 449, effective May 29, 1946; PDM-44647-2025 held November 18, 2025

Staff Recommendation: Staff recommends **APPROVAL** of the rezoning from the Limited Commercial/Bed & Breakfast Overlay/Infill Overlay (B-1/BB/IO) District to the Medium Density Residential/Bed & Breakfast Overlay/Infill Overlay (R-2/BB/IO) District, subject to the conditions shown in Attachment A.

Suggested Motion: Move to **APPROVE** Rezone ZONE-44734-2025 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the rezone, the Planning and Zoning Commission is recommending approval to City Council for the request to rezone approximately 0.16 acres from the Limited Commercial/Bed & Breakfast Overlay/Infill Overlay (B-1/BB/IO) District to the Medium Density Residential/Bed & Breakfast Overlay/Infill Overlay (R-2/BB/IO) District for the property located at 831 S. 2nd Avenue, subject to the conditions outlined in Attachment A, and affirmatively finds that the request is in conformance with the City of Yuma General Plan.

Staff Analysis: The subject property is located at 831 S. 2nd Avenue and is approximately 7,000 square feet. There is currently a single-family dwelling on the property that was built in 1972 and is approximately 845 square feet.

With this request, the applicant is seeking to rezone the property from the Limited Commercial (B-1) District to the Medium Density Residential (R-2) District with the intent to add a second dwelling unit on the property. Permitted uses in the R-2 District include single-family dwellings, accessory dwellings units, and two-family dwellings. The R-2 District also permits multi-family dwellings, but the property’s Mixed Use land use designation limits the number of dwelling units to 10 per acre. Therefore, a maximum of two dwelling units are permitted on the subject property.

The request to rezone the property from the Limited Commercial/Bed & Breakfast Overlay/Infill Overlay (B-1/BB/IO) District to the Medium Density Residential/Bed & Breakfast Overlay/Infill Overlay (R-2/BB/IO) District conforms with the General Plan.

1. Does the proposed zoning district conform to the Land Use Element? Yes

Land Use Element:									
Land Use Designation:				Mixed Use					
Issues:				None					
Historic District:	Brinley Avenue		Century Heights		Main Street		None	X	
Historic Buildings on Site:		Yes		No	X				

2. Are there any dedications or property easements identified by the Transportation Element?
No

FACILITY PLANS						
Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck

2 nd Avenue – Local	29 FT HW	40 FT HW				
8 th Street – 2-Lane Collector	40 FT HW	33 FT HW		X		X
Bicycle Facilities Master Plan	Orange Avenue – Existing bike lane; 8 th Street – Proposed bike lane					
YCAT Transit System	4 th Avenue at 8 th Street – Yellow Route 95					
Issues:	None					

3. Does the proposed rezoning of the property conform to the remaining elements of the general plan? Yes

Parks, Recreation and Open Space Element:							
Parks and Recreation Facility Plan							
Neighborhood Park:	Existing: Marcus Park			Future: Marcus Park			
Community Park:	Existing: Carver Park Complex			Future: Carver Park Complex			
Linear Park:	Existing: Colorado River Levee Linear Park			Future: Colorado River Levee Linear Park			
Issues:	None						
Housing Element:							
Special Need Household:	N/A						
Issues:	None						
Redevelopment Element:							
Planned Redevelopment Area:	1 st Avenue Study Area						
Adopted Redevelopment Plan:	North End:		Carver Park:		None:	X	
Conforms:	Yes		No		N/A		
Conservation, Energy & Environmental Element:							
Impact on Air or Water Resources	Yes		No	X			
Renewable Energy Source	Yes		No	X			
Issues:	None						
Public Services Element:							
<u>Population Impacts</u> Population projection per 2023 5-year American Community Survey Police Impact Standard: 1 officer for every 530 citizens; 2020 Conservation Plan Water demand: 207 gallons/day/person; Wastewater generation: 70 gallons per day per person		Dwellings & Type <i>Single Family</i>		Projected Population	Police Impact Officers	Water Consumption GPD AF	Wastewater Generation GPD
		Maximum Per Unit					
		2 2.8	6	0.01	1,159 1.3	392	
		Minimum					
		1 2.8	3	0.01	580 0.6	196	
Fire Facilities Plan:	Existing: Fire Station 1			Future: Fire Station 1			
Water Facility Plan:	Source:	City	X	Private	Connection:	12" AC on 2 nd Avenue	
Sewer Facility Plan:	Treatment:	City	X	Septic	Private	Connection: 8" VCP in alley	
Issues:	None						
Safety Element:							
Flood Plain Designation:	500-Year Flood		Liquefaction Hazard Area:		Yes	No X	
Issues:	None						
Growth Area Element:							
Growth Area:	Araby Rd & Interstate 8		Arizona Ave & 16 th St		Avenue B & 32 nd St.		
	North End	X	Pacific Ave & 8 th St	Estancia	None		
Issues:	None						

4. Does the proposed rezoning conform to the adopted facilities plan?

Yes

5. Does the proposed rezoning conform to Council’s prior approval of rezonings, development agreements or subdivisions for this site?

Yes

Public Comments Received: None

External Agency Comments: Attachment D

Neighborhood Meeting Comments: Attachment E

Proposed conditions delivered to applicant on: 12/15/25

Final staff report delivered to applicant on: 01/05/26

- Applicant agreed with all of the conditions of approval on: 12/18/25
- Applicant did not agree with the following conditions of approval:
- Planner contacted applicant and is awaiting response.

Attachments

A	B	C	D	E	F	G	H
Conditions of Approval	Conceptual Site Plan	Agency Notifications	Agency Comments	Neighborhood Meeting Comments	Neighbor Notification List	Neighbor Postcard	Aerial Photo

Prepared By: *Meredith Rojas*

Date: 12/17/25

Meredith Rojas
Associate Planner
Meredith.Rojas@YumaAZ.gov

(928) 373-5000x3047

Reviewed By: *Jennifer L. Albers*

Date: 12/17/25

Jennifer L. Albers
Assistant Director of Planning

Approved By: *Alyssa Linville*

Date: 12/31/25

Alyssa Linville
Director, Community Development

**ATTACHMENT A
CONDITIONS OF APPROVAL**

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the proposed rezone for the site:

Department of Planning and Neighborhood Services Comments: Alyssa Linville, Director (928) 373-5000, x 3037:

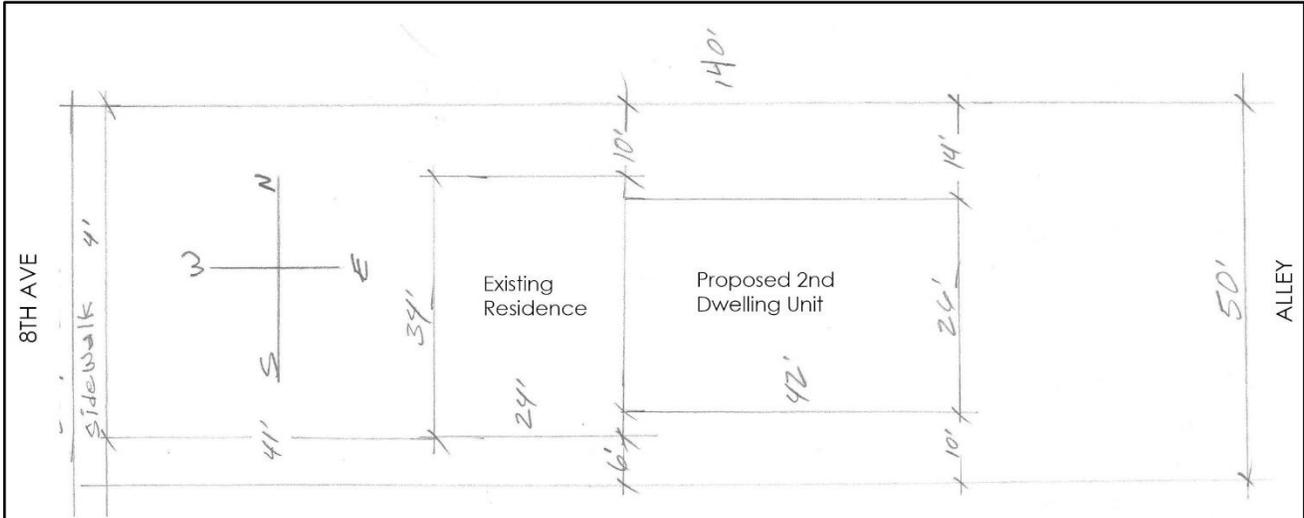
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

Community Planning, Meredith Rojas, Associate Planner, (928) 373-5000 x3047

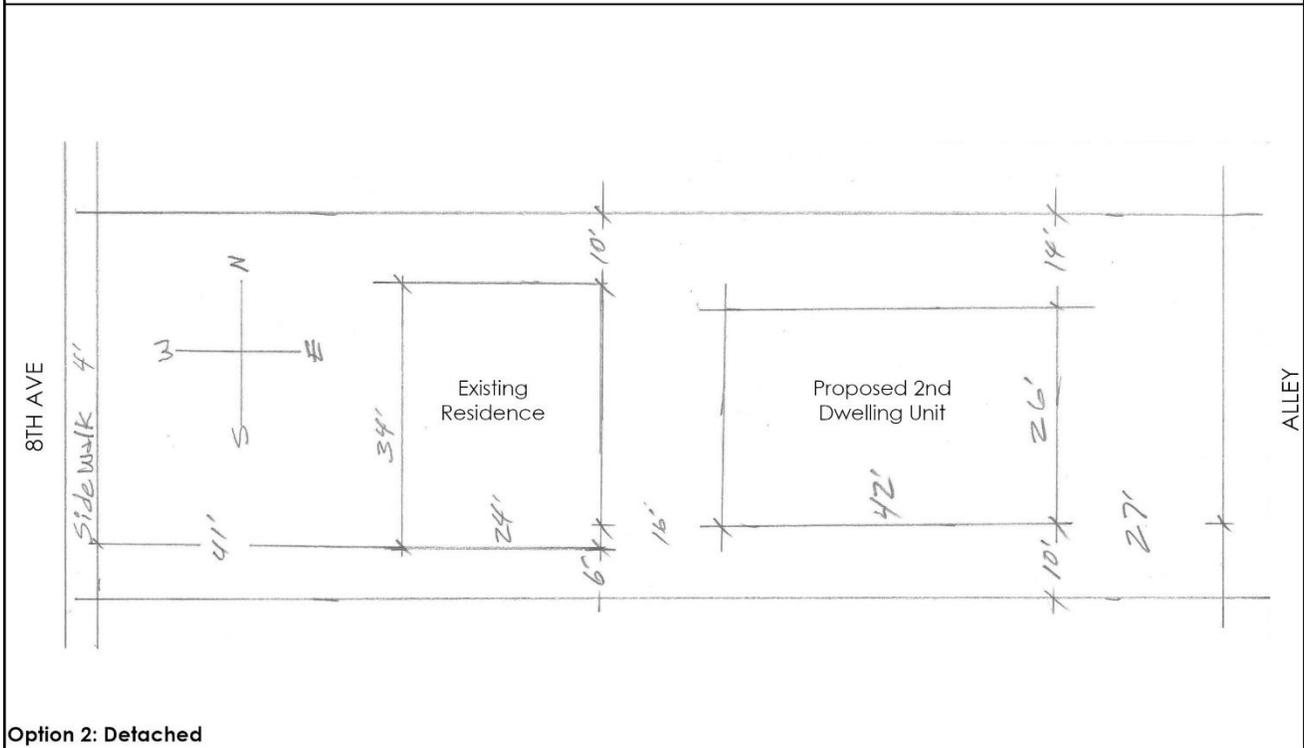
3. Each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe then the rezone shall be subject to ARS § 9-462.01.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

**ATTACHMENT B
CONCEPTUAL SITE PLAN**



Option 1: Attached



Option 2: Detached

**ATTACHMENT C
AGENCY NOTIFICATIONS**

- Legal Ad Published: The Sun 12/19/25
- 300' Vicinity Mailing: 11/24/25
- 34 Commenting/Reviewing Agencies noticed: 11/20/25
- Site Posted on: 12/26/25
- Neighborhood Meeting: 12/03/25
- Hearing Date: 01/12/25
- Comments due: 12/08/25

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	YES	11/21/25	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	YES	11/21/25	X		
Yuma County Planning & Zoning	NR				
Yuma County Assessor	NR				
Arizona Public Service	NR				
Charter Cable	NR				
Southwest Gas	NR				
CenturyLink Communications	NR				
Quechan Tribe	NR				
Bureau of Reclamation (USBR)	NR				
Bureau Land Management (BLM)	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	NR				
Yuma Irrigation District	NR				
Yuma Mesa Irrigation (YMIDD)	NR				
Unit B Irrigation District	NR				
Arizona Game and Fish	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
Yuma Proving Ground	NR				
El Paso Natural Gas Co.	NR				
Western Area Power (WAPA)	YES	11/21/25	X		
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Engineer	YES	12/11/25			X
Fire	YES	11/24/25	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	NR				
Utilities	NR				
Public Works	NR				
Streets	NR				

**ATTACHMENT D
AGENCY COMMENTS**

DATE:	12/11/25	NAME:	Andrew McGarvie	TITLE:	Development Engineering Manager
AGENCY:	City of Yuma			PHONE:	928-373-5000 ext. 3044
<i>Enter comments below:</i>					
<p>If parking is provided in the rear from the alley, then owner/Developer shall design and pave the alley across the property frontage, then to the closest street per City of Yuma standard 3-030, due to particulate matter 10 microns or less (PM-10) concerns. Since this is an infill area, road millings can be used in lieu of pavement. There are elevation changes within the alley, which could make the paving harder, thus the City of Yuma Engineering will work with the applicant to the best of our ability to make the design and construction affordable.</p>					

ATTACHMENT E
NEIGHBORHOOD MEETING COMMENTS

Date Held: 12/03/25

Location: On Site

Attendees: Staff: Meredith Rojas; Applicants: Javier Marquez, Lourdes Marquez, Javier Marquez Jr.

SUMMARY OF ATTENDEE(S)' COMMENTS RELATED TO THE PROJECT:

- No neighbors in attendance.

**ATTACHMENT F
NEIGHBOR NOTIFICATION LIST**

Property Owner	Mailing Address	City/State/Zip Code
ABITONG ALFONSO &	PO BOX 5236	SAN LUIS, AZ 85349
ADULT LITERACY PLUS OF SW AZ INC	825 S ORANGE AVE	YUMA, AZ 85364
AMADOR OMAR GAMEZ	825 S 1ST AVE	YUMA, AZ 85364
ANGELES OLGA	10109 SAN ANTONIO AVE APT B	SOUTH GATE, CA 90280
AVILA MARIA D	PO BOX 2396	SAN LUIS, AZ 85349
BIG BOY ICE CREAM AZ LLC	1620 W GRANT ST	PHOENIX, AZ 85007
BOCIO BRIAN	4184 S AVE 5 1/2 E	YUMA, AZ 85365
BOCIO BRIAN RICHARD	820 S 2ND AVE	YUMA, AZ 85364
BOCIO JOEL	2914 W 24TH PL	YUMA, AZ 85364
CARRILLO FERMIN & ELVIA JT	812 S 1ST AVE	YUMA, AZ 85364
EL PAISA AUTO MECHANIC LLC	229 W 8TH STREET	YUMA, AZ 85364
EVERETT FAMILY TRUST 11-25-2019	837 S 3RD AVE	YUMA, AZ 85364
FIERRO JUAN F & GABRIELA JT	814 S 1ST AVE	YUMA, AZ 85364
GAONA ANTONIO D & MARIA JT	871 S 2ND AVE	YUMA, AZ 85364
GOOD BIRD ON 2ND LLC	3225 MCLEOD DR STE 777	LAS VEGAS, NV 89121
HERRERA VICENTE & GLORIA Y JT	839 S 1ST AVE	YUMA, AZ 85364
HORN JOHN PATRICK & MARGARET ALICE AB LIVING TRUST 7-16-2004	PO BOX 214	VISTA, CA 92085
LAREDO MARINA VAZQUEZ	786 S 2ND AVE	YUMA, AZ 85364
MARQUEZ JAVIER M & LOURDES JT	831 S 2ND AVE	YUMA, AZ 85364
MIER ROSA LINDA RUIZ	1860 SHERWOOD DR	PRESCOTT, AZ 86303
MOLINA EVELIA GONZALEZ	835 S 2ND AVE	YUMA, AZ 85364
MOZQUEDA JOSE H	853 S 2ND AVE	YUMA, AZ 85364
OLEA JT TRUST	2465 S 29TH DR	YUMA, AZ 85364
PALMA GUSTAVO & CELINDA JT	850 S 1ST AVE	YUMA, AZ 85364
PATINO ABRAHAM &	842 S 2ND AVE	YUMA, AZ 85364
RENDON RUTH	813 S 1ST AVE	YUMA, AZ 85364
RUSH TIMOTHY	792 S 2ND AVENUE	YUMA, AZ 85364
SANCHEZ GUILLERMO	843 S 3RD AVE	YUMA, AZ 85364
SANTINI AMADOR & PETRA	1075 E 4050 S	OGDEN, UT 84403
SMITH DONALD & TERESA JT	21817 OCOTILLO WAY	APPLE VALLEY, CA 92308
SW LTN AM DIST CHURCH OF NAZARENE	1780 W MTN OAK LN	TUCSON, AZ 85746
VALENZUELA MARIA & LEANDRO	833 S 2ND AVE	YUMA, AZ 85364
WILLIAMS DALE	844 S 1ST AVE	YUMA, AZ 85364
YANCEY CAMERON	2929 W 14TH ST	YUMA, AZ 85364
YUMA CITY OF	ONE CITY PLAZA	YUMA, AZ 85364
YUMA SCIENCE OF MIND CENTER INC	781 S 2ND AVE	YUMA, AZ 85364

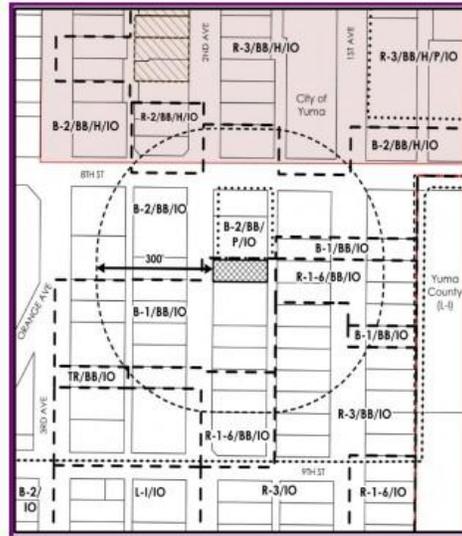
**ATTACHMENT G
NEIGHBOR MAILING**

This is a request by Javier Marquez to rezone approximately 0.16 acres from the Limited Commercial/Bed & Breakfast Overlay/Infill Overlay (B-1/BB/IO) District to the Medium Density Residential/Bed & Breakfast Overlay/Infill Overlay (R-2/BB/IO) District for the property located at 831 S. 2nd Avenue, Yuma, AZ.

**MEETING DATE,
TIME & LOCATION
FOR CASE #
ZONE-44734-2025**

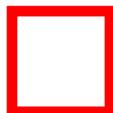
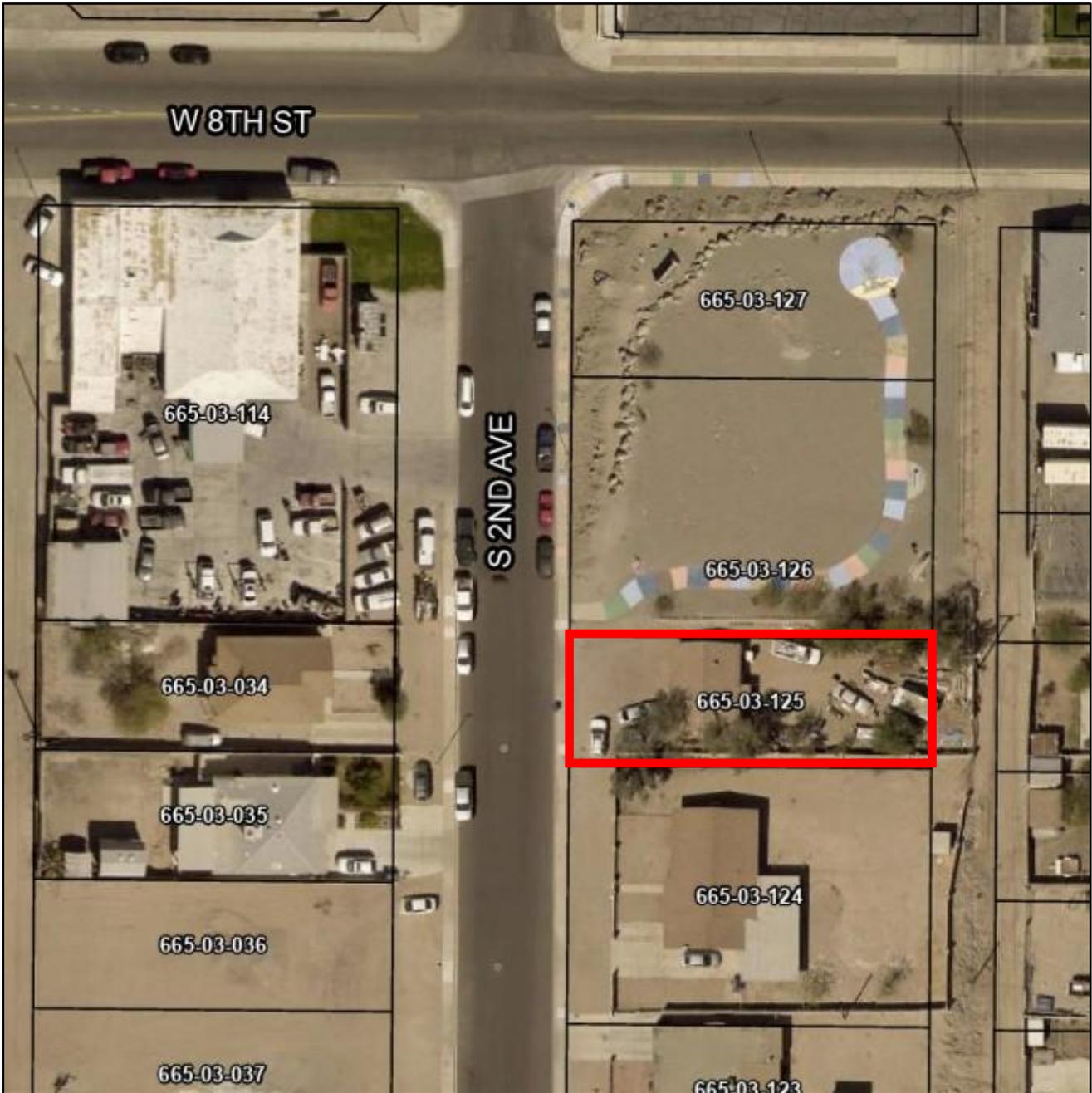
NEIGHBORHOOD MEETING
12/03/2025 @ 5:00pm
On-site

PUBLIC HEARING
01/12/2026 @ 4:30pm
City Hall Council Chambers
One City Plaza, Yuma, AZ.



Because you are a neighbor within 300' of 831 S. 2nd Avenue Yuma, AZ, you are invited to attend these public meetings to voice your comments. If you have questions or wish to submit written comments, please contact Meredith Rojas by phone at (928) 373-5000 ext. 3047 or by email at Meredith.Rojas@YumaAz.gov. All written comments must be submitted by 12:00 pm **(the day of the hearing)** to be included in the public record for consideration during the hearing.

ATTACHMENT H
AERIAL PHOTO



Subject Property

ORDINANCE NO. O2026-007

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, AMENDING CHAPTER 154 OF THE YUMA CITY CODE, REZONING CERTAIN PROPERTY LOCATED IN THE LIMITED COMMERCIAL/BED & BREAKFAST OVERLAY/INFILL OVERLAY (B-1/BB/IO) DISTRICT TO THE MEDIUM DENSITY RESIDENTIAL/BED & BREAKFAST OVERLAY/INFILL OVERLAY (R-2/BB/IO) DISTRICT, AND AMENDING THE ZONING MAP TO CONFORM WITH THE REZONING

WHEREAS, the City of Yuma Planning and Zoning Commission held a public hearing on January 12, 2026 in Zoning Case No: ZONE-44734-2025 in the manner prescribed by law for the purpose of rezoning a parcel of real property hereafter described to the Medium Density Residential/Bed & Breakfast Overlay/Infill Overlay (R-2/BB/IO) District as provided in Chapter 154 of the Yuma City Code; and,

WHEREAS, due and proper notice of the public hearing was given in the time, form, substance, and manner provided by law, including publication of notice of the hearing in the Yuma Sun on December 20, 2025; and,

WHEREAS, the City Council has considered the recommendation of the Planning and Zoning Commission to approve the rezoning in Case No: ZONE-44734-2025 and the probable impact on the cost to construct housing for sale or rent that may occur as a result of this rezoning, and finds that the recommendation complies with and conforms to the goals and objectives of the Yuma General Plan, as amended.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Yuma as follows:

SECTION 1: The following described real property, depicted in Exhibit A, attached:

A portion of land located in the Northwest Quarter of the Northeast Quarter of Section 28, Township 8 South, Range 23 West, of the Gila and Salt River Base and Meridian, Yuma County, State of Arizona, and more particularly described as follows:

Lot 21, Block 2 of the Speese Addition, Book 1 of plats, Page 6, Dated March 25, 1905, as recorded in Yuma County Recorders Office, City of Yuma, State of Arizona.

Together with that portion of the West 10' feet of vacated alley.

Containing 7000.00 Sq. Ft. or 0.16 of an acre.

shall be placed in the Medium Density Residential/Bed & Breakfast Overlay/Infill Overlay (R-2/BB/IO) District, as defined by Chapter 154 of the Yuma City Code as amended; that upon this Ordinance becoming final, the described real property shall be subject to all rules, regulations and requirements of Chapter 154 of the Yuma City Code, as amended, pertaining to the Medium Density Residential/Bed & Breakfast Overlay/Infill Overlay (R-2/BB/IO) District, and that the zoning map adopted under Chapter 154 of the Yuma City Code is ordered to be changed and amended so as to show that the real property described in this Ordinance will be located within the Medium Density Residential/Bed & Breakfast Overlay/Infill Overlay (R-2/BB/IO) District.

SECTION 2: The following conditions must be met and/or completed in order for the zoning amendment to be final:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

SECTION 3: Each of the conditions listed above shall be completed within two (2) years of the effective date of this rezoning ordinance or prior to the issuance of a building permit or business license for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe, then the rezone shall be subject to A.R.S. § 9-462.01.

Adopted this _____ day of _____, 2026.

APPROVED:

Douglas J. Nicholls
Mayor

ATTESTED:

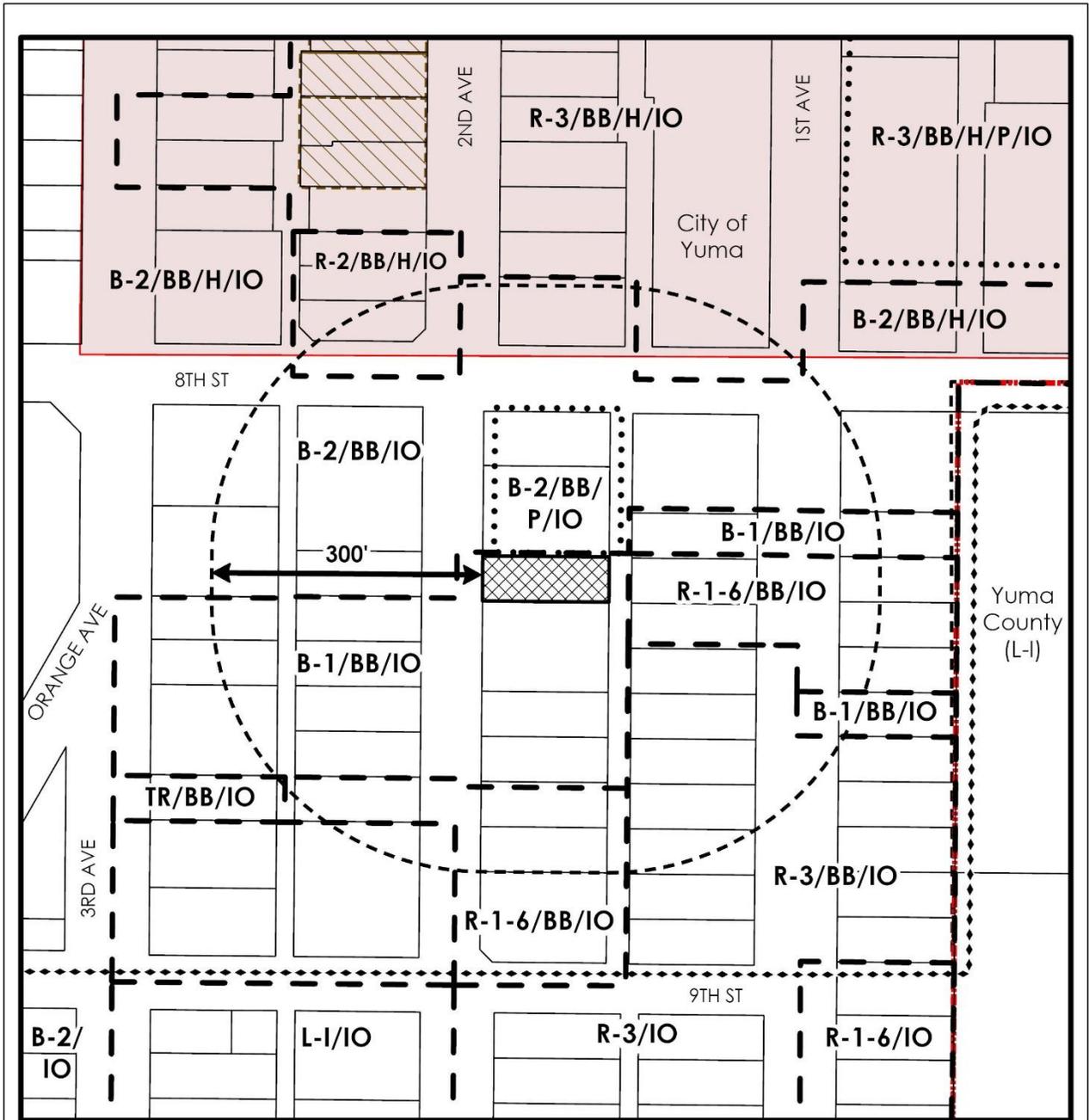
Lynda L. Bushong
City Clerk

APPROVED AS TO FORM:

Richard W. Files
City Attorney

Applicable exhibits on file at the Office of the City Clerk, One City Plaza, Yuma, AZ.

Exhibit A



LOCATION MAP

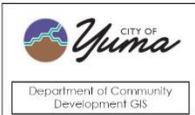
- Public
- Bed and Breakfast

LOCATION OF SUBJECT PROPERTY
831 S 2ND AVE (APN: 665-03-125)

- Individually Listed Historic Site
- Century Heights Conservancy Residential Historic District

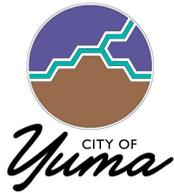


Prepared by: DG
Checked by: MR



Date: 11/18/2025
Revised:

Case #:
ZONE-44734-2025



City of Yuma

City Council Report

File #: O2026-008

Agenda Date: 2/18/2026

Agenda #: 3.

	STRATEGIC OUTCOMES	ACTION
DEPARTMENT: Community Development	<input checked="" type="checkbox"/> Safe & Prosperous <input type="checkbox"/> Active & Appealing <input checked="" type="checkbox"/> Respected & Responsible	<input type="checkbox"/> Motion <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance - Introduction
DIVISION: Community Planning	<input type="checkbox"/> Connected & Engaged <input type="checkbox"/> Unique & Creative	<input type="checkbox"/> Ordinance - Adoption <input type="checkbox"/> Public Hearing

TITLE:
Rezoning of Property: 273 S. 8th Avenue

SUMMARY RECOMMENDATION:
 Rezone approximately .15 acres located at 273 S. 8th Avenue, Yuma, AZ, from the General Commercial/Infill Overlay (B-2/IO) District to the Medium Density Residential/Infill Overlay (R-2/IO) District. (Community Development/Community Planning) (Alyssa Linville)

STRATEGIC OUTCOME:
 Consistent with the City Council's strategic outcome of Respected and Responsible, and Safe and Prosperous, the proposed rezoning is compatible with the surrounding area and supports residential development within the City.

REPORT:
 The subject property located at 273 S. 8th Avenue, was annexed to the City in January of 1915 and is located within the General Commercial/Infill Overlay (B-2/IO) District. The property is approximately 6,348 square feet in size and is currently developed with a 1,600 square foot single-family home and a 1,300 square foot guest house.

The applicant is requesting to rezone the property from the General Commercial/Infill Overlay (B-2/IO) District to the Medium Density Residential/Infill Overlay (R-2/IO) District, to bring the zoning of the property into conformance with the actual use. The applicant has the property currently listed for sale. Lending regulations require the property to be zoned appropriately for the use. Additionally, if the homeowner intends to restore or make any modifications to the existing structures, any new residential construction will require the property to be zoned residential.

The main character of the area is residential, as most properties are developed with single-family homes similar to the subject property. The rezoning of the property will bring it into conformance with the current use and the surrounding area. In addition, this request is in conformance with the Land use Element of the General Plan of the City of Yuma.

On January 12, 2026, the Planning and Zoning Commission voted 4-0 to recommend approval of the request to rezone approximately 0.15 acres from the General Commercial/Infill Overlay (B-2/IO) District to the Medium Density Residential/Infill Overlay (R-2/IO) District for the property located at 273 S. 8th Avenue, Yuma, AZ, subject to the following conditions:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner’s signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.
3. Each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe then the rezone shall be subject to ARS § 9-462.01.

EXCERPT FROM PLANNING AND ZONING COMMISSION MEETING MINUTES:

Guillermo Moreno-nunez, Associate Planner summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT’S REPRESENTATIVE

“**Nahel Al-Alou, 791 S. 4th Avenue Suite G, Yuma, AZ** was available for questions.

PUBLIC COMMENT

None

“**Motion by Commissioner Chelsea Malouff-Craig second by Vice Chairman John Mahon to APPROVE ZONE-44709-2025 as presented.**

“**Motion carried unanimously, (4-0) with two absent and one vacancy.’**

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 0.00	BUDGETED:	\$ 0.00
STATE FUNDS:	\$ 0.00	AVAILABLE TO TRANSFER:	\$ 0.00
FEDERAL FUNDS:	\$ 0.00	IN CONTINGENCY:	\$ 0.00
OTHER SOURCES:	\$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	\$ 0.00	-	

FISCAL IMPACT STATEMENT:

NONE

ADDITIONAL INFORMATION:

SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

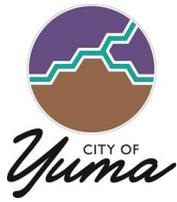
NONE

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

Department

- City Clerk's Office
- Document to be recorded
- Document to be codified

Acting City Administrator: John D. Simonton	Date: 02/09/2026
Reviewed by City Attorney: Richard W. Files	Date: 02/06/2026



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE TYPE – REZONE
CASE PLANNER: GUILLERMO MORENO NUNEZ

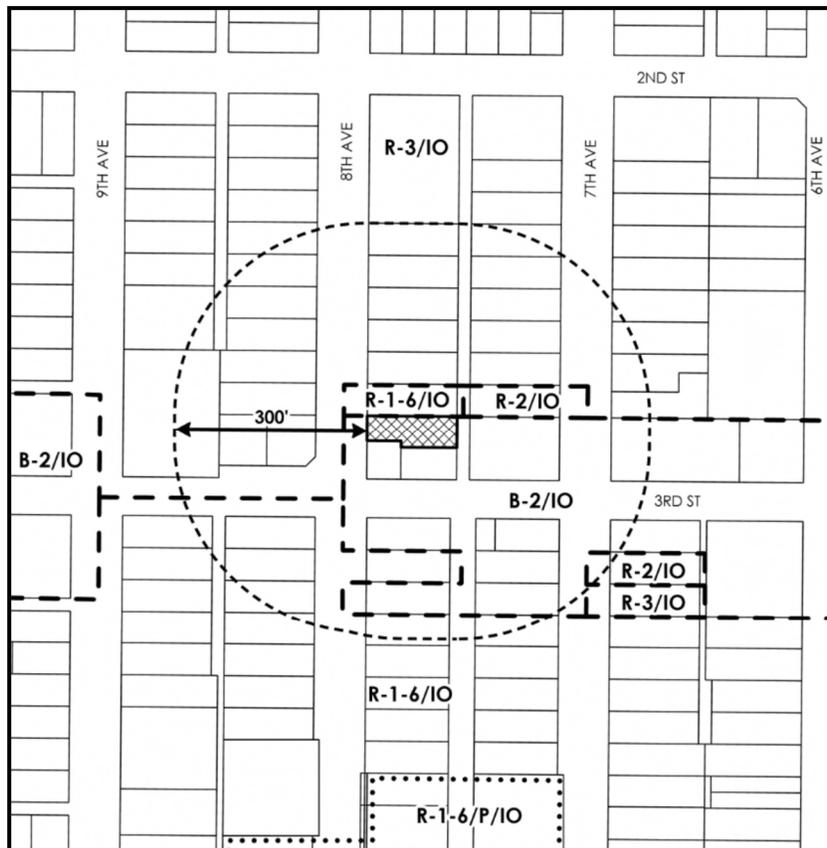
Hearing Date: January 12, 2026

Case Number: ZONE-44709-2025

Project Description/ Location: This is a request Nahel Al-Alou on behalf of Fernando Acosta, to rezone approximately .15 acres from the General Commercial/Infill Overlay (B-2/IO) District to the Medium Density Residential/Infill Overlay (R-2/IO) District, for the property located at 273 S. 8th Avenue, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	General Commercial/Infill Overlay (B-2/IO)	Single Family Home and Guest House	Medium Density Residential
North	Low Density Residential/Infill Overlay (R-1-6/IO)	Single Family Home	Medium Density Residential
South	General Commercial/Infill Overlay (B-2/IO)	Commercial Building and Vacant Lot	Medium Density Residential
East	General Commercial/Infill Overlay (B-2/IO)	Single Family Home and Commercial Building	Medium Density Residential
West	High Density Residential/Infill Overlay (R-3/IO)	Single Family Home	Medium Density Residential

Location Map



Prior site actions: Annexation: Ord. City Charter (January 12, 1915), Subdivision: Block 102 Subdivision (November 24, 1905), Yuma Townsite (September 20, 1996), Study Area: C-10-63 Rezone from Res A to Res C (1963).

Staff Recommendation: Staff recommends **APPROVAL** of the rezoning from the General Commercial/Infill Overlay (B-2/IO) District to the Medium Density Residential/Infill Overlay (R-2/IO) District, subject to the conditions shown in Attachment A.

Suggested Motion: Move to **APPROVE** Rezone ZONE-44709-2025 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the rezone, the Planning and Zoning Commission is recommended approval to City Council for the request to Medium Density Residential/Infill Overlay for the property located at 273 S. 8th Avenue, subject to the conditions outlined in Attachment A, and affirmatively finds that the request is in conformance with the City of Yuma General Plan.

Staff Analysis: The subject property located at 273 S. 8th Avenue, was annexed to the City in January of 1915 and is located within the General Commercial/Infill Overlay (B-2/IO) District. The property is approximately 6,348 square feet in size and is currently developed with a 1,600 square foot single-family home built in 1930 and a 1,300 square foot guest house.

The applicant is requesting to rezone the property from the General Commercial/Infill Overlay (B-2/IO) District to the Medium Density Residential/Infill Overlay (R-2/IO) District, to bring the zoning of the property into conformance with the actual use. The applicant has the property currently listed for sale. Lending regulations require the property to be zoned appropriately for the use. Additionally, if the homeowner intends to restore or make any modifications to the existing structures, any new residential construction will require the property to be zoned residential.

The General Commercial (B-2) District allows residential dwellings as an accessory use when in conjunction with an established business activity. They shall be located within the same building or lot and may be owner-occupied or a rental unit. These may not be freestanding buildings for solely residential use.

The main character of the area is residential, as most properties are developed with single family homes similar to the subject property. The rezoning the property will bring it into conformance with the current use and the surrounding area. In addition, this request is in conformance with the Land Use Element of the General Plan of the City of Yuma.

1. Does the proposed zoning district conform to the Land Use Element? Yes

Land Use Element:									
Land Use Designation:				Medium Density Residential					
Issues:				None					
Historic District:	Brinley Avenue		Century Heights		Main Street		None	X	
Historic Buildings on Site:		Yes		No	X				

2. Are there any dedications or property easements identified by the Transportation Element?

Yes

FACILITY PLANS						
Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
8 th Avenue- Local	29 FT H/W ROW	40 FT H/W ROW				
Bicycle Facilities Master Plan	3 rd Street – Proposed bike lane					
YCAT Transit System	Green route 4A and 4 – 3 rd Street @ 8 th Avenue					
Issues:	None					

3. Does the proposed rezoning of the property conform to the remaining elements of the general plan? Yes

Parks, Recreation and Open Space Element:									
Parks and Recreation Facility Plan									
Neighborhood Park:	Existing: Marcus Park				Future: Marcus Park				
Community Park:	Existing: Carver Park Complex				Future: Carver Park Complex				
Linear Park:	Existing: East Main Canal Linear Park				Future: East Main Canal Linear Park				
Issues:	None								
Housing Element:									
Special Need Household:	N/A								
Issues:	None								
Redevelopment Element:									
Planned Redevelopment Area:	Yuma High								
Adopted Redevelopment Plan:	North End:		Carver Park:		None:	X			
Conforms:	Yes	X	No						
Conservation, Energy & Environmental Element:									
Impact on Air or Water Resources	Yes		No	X					
Renewable Energy Source	Yes		No	X					
Issues:	None								
Public Services Element:									
Population Impacts Population projection per 2023 5-year American Community Survey Police Impact Standard: 1 officer for every 530 citizens; 2020 Conservation Plan Water demand: 207 gallons/day/person; Wastewater generation: 70 gallons per day per person			Dwellings & Type <i>2-4 Units</i>		Projected Population	Police Impact	Water Consumption		Wastewater Generation
			Maximum	Per Unit		Officers	GPD	AF	GPD
			2	2.2	4	0.01	911	1.0	308
			Minimum						
			1	2.2	2	0.00	455	0.5	154
Fire Facilities Plan:	Existing: Fire Station No. 1				Future: Fire Station No. 1				
Water Facility Plan:	Source:	City	X	Private		Connection:	6" line on 8 th Avenue		
Sewer Facility Plan:	Treatment:	City	X	Septic		Private	Connection: 6" Line on 8 th Avenue		
Issues:	None								
Safety Element:									
Flood Plain Designation:	X				Liquefaction Hazard Area:	Yes		No	X
Issues:	None								

Growth Area Element:									
Growth Area:	Araby Rd & Interstate 8			Arizona Ave & 16 th St			Avenue B & 32 nd St.		
	North End		Pacific Ave & 8 th St		Estancia		None	X	
Issues:	None								

4. Does the proposed rezoning conform to the adopted facilities plan?

Yes

5. Does the proposed rezoning conform to Council’s prior approval of rezonings, development agreements or subdivisions for this site?

Yes

Public Comments Received: None Received

External Agency Comments: None Received.

Neighborhood Meeting Comments: See Attachment E

Proposed conditions delivered to applicant on: December 10, 2025

Final staff report delivered to applicant on: December 31, 2025

Applicant agreed with all of the conditions of approval on: December 11, 2025

Attachments

A	B	C	D
Conditions of Approval	Site Plan	Agency Notifications	Neighborhood Meeting Comments
E	F	G	
Neighbor Notification List	Neighbor Mailing	Aerial Photo	

Prepared By: *Guillermo Moreno-nunez*

Date: December 15, 2025

Guillermo Moreno-nunez
Associate Planner
Guillermo.moreno-nunez@yumaaz.gov

(928) 373-5000, x3038

Reviewed By: *Jennifer L. Albers*

Date: 12/15/25

Jennifer L. Albers
Assistant Director of Planning

Approved By: *Alyssa Linville*

Date: 12/31/25

Alyssa Linville
Director, Community Development

**ATTACHMENT A
CONDITIONS OF APPROVAL**

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the proposed rezone for the site:

Department of Planning and Neighborhood Services Comments: Alyssa Linville, Director (928) 373-5000, x 3037:

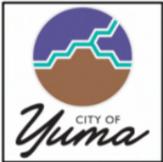
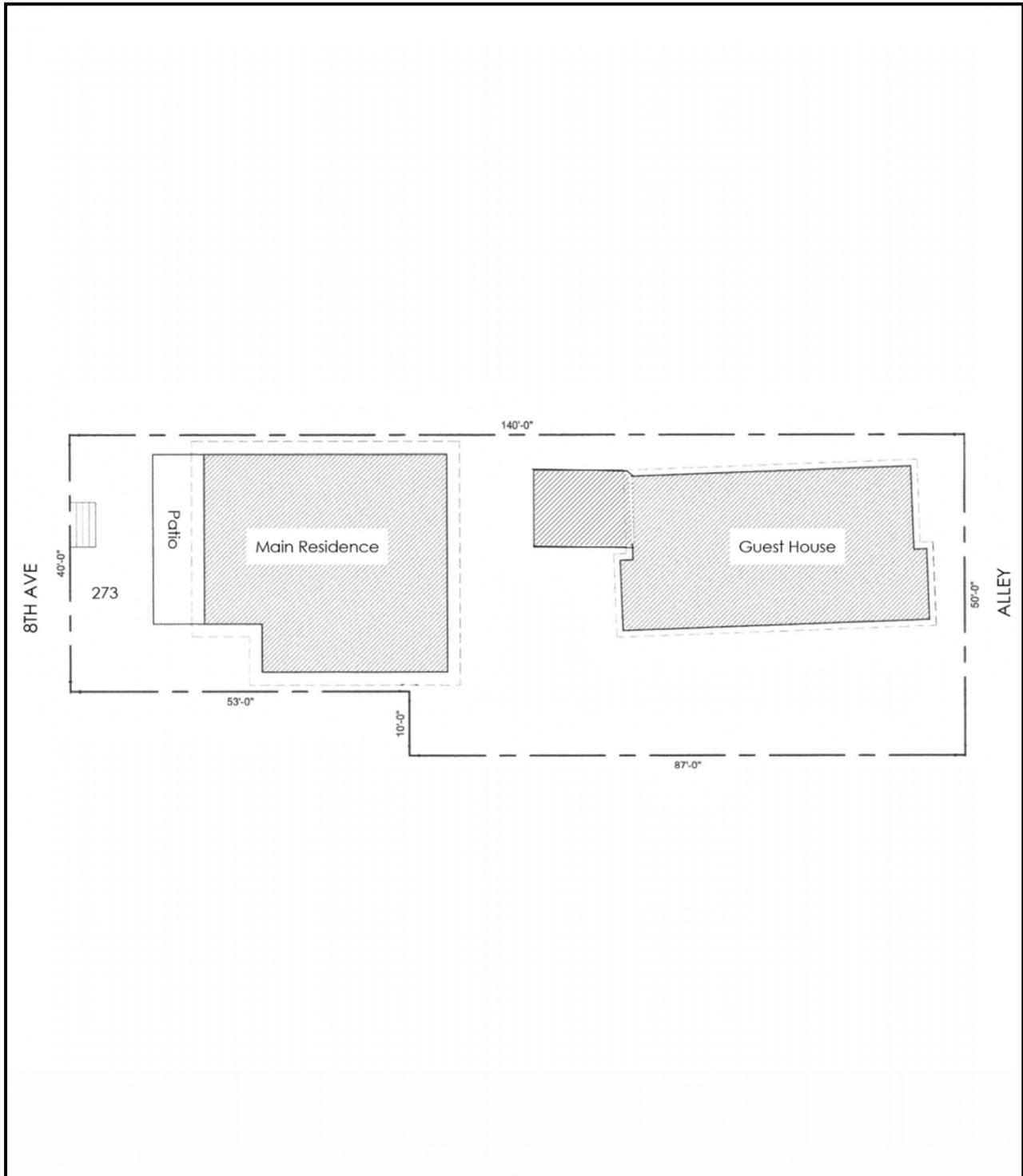
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

Community Planning, Guillermo Moreno-nunez, Associate Planner, (928) 373-5000 x3038

3. Each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe then the rezone shall be subject to ARS § 9-462.01.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B
SITE PLAN



Prepared by:
DG
Date:
11/14/2025

ZONE-44709-2025
APN 633-41-172

Site Plan

Plan/Case:
44709



**ATTACHMENT C
AGENCY NOTIFICATIONS**

- o **Legal Ad Published: The Sun** 12/19/25
- o **300' Vicinity Mailing:** 11/24/25
- o **34 Commenting/Reviewing Agencies noticed:** 11/27/25
- o **Site Posted on:** 11/26/27
- o **Neighborhood Meeting:** 12/03/25
- o **Hearing Date:** 01/12/26
- o **Comments due:** 12/08/25

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	Yes	11/21/25	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	Yes	11/21/25	X		
Yuma County Planning & Zoning	NR				
Yuma County Assessor	NR				
Arizona Public Service	NR				
Charter Cable	NR				
Southwest Gas	NR				
CenturyLink Communications	NR				
Quechan Tribe	NR				
Bureau of Reclamation (USBR)	NR				
Bureau Land Management (BLM)	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	NR				
Yuma Irrigation District	NR				
Yuma Mesa Irrigation (YMIDD)	NR				
Unit B Irrigation District	NR				
Arizona Game and Fish	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
Yuma Proving Ground	NR				
El Paso Natural Gas Co.	NR				
Western Area Power (WAPA)	Yes	11/21/25	X		
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	Yes	11/24/25	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	NR				
Utilities	NR				
Public Works	NR				
Streets	NR				

ATTACHMENT D
NEIGHBORHOOD MEETING COMMENTS

Date Held: 12/03/2025

Location: On site

Attendees:

Nahel Al-Alou, Agent

Yamen Al-Alou, Agent

Reina Heim, Neighbor

Guillermo Moreno-nunez, Staff

SUMMARY OF ATTENDEE(S)' COMMENTS RELATED TO THE PROJECT:

- Mrs. Heim: asked what the purpose of rezoning was?
- Staff: explained that the rezone is needed in order to bring the property in conformance with the general plan of the City, since it's a residence within a commercial zoning district.

**ATTACHMENT E
NEIGHBOR NOTIFICATION LIST**

Property Owner	Mailing Address	City/State/Zip Code		
ACOSTA FERNANDO B	273 S 8TH AVE	YUMA	AZ	85364
AELLO EVELYN	280 S 8TH AVE	YUMA	AZ	85364
ALMADA NADIA K	307 S 9TH AVE	YUMA	AZ	85364
ANDERSON SHELLEY W	1000 S 5TH AVE	YUMA	AZ	85364
ARIAS LUIS & IDUVINA CPWROS	3585 S 18TH AVE	YUMA	AZ	85365
ARIAS RAMON	PO BOX 2366	SOMERTON	AZ	85350
AVENDANO MANUEL & NANNETTE REVOCABLE TRUST 10-31-2024	8610 E 26TH PL	YUMA	AZ	85365
BEST SOUTHWEST SERVICES INC	2147 S COPPER VIEW WAY	YUMA	AZ	85365
BURGUENO & JUAN M & ANA H JT	265 S 8TH AVE	YUMA	AZ	85364
CACHUMARA LLC	8222 S AVENUE D	YUMA	AZ	85364
CAMPOS SEBASTIAN & MARIA F JT	272 S 7TH AVE	YUMA	AZ	85364
CARE & COMFORT AZ LLC	3500 S 4TH AVE	YUMA	AZ	85364
CARRILLO JOSE M & SILVIA J JT	267 S 7TH AVE	YUMA	AZ	85364
CB HOLDING LLC	1580 S AVENUE A	YUMA	AZ	85364
CISNEROS GUMERCINDO & HELEODORA & COURAGEOUS CATHOLIC OVERSEER & SUCCESSORS	305 S 8TH AVE 10 E 10TH ST	YUMA YUMA	AZ AZ	85364 85364
DARNELL NATHANIEL DAVID	13461 S AVE B	YUMA	AZ	85365
DAVIS JAMES ALLEN	PO BOX 4189	YUMA	AZ	85366
ESPINOZA ROSE ANNA &	264 S 8TH AVE	YUMA	AZ	85364
FLEEMAN ELVIA	218 S 8TH AVE	YUMA	AZ	85364
FLORES ROSA & ANASTACIO	1315 S C ST APT 2	OXNARD	CA	93033
GOMEZ FRANCISCO A & ELVIA V JT	1195 ALAMO WAY	SALINAS	CA	93905
GUZMAN CARLOS A ALVARADO & LAURA	580 S 9TH AVE	YUMA	AZ	85364
GUZMAN CARLOS A ALVARADO & LAURA	580 S 9TH AVE	YUMA	AZ	85364
HERNANDEZ FILEMON & ROSA I JT	9680 E 38TH ST	YUMA	AZ	85365
JARAMILLO JORGE & MARIA DEL CARMEN JT	329 S 8TH AVE	YUMA	AZ	85364
JIM JESUS J & MARY J JT	213 S MOODY AVE	FULLERTON	CA	92631
JOAQUIN DANETTE M	306 S 8TH AVE	YUMA	AZ	85364
LUVI TRUST 11-14-2017	3585 S 18TH AVE	YUMA	AZ	85365
MIRANDA MIGUEL & ERNESTINA JT	711 W 3RD ST	YUMA	AZ	85364
MOLINA ALEJANDRO G	6632 E 35TH PLACE	YUMA	AZ	85365
MOLINA ALEJANDRO G	6632 E 35TH PLACE	YUMA	AZ	85365
MORE HOLDINGS LLC	181 S ORANGE AVE	YUMA	AZ	85364
NAVARRO MOISES & FRANCES JT	314 S 8TH AVE	YUMA	AZ	85364
RAMIREZ SIMON & PETRA JT	840 W 3RD ST	YUMA	AZ	85364
RODRIGUEZ ELENA TRUST 5-29-2014	256 S 7TH AVE	YUMA	AZ	85364
RODRIGUEZ ELIGIO YESI PATINO	259 S 7TH AVE	YUMA	AZ	85364
ROJAS DELIA & PATRICIA IBARRA CPWROS	317 S 8TH AVE	YUMA	AZ	85364
ROSAS JOSE M & LETICIA JT	273 S 7TH AVE	YUMA	AZ	85364
SORIA IGNACIA &	312 S 7TH AVE	YUMA	AZ	85364
TAFOYA ANA MARIA	285 S 7TH AVE	YUMA	AZ	85364
TINO'S TRUST 1-11-2024	248 S 7TH AVE	YUMA	AZ	85364
VELAZQUEZ JOSE & ADELA JT	8507 S MOHAVE LN	YUMA	AZ	85364

VIGIL RAY B & CHRISTINE A JT	255 S 8TH AVE	YUMA	AZ	85364
WATSON HERTICENE	330 S 8TH AVE	YUMA	AZ	85364
WILLIAMS TERYL ANN	256 S 8TH AVE	YUMA	AZ	85364
WILLIAMS TERYL ANN	256 S 8TH AVE	YUMA	AZ	85364
YUMA CITY OF	ONE CITY PLAZA	YUMA	AZ	85364
ZUNIGA EMILIA	322 S 8TH AVE	YUMA	AZ	85364

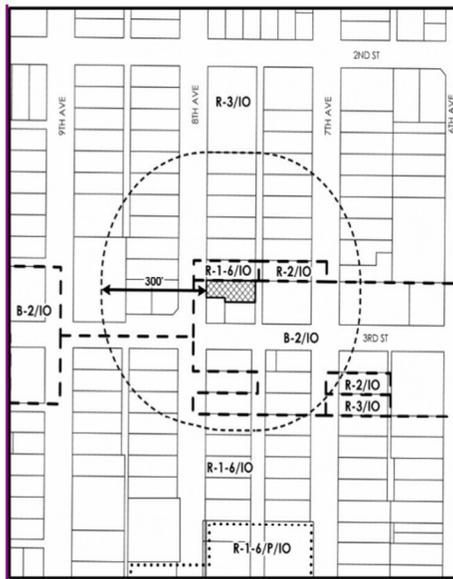
**ATTACHMENT F
NEIGHBOR MAILING**

This is a request by Nahel Al-Alou on behalf of Fernando Acosta, to rezone approximately .15 acres from the General Commercial/Infill Overlay (B-2/IO) District to the Medium Density Residential/Infill Overlay (R-2/IO) District for the property located at 273 S. 8th Avenue, Yuma, AZ.

**MEETING DATE,
TIME & LOCATION
FOR CASE #
ZONE-44709-2025**

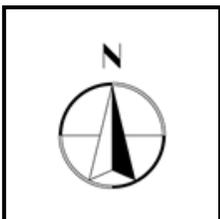
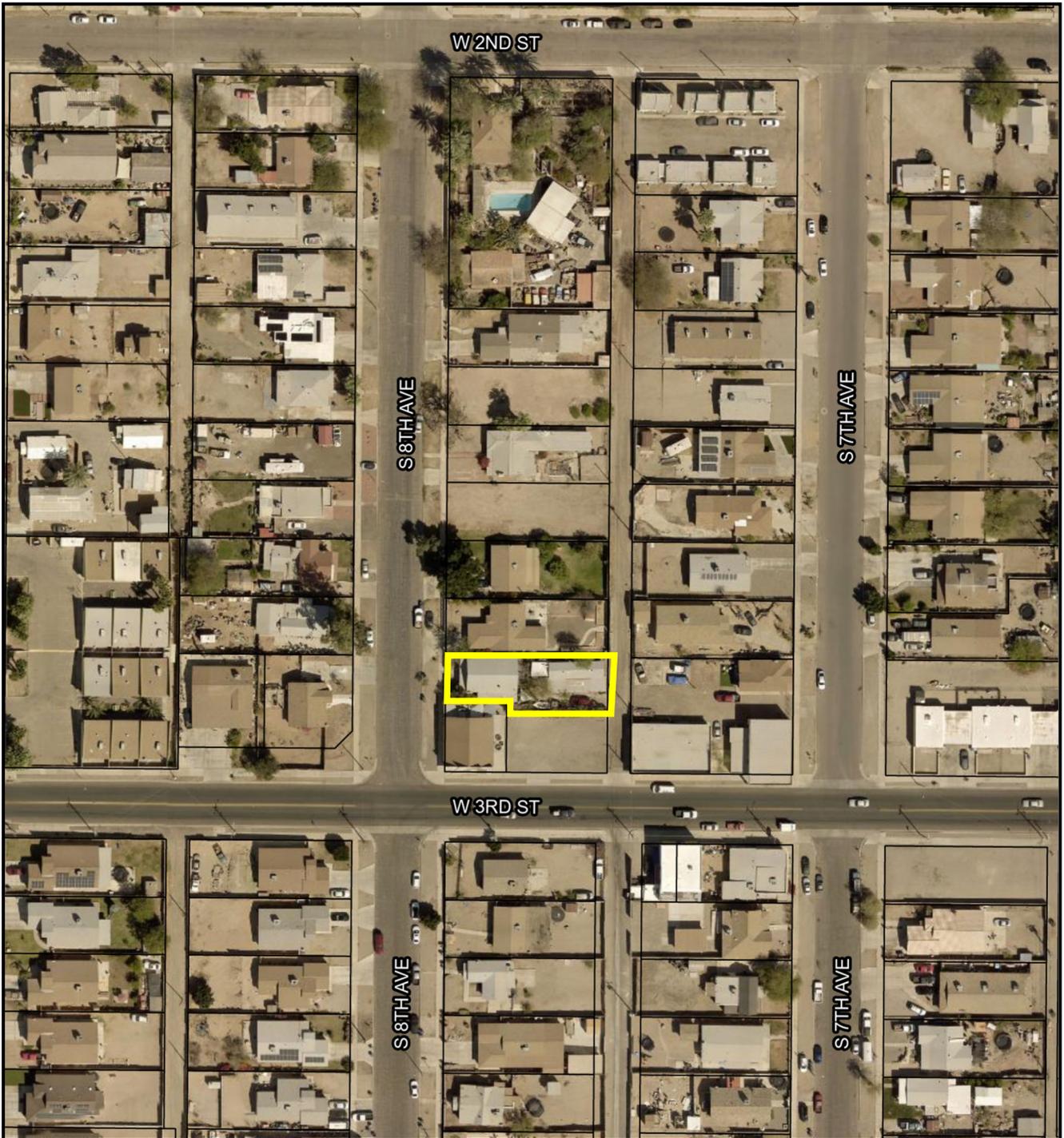
NEIGHBORHOOD MEETING
12/03/2025 @ 5:00pm
On-site

PUBLIC HEARING
01/12/2026 @ 4:30pm
City Hall Council Chambers
One City Plaza, Yuma, AZ.



Because you are a neighbor within 300' of 273 S. 8th Avenue Yuma, AZ, you are invited to attend these public meetings to voice your comments. If you have questions or wish to submit written comments, please contact Guillermo Moreno-nunez by phone at (928) 373-5000 ext. 3038 or by email at Guillermo.Moreno-nunez@YumaAz.gov. All written comments must be submitted by 12:00 pm (**the day of the hearing**) to be included in the public record for consideration during the hearing.

ATTACHMENT G
AERIAL PHOTO



ORDINANCE NO. O2026-008

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, AMENDING CHAPTER 154 OF THE YUMA CITY CODE, REZONING CERTAIN PROPERTY LOCATED IN THE GENERAL COMMERCIAL/INFILL OVERLAY (B-2/IO) DISTRICT TO THE MEDIUM DENSITY RESIDENTIAL/INFILL OVERLAY (R-2/IO) DISTRICT, AND AMENDING THE ZONING MAP TO CONFORM WITH THE REZONING

WHEREAS, the City of Yuma Planning and Zoning Commission held a public hearing on January 12, 2026 in Zoning Case No: ZONE-44709-2025 in the manner prescribed by law for the purpose of rezoning a parcel of real property hereafter described to the Medium Density Residential/Infill Overlay (R-2/IO) District as provided in Chapter 154 of the Yuma City Code; and,

WHEREAS, due and proper notice of the public hearing was given in the time, form, substance, and manner provided by law, including publication of notice of the hearing in the Yuma Sun on December 20, 2025; and,

WHEREAS, the City Council has considered the recommendation of the Planning and Zoning Commission to approve the rezoning in Case No: ZONE-44709-2025 and the probable impact on the cost to construct housing for sale or rent that may occur as a result of this rezoning, and finds that the recommendation complies with and conforms to the goals and objectives of the Yuma General Plan, as amended.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Yuma as follows:

SECTION 1: The following described real property, depicted in Exhibit A, attached:

A portion of land located in Section 21, Township 8 South, Range 23 West, of the Gila and Salt River Base and Meridian, Yuma County, State of Arizona, and being more particularly described as follows;

*Lot 14, Block 102 of **White's Official Survey** Dated April 4, 1894, as recorded in Yuma County Recorder's Office, City of Yuma, State of Arizona.*

Except the South 10' feet of the West 53' feet thereof.

Containing 6,348.00 Sq. Ft. or 0.15 of an acre.

shall be placed in the Medium Density Residential/Infill Overlay (R-2/IO) District, as defined by Chapter 154 of the Yuma City Code as amended; that upon this Ordinance becoming final, the described real property shall be subject to all rules, regulations and requirements of Chapter 154 of the Yuma City Code, as amended, pertaining to the Medium Density Residential/Infill Overlay (R-2/IO) District, and that the zoning map adopted under Chapter 154 of the Yuma City Code is ordered to be changed and amended so as to show that the real property described in this Ordinance will be located within the Medium Density Residential/Infill Overlay (R-2/IO) District.

SECTION 2: The following conditions must be met and/or completed in order for the zoning amendment to be final:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner’s signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

SECTION 3: Each of the conditions listed above shall be completed within two (2) years of the effective date of this rezoning ordinance or prior to the issuance of a building permit or business license for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe, then the rezone shall be subject to A.R.S. § 9-462.01.

Adopted this _____ day of _____, 2026.

APPROVED:

Douglas J. Nicholls
Mayor

ATTESTED:

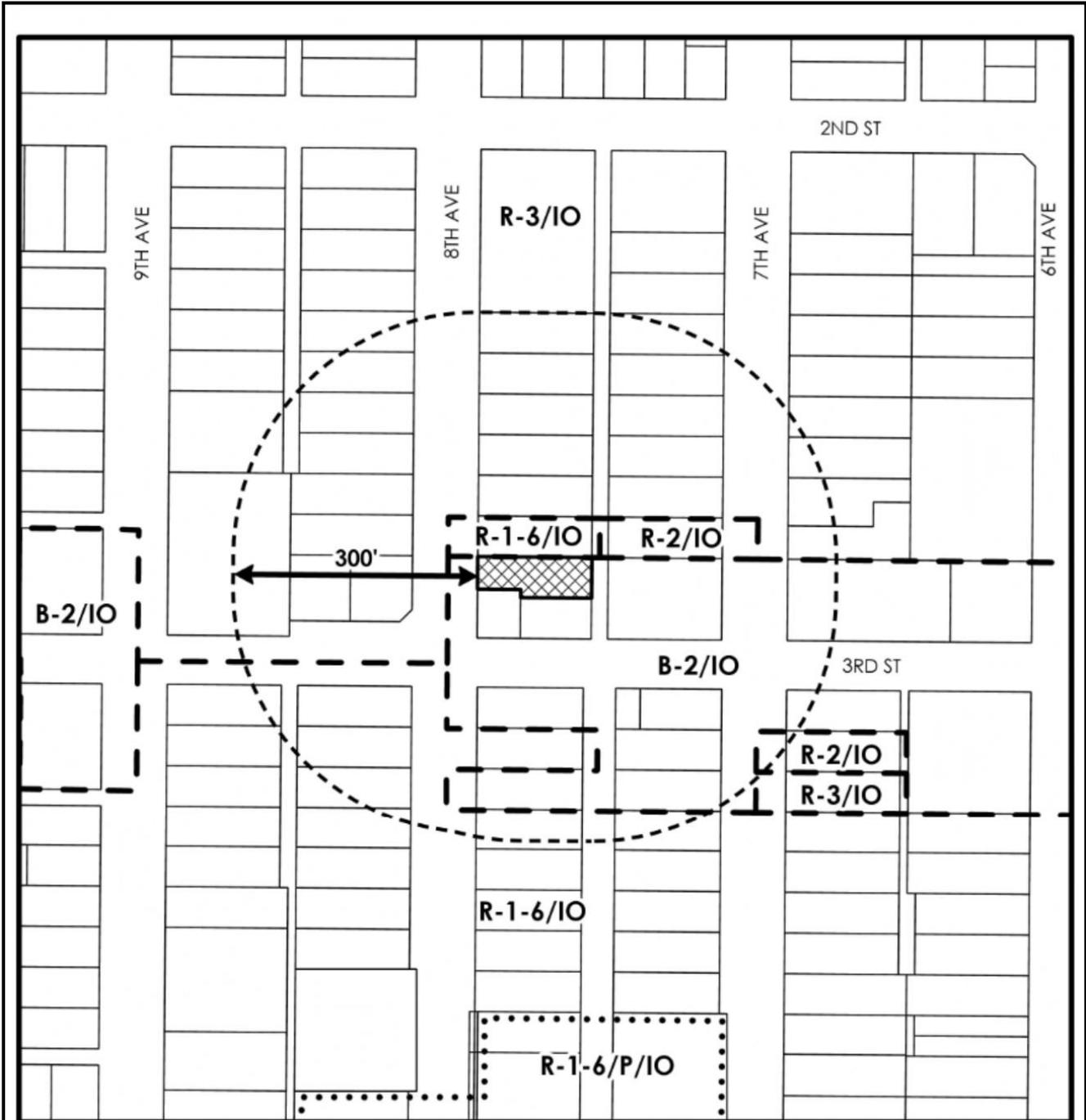
Lynda L. Bushong
City Clerk

APPROVED AS TO FORM:

Richard W. Files
City Attorney

Applicable exhibits on file at the Office of the City Clerk, One City Plaza, Yuma, AZ.

Exhibit A



LOCATION MAP

 **LOCATION OF SUBJECT PROPERTY**
273 S 8TH AVE (APN: 633-41-172)



Prepared by: DG
Checked by: GMN



Date: 11/4/2025
Revised:

Case #:
ZONE-44709-2025



City of Yuma

City Council Report

File #: O2026-010

Agenda Date: 2/18/2026

Agenda #: 4.

	STRATEGIC OUTCOMES	ACTION
DEPARTMENT: Engineering	<input type="checkbox"/> Safe & Prosperous <input checked="" type="checkbox"/> Active & Appealing <input type="checkbox"/> Respected & Responsible	<input type="checkbox"/> Motion <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance - Introduction
DIVISION: Engineering	<input type="checkbox"/> Connected & Engaged <input type="checkbox"/> Unique & Creative	<input type="checkbox"/> Ordinance - Adoption <input type="checkbox"/> Public Hearing

TITLE:

Grant of Easement to Install Electrical Facilities- East Mesa Community Park

SUMMARY RECOMMENDATION:

Authorize an easement on City property at 6060 E. 36th Street to Arizona Public Service Company (APS) for the installation of electrical facilities necessary for the development of the new East Mesa Community Park. (Engineering) (David Wostenberg)

STRATEGIC OUTCOME:

This item aligns with the Active and Appealing strategic outcome by providing the necessary services for the development of a new community park.

REPORT:

The City of Yuma is currently constructing a new community park at 6060 E 36th Street. The property is illustrated in the attached "Detail A" of Exhibit B to the Utility Easement.

APS has requested a easement at no cost for the installation of electrical facilities necessary to serve the East Mesa Community Park. Exhibit B to the Utility Easement describes and depicts the new easement area.

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 0.00	BUDGETED:	\$ 0.00
STATE FUNDS:	\$ 0.00	AVAILABLE TO TRANSFER:	\$ 0.00
FEDERAL FUNDS:	\$ 0.00	IN CONTINGENCY:	\$ 0.00
OTHER SOURCES:	\$ 0.00	FUNDING ACCOUNT/FUND /CIP:	
TOTAL	\$ 0.00		

FISCAL IMPACT STATEMENT:

Constructing and maintaining the new community park will have a fiscal impact on the city, but granting the requested easement will not have a fiscal impact.

ADDITIONAL INFORMATION:

SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE

OFFICE OF THE CITY CLERK:

NONE

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

- Department
- City Clerk's Office
- Document to be recorded
- Document to be codified

Acting City Administrator: John D. Simonton	Date: 02/09/2026
Reviewed by City Attorney: Richard W. Files	Date: 02/06/2026

ORDINANCE NO. O2026-010

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUMA,
ARIZONA, AUTHORIZING AN EASEMENT FOR THE INSTALLATION OF
NEW ELECTRICAL FACILITIES AT CITY-OWNED EAST MESA
COMMUNITY PARK**

WHEREAS, the City of Yuma (“City”) is constructing a new community park on a 24-acre parcel of land the City owns at 6060 E 36th Street, more particularly described in Exhibit “A” (the “Property”); and,

WHEREAS, Arizona Public Service Company (“APS”) has requested a new easement from the City covering approximately 390 square feet along the West boundary of the Property as described and depicted in Exhibit B (“Easement Area”) for the installation of facilities necessary to provide electric service to the new East Mesa Community Park;

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Yuma as follows:

SECTION 1: It is deemed appropriate, as a matter of public necessity and public welfare, that the City grant an easement to APS for the installation of new electrical facilities within the Easement Area in accordance with the City of Yuma-APS Utility Easement Agreement attached and incorporated herein.

SECTION 2: The City Administrator is authorized to execute all necessary documents on behalf of the City to grant the above-referenced easement to APS.

Adopted this _____ day of _____, 2026.

APPROVED:

Douglas J. Nicholls
Mayor

ATTESTED:

Lynda L. Bushong
City Clerk

APPROVED AS TO FORM:

Richard W. Files
City Attorney

Applicable exhibits on file at the Office of the City Clerk, One City Plaza, Yuma, AZ.

NW-9-9S-22W

197-09-017
SW-25-76
WA720572
SK

CITY OF YUMA-APS UTILITY EASEMENT

THE CITY OF YUMA, a municipal corporation of the State of Arizona, (hereinafter called "Grantor"), is the owner of the following described real property located in Yuma County, Arizona (hereinafter called "Grantor's Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Grantor, for and in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to **ARIZONA PUBLIC SERVICE COMPANY**, an Arizona corporation, (hereinafter called "Grantee"), and to its successors and assigns, a non-exclusive right, privilege, and easement, 8 feet in width or as further described in attached exhibits at locations and elevations, in, upon, over, under, through and across, a portion of Grantor's Property described as follows (herein called the "Easement Premises"):

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Grantee is hereby granted the right to: construct, reconstruct, replace, repair, operate and maintain electrical lines, together with appurtenant facilities and fixtures for use in connection therewith, for the transmission and distribution of electricity to, through, across, and beyond Grantor's Property; and install, operate and maintain telecommunication wires, cables, conduits, fixtures and facilities solely for Grantee's own use incidental to supplying electricity (said electrical and telecommunication lines, facilities and fixtures collectively herein called "Grantee Facilities"). Grantee shall at all times have the right of full and free ingress and egress to and along the Easement Premises for the purposes herein specified.

Grantee is hereby granted the right, but not the obligation, to trim, prune, cut, and clear away trees, brush, shrubs, or other vegetation on, or adjacent to, the Easement Premises whenever in Grantee's judgment the same shall be necessary for the convenient and safe exercise of the rights herein granted.

Grantor shall not locate, erect or construct, or permit to be located, erected or constructed, any building or other structure or drill any well within the limits of the Easement Premises; nor shall Grantor plant or permit to be planted any trees within the limits of the Easement Premises without the prior written consent of Grantee. However, Grantor reserves all other rights, interests and uses of the Easement Premises that are not inconsistent with Grantee's easement rights herein conveyed and which do not interfere with or endanger any of the Grantee Facilities, including, without limitation, granting others the right to use all or portions of the Easement Premises for utility or roadway purposes and constructing improvements within the Easement Premises such as paving, sidewalks, landscaping, driveways, and curbing. Notwithstanding the foregoing, Grantor shall not have the right to lower by more than one foot or raise by more than two feet the surface grade of the Easement Premises without the prior written consent of Grantee, and in no event shall a change in the grade compromise Grantee's minimum cover requirements or interfere with Grantee's operation, maintenance or repair.

Grantee shall not have the right to use the Easement Premises to store gasoline or petroleum products, hazardous or toxic substances, or flammable materials; provided however, that this prohibition shall not apply to any material, equipment or substance contained in, or a part of, the Grantee Facilities, provided that Grantee must comply with all applicable federal, state and local laws and regulations in connection therewith. Additionally, the Easement Premises may not be used for the storage of construction-related materials or to park or store construction-related vehicles or equipment except on a temporary basis to construct, reconstruct, replace, repair, operate, or maintain the Grantee Facilities.

Grantor shall maintain clear areas that extend: 1) 3 feet from and around all edges of all switching cabinet pads and 2 feet from and around all edges of all transformer pads and other equipment pads, and 2) a clear operational area that extends 10 feet immediately in front of all transformer, switching cabinet and other equipment openings, and 3) a 6 feet by 6 feet hot-stick operating area off the front left corner of all transformers. No obstructions, trees, shrubs, large landscape rocks, fences, fixtures, or permanent structures shall be placed by Grantor within said clear areas; nor shall Grantor install landscape irrigation or sprinkler systems within said clear areas. Landscape irrigation or sprinkler systems installed adjacent to the clear areas shall be installed and maintained so that the transformers, switching cabinets or any other equipment do not get wet by spray or irrigation.

By accepting and utilizing this easement, Grantee agrees that following any installation, excavation, maintenance, repair, or other work by Grantee within the Easement Premises, the affected area will be restored by Grantee to as close to original condition as is reasonably practicable, at the expense of Grantee; and that Grantee shall indemnify Grantor, to the extent required by law, for any loss, cost or damage incurred by Grantor as a result of any negligent installation, excavation, maintenance, repair or other work performed by Grantee within the Easement Premises.

Grantee shall exercise reasonable care to avoid damage to the Easement Premises and all improvements thereon and agrees that following any installation, excavation, maintenance, repair, or other work by Grantee within the Easement Premises, the affected area, including without limitation, all pavement, landscaping, cement, and other improvements permitted within the Easement Premises pursuant to this easement will be restored by Grantee to as close to original condition as is reasonably possible, at the expense of Grantee.

Grantor reserves the right to require the relocation of Grantee Facilities to a new location within Grantor's Property; provided however, that: (1) Grantor pays the entire cost of redesigning and relocating Grantee Facilities; and (2) Grantor provides Grantee with a new easement in a form and location acceptable to Grantee and at no cost to Grantee. Upon the acceptance by Grantee of a new easement and after the relocation of Grantee Facilities to the new easement area, Grantee shall abandon its rights to use the Easement Premises granted in this easement. The easement granted herein shall not be deemed abandoned except upon Grantee's execution and recording of a formal instrument abandoning the easement.

If any of Grantee's electric facilities in this easement are not being used or are determined not to be useful, Grantor may request that the facilities that are no longer needed be removed and that portion of the easement be abandoned. Grantee will execute and record a formal instrument abandoning the easement, or a portion thereof. Any facilities that are determined to still be needed for Grantee's electrical system can be relocated pursuant to the above relocation requirements.

Grantee shall not have the right to transfer, convey or assign its interests in this easement to any individual, corporation, or other entity (other than to an affiliated entity of Grantee or an entity that acquires from Grantee substantially all of Grantee's electric distribution facilities within the area of Grantor's Property) without the prior written consent of Grantor, which consent shall not be unreasonably withheld. Grantee shall notify Grantor of the transfer, conveyance or assignment of any rights granted herein.

The covenants and provisions herein set forth shall extend and inure in favor and to the benefit of, and shall be binding on the heirs, administrators, executors, successors in ownership and estate, assigns and lessees of Grantor and Grantee.

[THE REST OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

EXHIBIT “A”

**(LEGAL DESCRIPTION OF GRANTOR’S PROPERTY)
AS RECORDED IN INSTRUMENT NUMBER 2018-25535 Y.C.R.**

**PARCEL B, ARIZONA DEPARTMENT OF VETERANS’ SERVICES LOT TIE/ LOT SPLIT,
According to Book 30 of Plats, Page 30, Records of Yuma County, Arizona.**

Description Verified By: *Andrew Mc Carrie*
City Engineering Department 1/26/2026

EXHIBIT "B"
ARIZONA PUBLIC SERVICE JOB #WA720572

An utility easement over a portion of Parcel "B" as shown on the Lot Tie/Lot Split Map, recorded in Book 30, Page 30, Yuma County Records, Arizona, being situated within the Northwest Quarter of Section 09, Township 9 South, Range 22 West of the Gila and Salt River Meridian, Yuma County, Arizona, being more particularly described as follows:

COMMENCING at the most Westerly, Southwest corner of said Parcel "B", from which the most Southerly, Southwest corner of said Parcel "B" bears South 45 degrees 09 minutes 12 seconds East, a distance of 70.87 feet;

Thence North 00 degrees 17 minutes 10 seconds West, along the West line of said Parcel "B", a distance of 49.77 feet to the POINT OF BEGINNING;

Thence North 00 degrees 17 minutes 10 seconds West, continuing along said West line, a distance of 8.09 feet;

Thence departing said West line, North 80 degrees 56 minutes 25 seconds East, a distance of 18.28 feet;

Thence North 45 degrees 14 minutes 07 seconds East, a distance of 6.00 feet;

Thence South 44 degrees 45 minutes 53 seconds East, a distance of 4.00 feet;

Thence North 45 degrees 14 minutes 07 seconds East, a distance of 8.25 feet;

Thence South 44 degrees 45 minutes 53 seconds East, a distance of 11.50 feet;

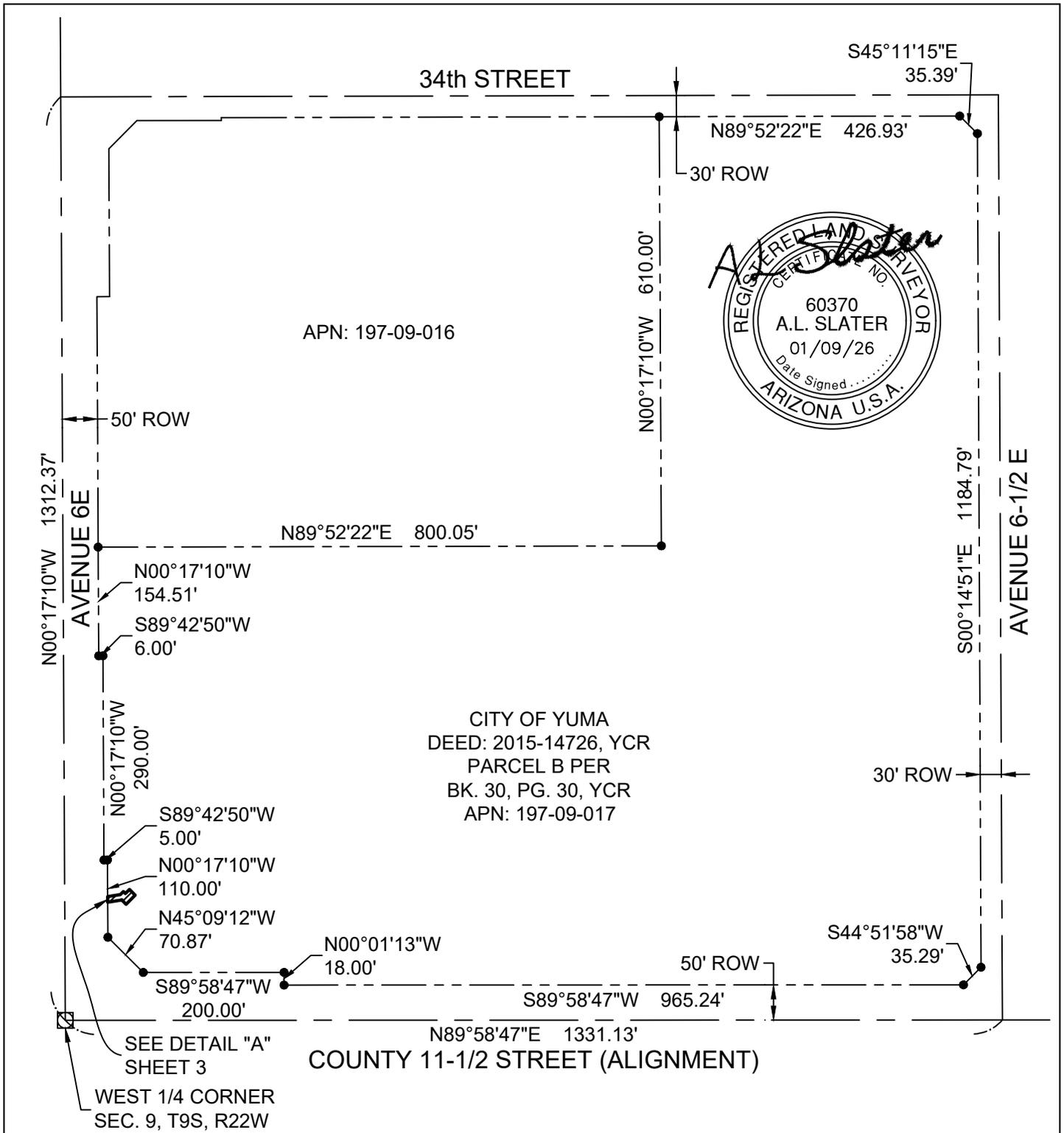
Thence South 45 degrees 14 minutes 07 seconds West, a distance of 18.25 feet;

Thence North 44 degrees 45 minutes 53 seconds West, a distance of 8.52 feet;

Thence South 80 degrees 56 minutes 25 seconds West, a distance of 20.34 feet to the POINT OF BEGINNING.

Said Easement Contains 390 Square Feet or 0.009 Acres, more or less.





REFERENCE DOCUMENTS

LOT TIE / LOT SPLIT SURVEY PER BOOK 30, PAGE 30, YCR

LEGEND

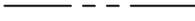
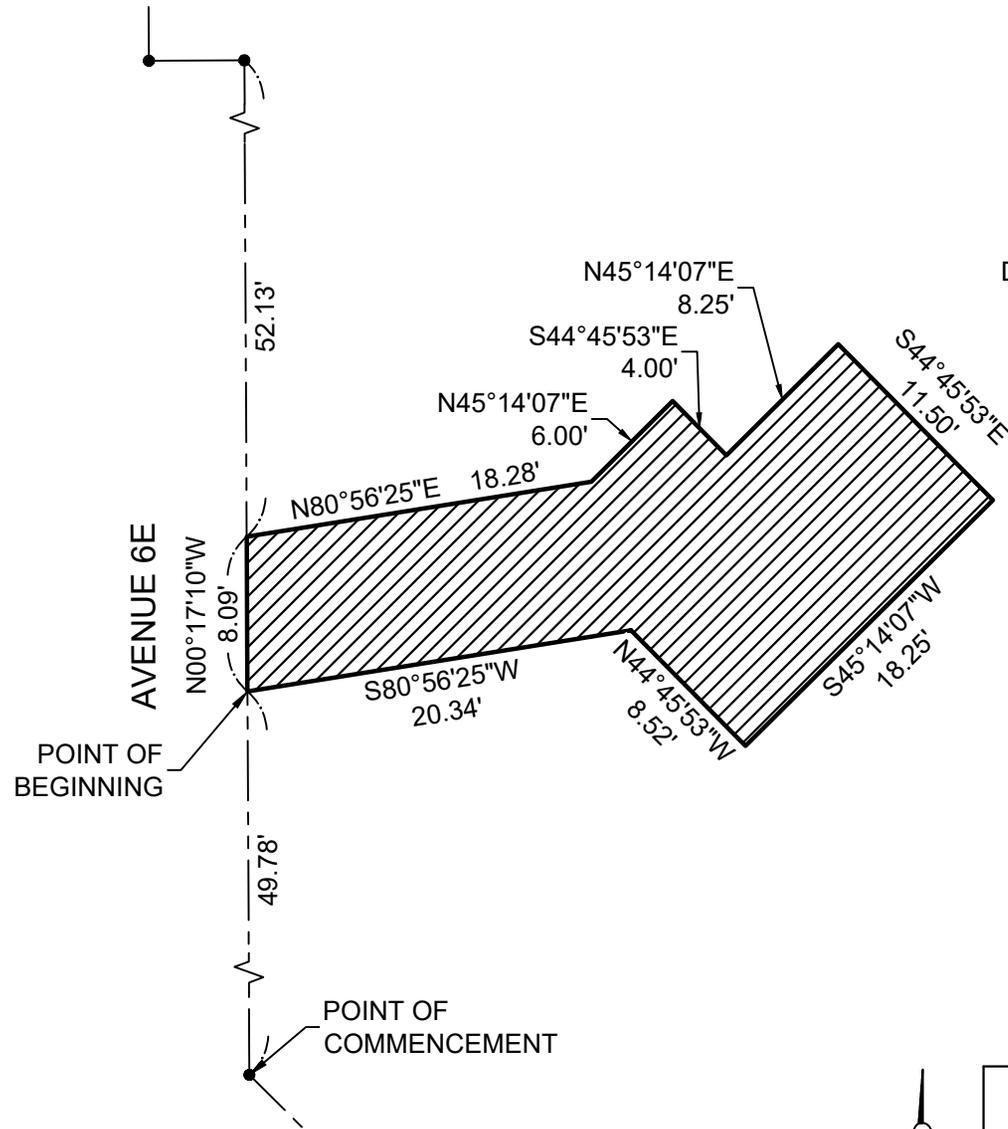
-  EASEMENT AREA
-  MONUMENT LINE
-  PROPERTY LINE
-  PROPERTY CORNER
-  MONUMENT
- YCR YUMA COUNTY RECORDS
- APN ASSESSORS PARCEL NUMBER
- ROW RIGHT OF WAY



		EXHIBIT "B"	
JOB # WA720572		DATE: 01/09/2026	
NW 1/4 SEC 9 T09S R22W			
SCALE: 1"=200'		INDEX: SW-25-76	
R/W: S. KERNS			
SURVEY: D. VILLANUEVA			
DRAWN BY: T. SLATER		SHEET 2 OF 3	

DETAIL "A"



CITY OF YUMA
 DEED: 2015-14726, YCR
 PARCEL B PER
 BK. 30, PG. 30, YCR
 APN: 197-09-017

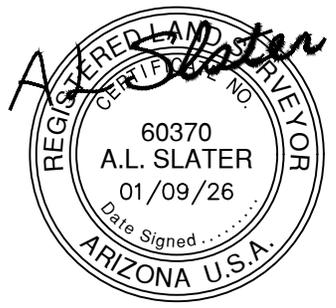
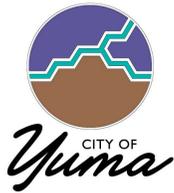


	EXHIBIT "B"
JOB # WA720572	DATE: 01/09/2026
NW 1/4 SEC 9 T09S R22W	
SCALE: 1"=10'	INDEX: SW-25-76
R/W: S. KERNS	
SURVEY: D. VILLANUEVA	
DRAWN BY: T. SLATER	SHEET 3 OF 3



City of Yuma

City Council Report

File #: R2026-008

Agenda Date: 2/18/2026

Agenda #: 1.

	STRATEGIC OUTCOMES	ACTION
DEPARTMENT: Community Development	<input type="checkbox"/> Safe & Prosperous <input type="checkbox"/> Active & Appealing <input checked="" type="checkbox"/> Respected & Responsible	<input type="checkbox"/> Motion <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance - Introduction
DIVISION: Community Planning	<input type="checkbox"/> Connected & Engaged <input type="checkbox"/> Unique & Creative	<input type="checkbox"/> Ordinance - Adoption <input checked="" type="checkbox"/> Public Hearing

TITLE:
Minor General Plan Amendment: Military Influence Area

SUMMARY RECOMMENDATION:
 Following a public hearing, approve the request to amend the City of Yuma General Plan to amend Map 2-4 to include the Influence Area for the Barry M. Goldwater Range and the Vicinity Boundary for the Marine Corps Air Station Yuma. (GP-44620-2025) (Community Development/Community Planning) (Alyssa Linville)

STRATEGIC OUTCOME:
 The proposed amendment will ensure that the General Plan reflects modifications to the state law, supporting the City Council’s strategic outcome of Respected and Responsible.

REPORT:
 This is a Minor General Plan Amendment request by the City of Yuma, to amend Map 2-4 of the City of Yuma 2022 General Plan to include the identification of the Influence Area for the Barry M. Goldwater Range and the Vicinity Boundary for the Marine Corps Air Station - Yuma.

The purpose of this General Plan amendment is to implement amendments to the Arizona Revised Statutes as required by House Bill 2548 - military installations and general plans.

House Bill 2548, approved by the legislature and signed by the Governor on March 29, 2024, defines Military Influence Areas for military facilities across Arizona. The House Bill further states the requirement to identify the influence areas within each city or town General Plan.

For the City of Yuma, the military facility listed is the Barry M. Goldwater Range. The Military Influence Area is identified as all lands within two miles of the exterior perimeter or fence line of the military installation. This General Plan amendment is to identify the military influence area on Map 2-4 of the General Plan within the chapter on Land Use.

Map 2-4 is being further amended to reflect the boundary line for Territory in the vicinity of the Marine Corps Air Station Yuma as defined and noted in Arizona Revised Statutes § 28-8461 and 28-8481.

On January 26, 2026, the Planning and Zoning Commission voted to recommend APPROVAL (5-0) of the request by the City of Yuma to amend Map 2-4 of the City of Yuma 2022 General Plan to include the identification of the Influence Area for the Barry M. Goldwater Range and the Vicinity Boundary for the Marine Corps Air Station Yuma.

PUBLIC COMMENTS - EXCERPT FROM PLANNING AND ZONING COMMISSION MEETING MINUTES:

QUESTIONS FOR STAFF - None

PUBLIC COMMENT - None

“Motion by Vice Chairman John Mahon, second by Commissioner Chelsea Malouff-Craig to APPROVE GP-44620-2025 as presented. Motion carried unanimously, (5-0) with one absent and one vacancy.”

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 0.00	BUDGETED:	\$ 0.00
STATE FUNDS:	\$ 0.00	AVAILABLE TO TRANSFER:	\$ 0.00
FEDERAL FUNDS:	\$ 0.00	IN CONTINGENCY:	\$ 0.00
OTHER SOURCES:	\$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	\$ 0.00		

FISCAL IMPACT STATEMENT:

NONE

ADDITIONAL INFORMATION:

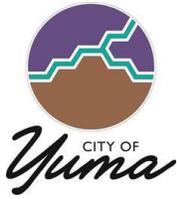
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

NONE

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

- Department
- City Clerk’s Office
- Document to be recorded
- Document to be codified

Acting City Administrator: John D. Simonton	Date: 02/06/2026
Reviewed by City Attorney: Richard W. Files	Date: 02/06/2026



**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING
CASE TYPE – GENERAL PLAN AMENDMENT
Case Planner: Jennifer L. Albers**

Hearing Date: January 26, 2026

Case Number: GP-44620-2025

Project Description/ Location: This is a Minor General Plan Amendment request by the City of Yuma, to amend Map 2-4 of the City of Yuma 2022 General Plan to include the identification of Influence Area for the Barry M. Goldwater Range and the Vicinity Boundary for the Marine Corps Air Station Yuma.

Staff Recommendation: Staff recommends the Planning and Zoning Commission APPROVE the request to amend Map 2-4 of the City of Yuma 2022 General Plan to include the identification of the Influence Area for the Barry M. Goldwater Range and the Vicinity Boundary for the Marine Corps Air Station Yuma.

Suggested Motion: Move to APPROVE the request to amend Map 2-4 of the City of Yuma 2022 General Plan to include the identification of the Influence Area for the Barry M. Goldwater Range and the Vicinity Boundary for the Marine Corps Air Station Yuma.

Staff Analysis: This is a Minor General Plan Amendment request by the City of Yuma, to amend Map 2-4 of the City of Yuma 2022 General Plan to include the identification of the Influence Area for the Barry M. Goldwater Range and the Vicinity Boundary for the Marine Corps Air Station Yuma.

The purpose of this General Plan amendment is to implement amendments to the Arizona Revised Statutes as required by House Bill 2548 – military installations and general plans.

House Bill 2548, approved by the legislature and signed by the Governor on March 29, 2024, defines Military Influence Areas for military facilities across Arizona. The House Bill further states the requirement to identify the influence areas within each city or town General Plan.

For the City of Yuma, the military facilities listed is the Barry M. Goldwater Range. The Military Influence Area is identified as all lands within two miles of the exterior perimeter or fence line of the military installation. This General Plan amendment is to identify the military influence area on Map 2-4 of the General Plan within the chapter on Land Use.

Map 2-4 is being further amended to reflect the boundary line for Territory in the vicinity of the Marine Corps Air Station Yuma as defined and noted in Arizona Revised Statutes § 28-8461 and 28-8481.

Additionally, the House Bill requires notification to the military installation of all general plan amendments, rezoning actions and subdivisions under consideration within the influence areas. As this notification is already done by the City of Yuma, no change of process is anticipated.

1. Does the proposed amendment impact any elements of the General Plan?
No The amendment to Map 2-4 is not a significant change to the Land Use Element.
2. Does the proposed amendment impact any of the facility plans?
No
3. Is the proposed amendment in conflict with Council's prior actions?
No

Scheduled Public Hearings:

- City of Yuma Planning and Zoning Commission: January 26, 2026
- City of Yuma City Council: February 4, 2026

Public Comments Received: None Received
Agency Comments: None Received
Neighborhood Meeting Comments: None Required

Attachments

A	B
Revised Map 2-4	Agency Notification

Prepared By: Jennifer L. Albers **Date:** 1/13/26
 Jennifer L. Albers
 Assistant Director of Planning (928) 373-5180
 Jennifer.Albers@YumaAZ.gov

Approved By: Alyssa Linville **Date:** 01/20/2025
 Alyssa Linville,
 Director, Planning and Neighborhood Services

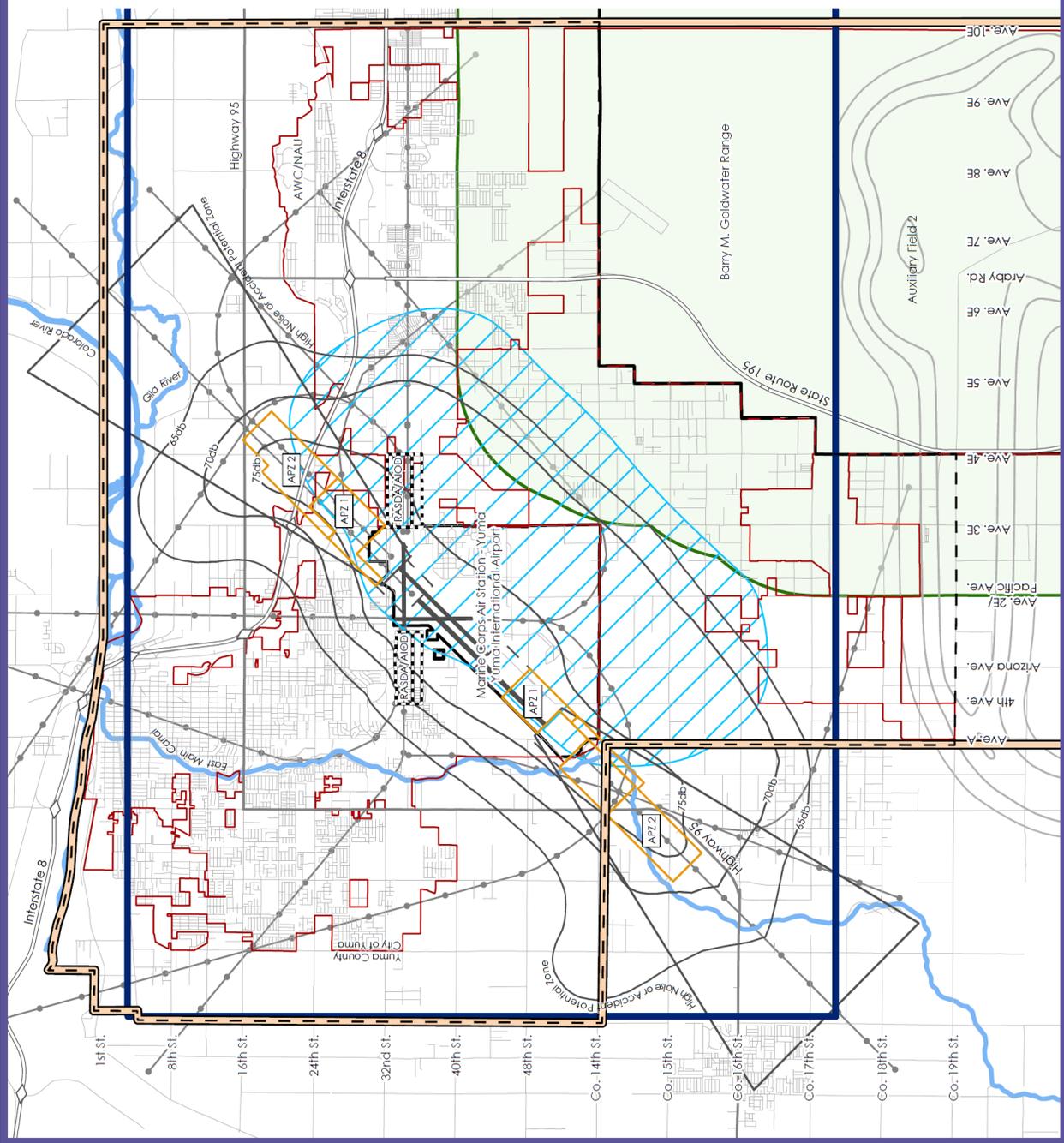
ATTACHMENT A REVISED MAP 2-4



Focus Area and Military/Aviation Features

- Oversight Pattern
- Typical Arrival/Departure Flight Tracks but not all inclusive
- Noise Contour
- Runway Approach Departure Safety Area / Airport Industrial Overlay District (RADSA/AIOD)
- Accident Potential Zone (APZ1/APZ2)
- Territory in the vicinity of the Marine Corps Air Station - Yuma
- Barry M. Goldwater Range Influence Area
- Focus Area
- Planning Area Boundary
- City Limits

Pursuant to A.R.S. § 28-8481, no new residential development within the high noise and accident potential zones as depicted in this map is allowed unless the subject property had a building permit, had a residence constructed or was approved for development in a development plan, prior to December 31, 2000. Development within the high noise or accident potential zones of the Marine Corps Air Station-Yuma is subject to the requirements of the City of Yuma Airport Overlay Zoning District.



Land Use – Focus Area and Military/Aviation Features – Map 2-4

**ATTACHMENT B
AGENCY NOTIFICATION**

- **Legal Ad Published: The Sun** 12/12/25
- **Display Ad Published:** 12/12/25
- **54 Commenting/Reviewing Agencies noticed:** 10/14/25
- **Hearing Dates:** 01/12/26
- **Comments Due:** 12/13/25

<i>External List</i>	<i>Response Received</i>	<i>Date Received</i>	<i>“No Comment”</i>	<i>Written Comments</i>
Yuma County Engineering	NR			
Yuma County Flood Control District	NR			
Yuma County Planning & Zoning (ARS)	NR			
Yuma County Public Works	NR			
Yuma County Airport Authority	NR			
Yuma County Chamber of Commerce	NR			
Yuma County Assessor	NR			
Yuma Metropolitan Planning Organization (ARS)	NR			
YCIPTA – Transportation Authority	NR			
Greater Yuma Econ. Development Corp.	NR			
Yuma County School Superintendent	NR			
YUHS District #70 (ARS)	NR			
Yuma Elementary School District #1 (ARS)	NR			
Crane School District #13 (ARS)	NR			
City of San Luis (ARS)	NR			
City of Somerton (ARS)	NR			
Imperial County, California (ARS)	NR			
Century Link Communications (ARS)	NR			
Arizona Public Service (ARS)	NR			
Charter Cable (ARS)	NR			
Southwest Gas (ARS)	NR			
Arizona Department of Transportation	NR			
Arizona Game & Fish Dept.	NR			
Arizona Department of Commerce (ARS)	NR			
Arizona State Attorney General (ARS)	NR			
Arizona Dept. of Water Resources (ARS)	NR			
Arizona State Land Department (ARS)	NR			
MCAS / C P & L Office (ARS)	NR			
Yuma Proving Ground	NR			
US Bureau of Land Management (ARS)	NR			
US Bureau of Reclamation	NR			
US Postal Service	NR			
Quechan Tribal Office	Yes	10/21/25	X	
Cocopah Indian Tribe	NR			
Yuma County Water Users' Association	NR			
Yuma Irrigation District	NR			
Yuma Mesa Irrigation Drainage District	NR			
Unit B Irrigation District	NR			
Yuma County Association of Realtor's	NR			
Yuma County Contractor's Association	NR			
AZ Society of Professional Engineers (ASPE)	NR			
El Paso Natural Gas Co.	NR			
Western Area Power Administration	Yes	10/16/25	X	

City of Yuma Internal List	Response Received	Date Received	"No Comment"	Written Comments
Thomas Garrity, Police	NR			
Rod Hamilton, Police	NR			
Eric Urfer, Parks and Rec – Admin	NR			
David Wostenberg, City Engineer	NR			
Mahammad Zaid, Traffic Engineer	NR			
Andrew McGarvie, Engineering	NR			
Kayla Warren, Fire – Prevention	Yes	10/17/25	X	
Randall Crist, Building Safety	NR			
Jeremy McCall, Utilities	NR			
Joel Olea, Public Works	NR			
NR=None Received	NR			

RESOLUTION NO. R2026-008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, AMENDING RESOLUTION R2022-011, THE CITY OF YUMA 2022 GENERAL PLAN, TO AMEND MAP 2-4 TO IDENTIFY THE MILITARY INFLUENCE AREA FOR THE BARRY M. GOLDWATER RANGE AND THE VICINITY BOUNDARY FOR THE MARINE CORPS AIR STATION YUMA

WHEREAS, the General Plan of the City of Yuma was adopted in 2022 by Resolution R2022-011 for the orderly and balanced development of lands through efficient and systematic land use planning; and,

WHEREAS, House Bill 2548, adopted and signed March 2024, directs municipalities with military installations to identify Military Influence Areas within their General Plans; and,

WHEREAS, the City of Yuma Planning and Zoning Commission held a public hearing on January 26, 2026, for General Plan Amendment Case No. GP-44620-2025, regarding the request to amend the General Plan; and,

WHEREAS, due and proper notice of the public hearings were given in the time, form, substance and manner as provided by law, including publication of such notice in The Sun on December 19, 2025, and January 31, 2026; and,

WHEREAS, the proposed General Plan Amendment meets the goals and objectives of the General Plan and retains an adequate mixture and balance of land uses.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Yuma as follows:

SECTION 1: Resolution R2022-011, the City of Yuma 2022 General Plan, is amended to change Map 2-4 as shown in Exhibit A, attached and by this reference made a part of this Resolution, to identify the Military Influence Area for the Barry M. Goldwater Range and the Vicinity Boundary for the Marine Corps Air Station Yuma.

Adopted this _____ day of February, 2026.

APPROVED:

Douglas J. Nicholls
Mayor

ATTESTED:

APPROVED AS TO FORM:

Lynda L. Bushong
City Clerk

Richard W. Files
City Attorney

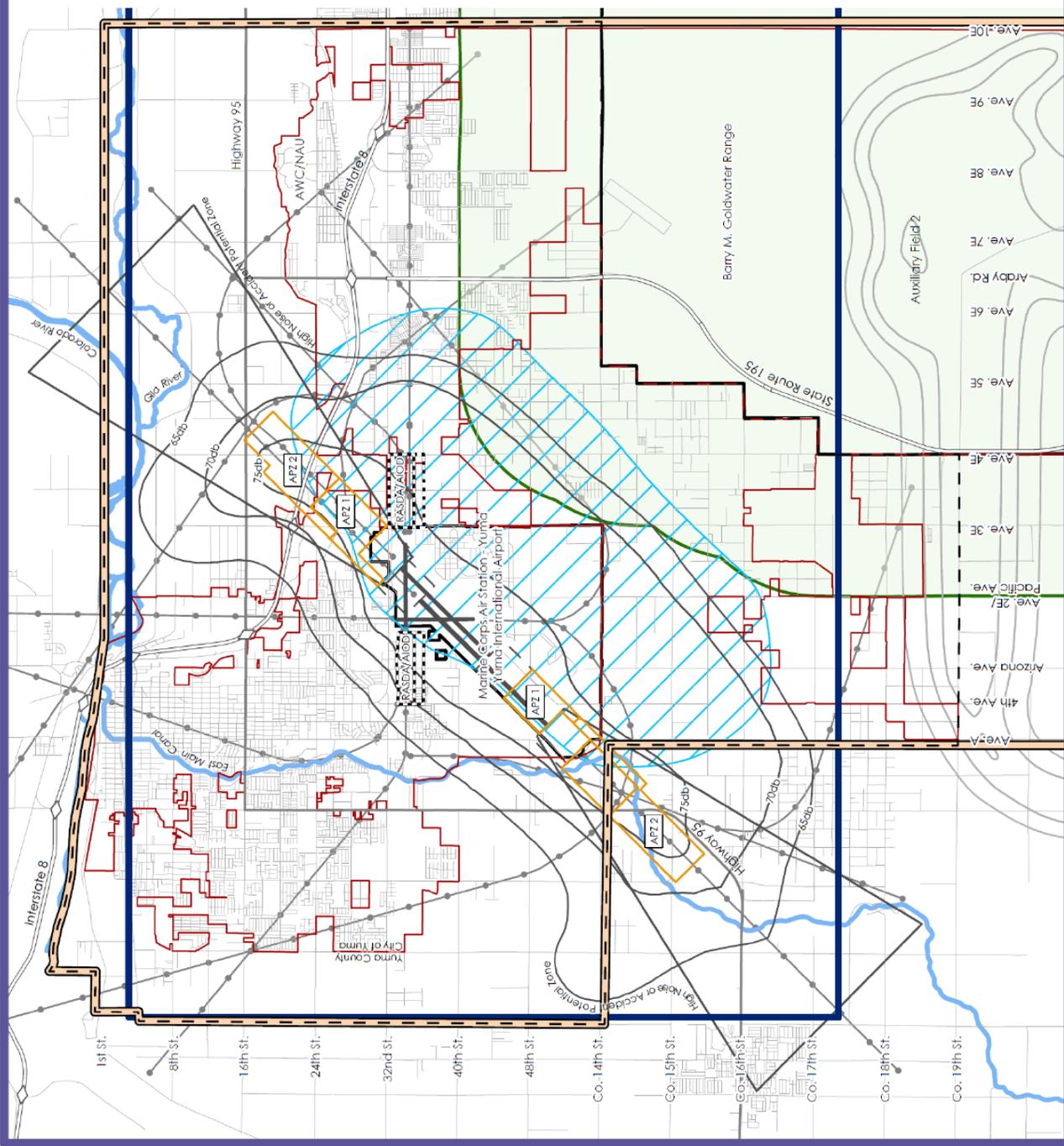
Exhibit A



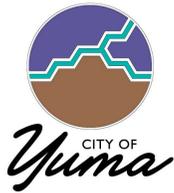
Focus Area and Military/Aviation Features

- Overflight Pattern
- Typical Arrival/Departure Flight Tracks but not all inclusive
- Noise Contour
- Runway Approach Departure Safety Area / Airport Industrial Overlay District (RADSA/AIOD)
- Accident Potential Zone (APZ1/APZ2)
- Territory in the vicinity of the Marine Corps Air Station Yuma
- Barry M Goldwater Range Influence Area
- Focus Area
- Planning Area Boundary
- City Limits

Pursuant to A.R.S. § 28-5481, no new residential development within the high noise and accident potential zones as depicted in this map is allowed unless the subject property had a building permit, had a residence constructed or was approved for development in a "development plan" prior to December 31, 2000. Development within the high noise or accident potential zones of the Marine Corps Air Station Yuma is subject to the requirements of the City of Yuma Airport Overlay Zoning District.



Land Use – Focus Area and Military/Aviation Features – Map 2-4



City of Yuma

City Council Report

File #: R2026-009

Agenda Date: 2/18/2026

Agenda #: 2.

	STRATEGIC OUTCOMES	ACTION
DEPARTMENT: Community Development	<input checked="" type="checkbox"/> Safe & Prosperous <input type="checkbox"/> Active & Appealing <input type="checkbox"/> Respected & Responsible	<input type="checkbox"/> Motion <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance - Introduction
DIVISION: Community Planning	<input type="checkbox"/> Connected & Engaged <input type="checkbox"/> Unique & Creative	<input type="checkbox"/> Ordinance - Adoption <input checked="" type="checkbox"/> Public Hearing

TITLE:

Major General Plan Amendment: Tillman Estates Unit No. 4

SUMMARY RECOMMENDATION:

Following a public hearing, approve the request to amend the City of Yuma General Plan to change the land use designation from Industrial, Suburban Density Residential and Low Density Residential to Suburban Density Residential and Low Density Residential, for the property located at the northeast corner of 40th Street and 5¼E. (GP-44489-2025) (Community Development/Community Planning) (Alyssa Linville)

STRATEGIC OUTCOME:

This General Plan amendment furthers the City Council’s strategic outcome of Safe and Prosperous by providing an adequate mixture and balance of land uses.

REPORT:

This is a Major General Plan Amendment request by Robert Woodman, on behalf of Fred Lee Tillman, to change the land use designation from Industrial, Suburban Density Residential and Low Density Residential to Suburban Density Residential and Low Density Residential for approximately 36.24 acres, for the property located at the northeast corner of 40th Street and 5¼ E, Yuma, AZ.

The existing Industrial land use designation of 23.76 acres supports the following types of zoning: Industrial Park (I-P), Light Industrial (L-I) and Heavy Industrial (H-I) districts.

The existing Suburban Density Residential land use designation of 11.20 acres supports the following types of zoning: Suburban Ranch (SR-1, SR-2) Residential Estate (RE-12, RE-18, RE-35), Low Density Residential (R-1-12, R-1-20, R-1-40), and Residence-Manufactured Housing District (RMH-10, RMH-12, RMH-20) districts.

The existing Low Density Residential land use designation of 1.28 acres supports the following types of zoning: Suburban Ranch (SR-1), Residential Estate (RE-12, RE-18, RE-35), Low Density Single-Family Residential (R-1-5), Low Density Residential (R-1-6, R-1-8, R-1-12, R-1-20, R-1-40) and Residence-Manufactured Housing (R-MH-6, R-MH-8, R-MH-10, R-MH-12, R-MH-20) districts.

The proposed Suburban Density Residential land use designation of 27.64 acres, to be located north of 39th Street, supports the following types of zoning: Suburban Ranch (SR-1, SR-2) Residential Estate (RE-12, RE-18, RE-35), Low Density Residential (R-1-12, R-1-20, R-1-40), and Residence-Manufactured Housing District

(RMH-10, RMH-12, RMH-20) districts.

The proposed Low Density Residential land use designation of 8.6 acres, to be located south of 39th Street, supports the following types of zoning: Suburban Ranch (SR-1), Residential Estate (RE-12, RE-18, RE-35), Low Density Single-Family Residential (R-1-5), Low Density Residential (R-1-6, R-1-8, R-1-12, R-1-20, R-1-40) and Residence- Manufactured Housing (R-MH-6, R-MH-8, R-MH-10, R-MH-12, R-MH-20) districts.

The applicant’s intent in changing the land use designation is to pursue a rezone of approximately 8.6 acres to Low Density Residential (R-1-12) and rezone approximately 27.64 acres to Suburban Ranch (SR-1) for the development of 32 single-family residential lots.

On January 12, 2026, the Planning and Zoning Commission voted to recommend APPROVAL (4-0), with three absences, of the General Plan amendment request to change the land use designation to Suburban Density Residential and Low Density Residential

Public Comments - Excerpt from Planning and Zoning Commission Minutes (1/12/26):

QUESTIONS FOR STAFF

“**Vice-Chairman John Mahon** referred to the proposed land use map in the Staff Report and asked for clarification of the areas where the land use designation would be changed. **Peterson** stated that the bottom portion of the map is designated as low density, comprising of 8.64 acres, while the suburban designation covers 27 acres.

APPLICANT/APPLICANT’S REPRESENTATIVE

“**Robert Woodman**, 13388 S. Avenue 5E, Yuma, AZ was available for questions.

PUBLIC COMMENT

None

“**Motion by Lorraine Arney, Planning and Zoning Commissioner, second by Chelsea Malouff-Craig, Planning and Zoning Commissioner to APPROVE GP-44489-2025.**

“**Motion carried unanimously, (4-0) with two absent and one vacancy.’**

FISCAL REQUIREMENTS:

CITY FUNDS:	\$ 0.00	BUDGETED:	\$ 0.00
STATE FUNDS:	\$ 0.00	AVAILABLE TO TRANSFER:	\$ 0.00
FEDERAL FUNDS:	\$ 0.00	IN CONTINGENCY:	\$ 0.00
OTHER SOURCES:	\$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	\$ 0.00	-	

FISCAL IMPACT STATEMENT:

NONE

ADDITIONAL INFORMATION:

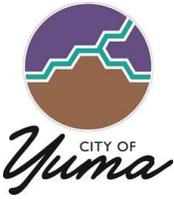
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

NONE

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

- Department
- City Clerk's Office
- Document to be recorded
- Document to be codified

Acting City Administrator: John D. Simonton	Date: 02/06/2026
Reviewed by City Attorney: Richard W. Files	Date: 02/06/2026



**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE TYPE – GENERAL PLAN AMENDMENT
Case Planner: Erika Peterson**

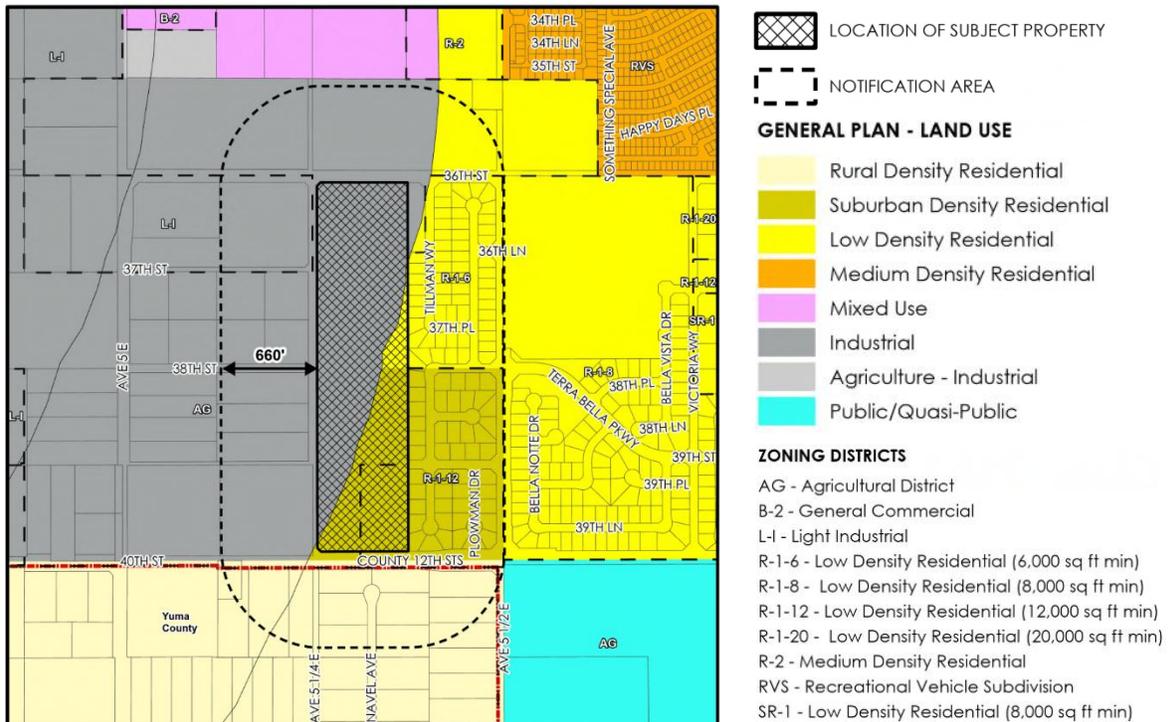
Hearing Date: January 12, 2026

Case Number: GP-44489-2025

Project Description/Location: This is a Major General Plan Amendment request by Robert Woodman, on behalf of Fred Lee Tillman, to change the land use designation from Industrial, Suburban Density Residential and Low Density Residential to Suburban Density Residential and Low Density Residential for approximately 36.24 acres, for the property located at the northeast corner of 40th Street and 5 ¼ E, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Agriculture (AG) and Low Density Residential (R-1-12)	Agriculture	Industrial/Suburban Density Residential/Low Density Residential
North	Agriculture (AG)	Agriculture	Industrial
South	County Suburban Ranch (SR-2)	Single-family dwellings	Rural Density Residential
East	Low Density Residential (R-1-6 and R-1-2)	Single-family dwellings	Industrial/Suburban Density Residential/Low Density Residential
West	Agriculture (AG) and Light Industrial (L-I)	Single-family dwellings/agriculture/undeveloped	Industrial

Location Map



Prior site actions: Annexation - Ordinance No. 099-81, effective 8/7/1999; Rezone - O2001-56, from Agriculture (AG) to Low Density Residential (R-1-12) District.

Staff Recommendation: Staff recommends the Planning and Zoning Commission APPROVE the request to change the land use designation for approximately 36.24 acres from Industrial, Suburban Density Residential and Low Density Residential to Suburban Density Residential and Low Density Residential.

Suggested Motion: Move to APPROVE the request to change the land use designation for approximately 36.24 acres from Industrial, Suburban Density Residential and Low Density Residential to Suburban Density Residential and Low Density Residential.

Staff Analysis: This is a Major General Plan Amendment request by Robert Woodman, on behalf of Fred Lee Tillman, to change the land use designation from Industrial, Suburban Density Residential and Low Density Residential to Suburban Density Residential and Low Density Residential for approximately 36.24 acres, for the property located at the northeast corner of 40th Street and 5 ¼ E, Yuma, AZ.

The existing Industrial land use designation of 23.76 acres supports the following types of zoning: Industrial Park (I-P), Light Industrial (L-I) and Heavy Industrial (H-I) districts.

The existing Suburban Density Residential land use designation of 11.20 acres supports the following types of zoning: Suburban Ranch (SR-1, SR-2) Residential Estate (RE-12, RE-18, RE-35), Low Density Residential (R-1-12, R-1-20, R-1-40), and Residence-Manufactured Housing District (RMH-10, RMH-12, RMH-20) districts.

The existing Low Density Residential land use designation of 1.28 acres supports the following types of zoning: Suburban Ranch (SR-1), Residential Estate (RE-12, RE-18, RE-35), Low Density Single-Family Residential (R-1-5), Low Density Residential (R-1-6, R-1-8, R-1-12, R-1-20, R-1-40) and Residence- Manufactured Housing (R-MH-6, R-MH-8, R-MH-10, R-MH-12, R-MH-20) districts.

The proposed Suburban Density Residential land use designation of 27.64 acres, to be located north of 39th Street, supports the following types of zoning: Suburban Ranch (SR-1, SR-2) Residential Estate (RE-12, RE-18, RE-35), Low Density Residential (R-1-12, R-1-20, R-1-40), and Residence-Manufactured Housing District (RMH-10, RMH-12, RMH-20) districts.

The proposed Low Density Residential land use designation of 8.6 acres, to be located south of 39th Street, supports the following types of zoning: Suburban Ranch (SR-1), Residential Estate (RE-12, RE-18, RE-35), Low Density Single-Family Residential (R-1-5), Low Density Residential (R-1-6, R-1-8, R-1-12, R-1-20, R-1-40) and Residence-Manufactured Housing (R-MH-6, R-MH-8, R-MH-10, R-MH-12, R-MH-20) districts.

The applicant's intent in changing the land use designation is to pursue a rezone of approximately 8.6 acres to Low Density Residential (R-1-12) and rezone approximately 27.64 acres to Suburban Ranch (SR-1) for the development of 32 single-family residential lots.

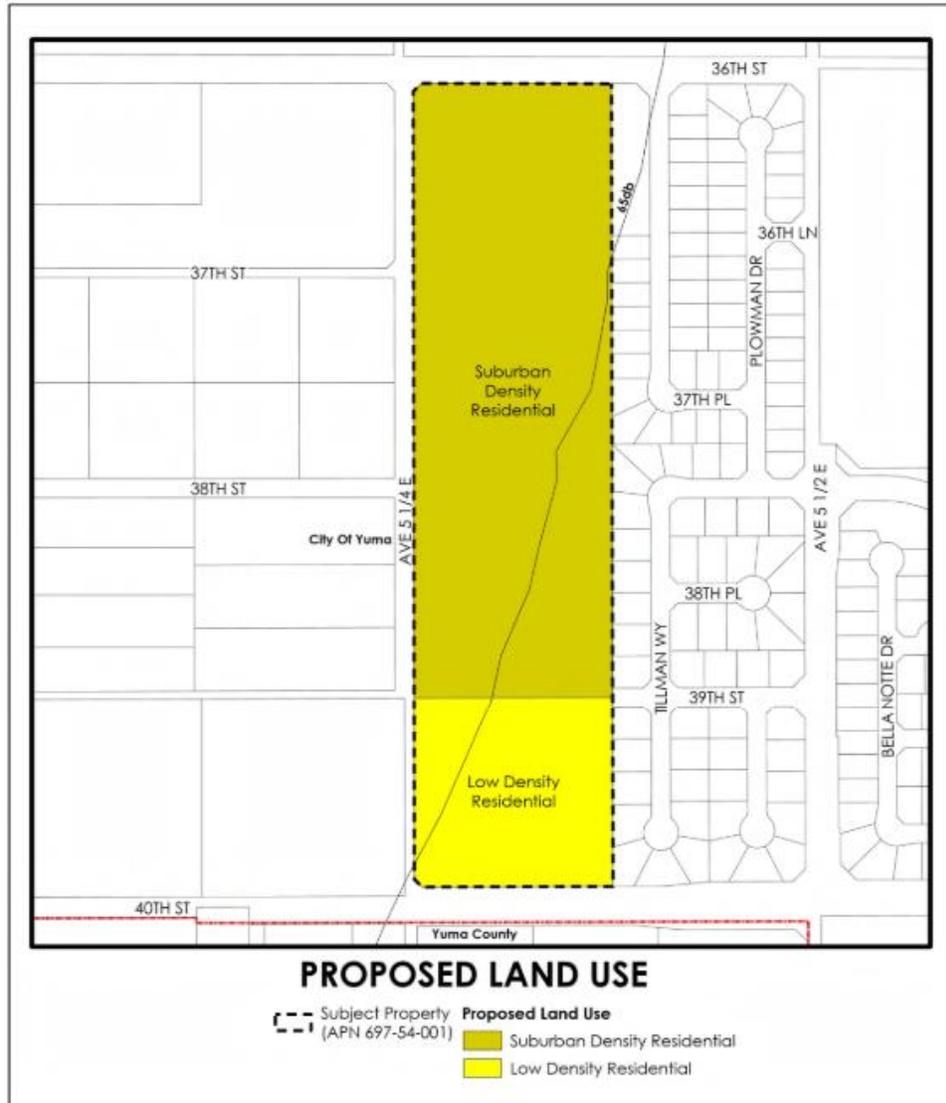
Density

The existing Industrial land use designation of 23.76 acres would allow for the development of business, industrial or scientific research centers, assembly or fabrication of products, warehousing, automotive and equipment repair, lattice tower

structures for personal wireless communication facilities, and printing services.

The existing Suburban Density Residential land use designation of 11.20 acres would allow 6 to 34 dwelling units to be developed and the existing Low Density Residential land use designation of 1.28 acres would allow 1 to 6 dwelling units to be developed.

The proposed Suburban Density Residential land use designation would allow 14 to 83 dwelling units to be constructed on 27.67 acres and the proposed land use designation of Low Density Residential would allow from 9 to 42 dwelling units to be constructed on 8.6 acres.



Population

Information from the 2023 American Community Survey provides data on population by housing unit type. The information results in an average household size for single-family units of 2.8 persons per dwelling in the City of Yuma. Comparing the densities allowed within the General Plan, the potential persons expected are:

- Existing Industrial:
Zero homes – Expected population: 0
- Existing Low Density and Suburban Density Residential:

Minimum 1 homes – Expected population: 3
Maximum 34 homes – Expected population: 95

- Proposed Suburban and Low Density Residential:
Minimum 23 homes – Expected population: 64
Maximum 125 homes – Expected population: 350

The 2020 Census identified that 20% of the population within the City of Yuma was between 5 and 17 years of age. Therefore, the expected school-age population is estimated at:

- Suburban and Low Density Residential:
Minimum expected population: 64 – School Age: 13
Maximum expected population: 350 – School Age: 70

Transportation

The property is located on the northeast corner of 40th Street and Avenue 5¼E. Primary vehicle access to the property will be from Avenue 5¼E and secondary access from 39th Street, both Local Roads with a connection to 40th Street. 40th Street is a Minor Arterial.

The City of Yuma Transportation Master Plan identifies 40th Street as a Minor Arterial and Avenue 5¼E and Avenue 5½E as Local Roads. According to the City of Yuma Transportation Master Plan, 40th Street operates at a Level of Service (LOS) of C or above, meaning that there are stable conditions with movements somewhat restricted due to higher volumes but not objectionable to motorists. In addition, the daily traffic counts identified by the Yuma Metropolitan Planning Organization for 2024 on 40th Street, west of Avenue 5E is 7,071. There is no public transit available in this area.

Housing

The Housing Element of the City of Yuma 2022 General Plan addresses the need to provide safe, decent, sanitary, and affordable housing for all residents. And specifically Objective 1.3 notes providing a variety of housing types:

Objective 1.3: Encourage a variety of housing types to meet all socioeconomic segments of the population, considering both full time and seasonal residents.

The General Plan amendment seeks to offer housing options with larger lots to accommodate bigger single-family homes.

Public Services

It is a requirement of State Statute for a General Plan to identify public schools and other public buildings. The City of Yuma General Plan Public Services Element identifies the location of public/charter schools within the 3 school districts in the General Plan area. The request is located within the district boundaries of the Yuma Elementary School District One and the Yuma Union High School District.

According to the Yuma Elementary School District One Boundary Map, the elementary students in the subject area are within the boundary of Dorothy Hall Elementary School located at 5777 E. 45th Place and junior high school students are within the boundary of Gila Vista Junior High School at 2245 S. Arizona Avenue.

According to the Yuma Union High School District, the high school students are within the boundary of Gila Ridge High School located at 7150 E. 24th Street.

1. Does the proposed amendment impact any elements of the General Plan?

No. The proposed amendment does not impact any of the element of the General Plan.

Transportation Element:

FACILITY PLANS		
Transportation Master Plan	Planned	Existing
40 th Street - 4-Lane Minor Arterial	50 FT H/W	61 FT H/W
Ave 5¼E - Local Road	29 FT H/W	30 FT H/W
Ave 5½E - Local Road	29 FT H/W	49 FT H/W

2. Does the proposed amendment impact any of the facility plans?

No.

3. Is the proposed amendment in conflict with Council’s prior actions?

Yes. This area has been designated with the Industrial, Suburban Density Residential and Low Density Residential land use designations since the adoption of the 2012 City of Yuma General Plan, adopted on June 6, 2012, R2012-29.

Scheduled Public Hearings:

- City of Yuma Planning and Zoning Commission: December 8, 2025
- City of Yuma Planning and Zoning Commission: January 12, 2026
- City of Yuma City Council: February 18, 2026

Public Comments Received: See Attachment A

Agency Comments: See Attachment B

Neighborhood Meeting Comments: See Attachment D

Final staff report delivered to applicant on:

- Applicant agreed with staff’s recommendation:
- Applicant did not agree with staff’s recommendation:
- Final report has been emailed to applicant on 1/5/2026.

Attachments

A	B	C	D	E	F
Public Comments	Agency Comments	Staff Worksheet	Neighborhood Meeting Comments	Neighbor Notification List	Aerial Photo

Prepared By: Erika Peterson **Date:** 12/9/2025

Erika Peterson
Senior Planner
Erika.Peterson@YumaAz.Gov
(928) 373-5000, x3071

Reviewed By: Jennifer L. Albers **Date:** 12/9/25

Jennifer L. Albers,
Assistant Director of Planning

Approved By: *Alyssa Linville*

Date: 12/31/25

Alyssa Linville,
Director, Planning and Neighborhood Services

**ATTACHMENT A
PUBLIC COMMENTS**

Name:	Jill Caporelli, O.D.			Contact Information:	eyedoccap@gmail.com					
Method of Contact:	Phone	<input type="checkbox"/>	FAX	<input type="checkbox"/>	Email	<input checked="" type="checkbox"/>	Letter	<input type="checkbox"/>	Other	<input type="checkbox"/>
<p>Comment:</p> <p>Dear Ms. Peterson,</p> <p>On September 25th I received a letter in the mail from Mr. Woodman regarding the proposed zoning changes for the above mentioned case. I reside in Tillman Estates, phase 2 & 3. The biggest reason I decided to purchase land there and build a home is because the developer and builder told myself, as well as my neighbor, that the development would be custom homes, only. We were deceived because the remainder of the lots became tract housing, a substantial number, of which, became leased homes. At the time that I purchased my property, the entrance and perimeter of the development were pretty well maintained. As of present, replacement rock needs to be brought in and flooding controlled that happens on 5 1/2 E, coming into Tillman Estates, when it rains. Shrubs get trimmed but drip systems are poorly maintained, so much of the original vegetation has succumbed. Once the developer has sold all lots within the subdivision, are they released of responsibility to maintain the land that runs around the subdivision? I have similar concerns for this land that Mr. Woodman is planning to develop on behalf of Mr. Tillman. The last page of the letter mailed to me depicts a map titled "Tillman Estates Unit No. 4" I assume this development will be named Tillman Estates, as well? Consideration needs to be given to the residents of Tillman Estates division 1 through 3. I do not want property adjacent to the development to be bordered with twelve 1,000 foot lots. This again goes against the conveyed information that Tillman Estates was a custom home development. I assume the updated water and sewer lines that were recently installed on 5 1/2 E were to support this near future development? I plan to attend the scheduled meetings</p> <p>Thank you in advance for your assistance</p> <p>Sincerely, Jill Caporelli, O.D.</p>										

Name:	Angie Sorrells			Contact Information:	(858)805-1540					
Method of Contact:	Phone	<input checked="" type="checkbox"/>	FAX	<input type="checkbox"/>	Email	<input type="checkbox"/>	Letter	<input type="checkbox"/>	Other	<input type="checkbox"/>
<p>Comment:</p> <p>Ms. Sorrells called and left a voice message before the neighborhood meeting. She stated she had questions regarding the proposed development. Staff was unable to talk to before the neighborhood meeting. Staff did talk to her during the neighborhood meeting and explained the request. Ms. Sorrell did not have additional questions.</p>										

Name:	Fernando Hernandez			Contact Information:						
Method of Contact:	Phone	<input checked="" type="checkbox"/>	FAX	<input type="checkbox"/>	Email	<input checked="" type="checkbox"/>	Letter	<input type="checkbox"/>	Other	<input type="checkbox"/>
<p>Comment:</p> <p>Hello Erika,</p> <p>Can I please get the information of who I would have to speak to at MCAS in regards to being able to build on our land.</p> <p>Our home is right on 5 1/4 E.</p> <p>Thank you,</p> <p>Fernando Hernandez</p>										

Name:	Anthony Wojewodzki			Contact Information:	(928)723-6082					
Method of Contact:	Phone	<input checked="" type="checkbox"/>	FAX		Email	<input checked="" type="checkbox"/>	Letter		Other	
Comment:										
<p>Mr. Wojewodzki called stating he received a letter in the mail informing him of the proposed land use change. He requested additional information as he did not understand.</p>										

Name:	Jorge C. Juarez			Contact Information:	jerry.cjuarez98@gmail.com					
Method of Contact:	Phone	<input checked="" type="checkbox"/>	FAX		Email	<input checked="" type="checkbox"/>	Letter		Other	
Comment:										
<p>Hi Erika, my name is Jerry Juarez. I am the Son on the owner on 3896 South Ave. 5 1/4 E yuma Az 85365.</p> <p>I have attached a letter explaining why we would oppose the major general plan amendment case.</p> <p>This letter is written by myself and my father and backed up by our neighbor next-door.</p>										

Name:	Jorge C. Juarez			Contact Information:	jerry.cjuarez98@gmail.com			
Method of Contact:	Phone	FAX	Email	Letter	X	Other		

Good evening Mayor, Councilmembers,

My name is Jorge C Juarez, and I live at 3896 S Ave 5 1/4 E Yuma AZ 85365. I am here to oppose Case GP-44489-2025.

When I purchased my property in 2005, I was told clearly that houses could not be built on the frontage in this area because of the Marine Corps Air Station fly zone. That assurance mattered — it was the reason I invested here. This land sits directly under flight paths where there is significant aircraft noise and accident potential. Approving suburban homes here can create inevitable conflicts with MCAS operations.

Over the years, my family has built our lives around this property. A relative even purchased the house next door so we could live close together, host family gatherings, and have a safe place for our many nephews, cousins, and extended family to come for reunions, celebrations, and holidays. We chose this location because it gave us space, privacy, and peace of mind without nearby neighbors.

This property has also been used actively for agriculture. For years, we have raised cows, goats, sheep, chickens, pigs, and dogs. This is part of our way of life. With animals come noise and smells — that is normal for farm life. New suburban neighbors are not going to accept that reality. They will complain, and conflicts will arise between long-standing agricultural families like mine and new residents who expected quiet subdivisions.

Beyond the animals, we also bring in tractors, equipment, and farm workers to help with crops and maintenance. That requires access, noise, and activity at certain hours. If this property is rezoned and turned into residential lots, we will lose the ability to safely and reasonably bring in tractors and workers. Again, the result will be conflict, complaints, and restrictions on what we can do with land we invested in decades ago.

For all these reasons —

- Public safety and military compatibility under the MCAS fly zone,
- Family reliance and community investment since 2005,
- Agricultural use with livestock and farming activity, and
- The need to maintain tractor and worker access for crops —

I strongly urge you to deny this rezoning request. Approving it would break the assurances given to current property owners, create conflicts with MCAS operations, and harm agricultural families who have lived and worked here for years.

Sincerely,

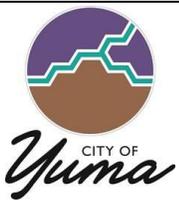
Jorge C. Juarez

3896 S Ave 5 ¼ E

**ATTACHMENT B
AGENCY COMMENTS**

DATE:	9/18/2025	NAME:	Antonio Martinez	TITLE:	Community Liaison Specialist
AGENCY:	MCAS	PHONE:	(928)269-2103		
<i>Enter comments below:</i>					
<p>Subject property within the 65-70 decibel (dB) noise zone and adjacent to Runway 26 Accident Potential Zone 2 (APZ-2). MCAS Yuma provided a Determination of Compatibility (DC25-06) delineating the safety concerns and conditions while not objecting to this request. If the plans deviate from those already provided for the determination, it is requested a new proposal is presented for review. Thank you for the opportunity to review and comment.</p>					

**ATTACHMENT C
STAFF WORKSHEET**

	<p>STAFF RESEARCH – GENERAL PLAN AMENDMENT</p> <p>CASE #: 44489-2025 CASE PLANNER: ERIKA PETERSON</p>
-----------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------

I. PROJECT DATA

Project Location:		Northeast corner of 40 th Street and 5¼E							
Parcel Number(s):		697-54-001							
Parcel Size(s):		36.24 acres							
Total Acreage:		36.24							
Proposed Dwelling Units:		Maximum: 125		Minimum: 22					
Address:									
Applicant:		Fred L. Tillman							
Applicant's Agent:		Robert Woodman							
Land Use Conformity Matrix:		Current Zoning District Conforms:		Yes	No	X			
Zoning Overlay:	Public	AO	Auto	B&B	Historic	Infill	None		
Airport	Noise Contours	65-70	X	70-75	75+	APZ1	APZ2	CLEAR ZONE	

	Existing Zoning	Current Use	General Plan Designation
Site	Agriculture (AG) and Low Density Residential (R-1-12)	Agriculture	Industrial/Suburban Density Residential/Low Density Residential
North	Agriculture (AG)	Agriculture	Industrial
South	County Suburban Ranch (SR-2)	Single-family dwellings	Rural Density Residential
East	Low Density Residential (R-1-6 and R-1-2)	Single-family dwellings	Industrial/Suburban Density Residential/Low Density Residential
West	Agriculture (AG) and Light Industrial (L-I)	Single-family dwellings/agriculture/undeveloped	Industrial

Prior Cases or Related Actions:				
Type	Conforms			Cases, Actions or Agreements
Pre-Annexation Agreement	Yes	No		N/A
Annexation	Yes	X	No	O99-81, effective 8/7/1999
General Plan Amendment	Yes	No		N/A
Development Agreement	Yes	No		N/A
Rezone	Yes	X	No	Z2001-17, O2001-56- Rezone 40 acres from AG to R-1-6 and R-1-12.
Subdivision	Yes	X	No	S2003-012 Tillman Lot Tie/Lot Split
Conditional Use Permit	Yes	No		N/A
Pre-Development Meeting	Yes	No		Date: 5/13/2005, PDM 44060-2025
Enforcement Actions	Yes	No		N/A
Land Division Status:	Legal lot of record			
Irrigation District:	YMIDD			
Adjacent Irrigation Canals & Drains:	"A" Canal			

Water Conversion: (5.83 ac ft/acre)	211.2 Acre Feet a Year			
Water Conversion Agreement Required	Yes	No	X	

II. CITY OF YUMA GENERAL PLAN

Land Use Element:

Land Use Designation:	Industrial/Suburban Density Residential/Low Density Residential							
Issues:								
Historic District:	Brinley Avenue		Century Heights		Main Street		None	X
Historic Buildings on Site:	Yes		No	X				

Transportation Element:

FACILITY PLANS							
Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck	
40 th Street - 4-Lane Minor Arterial	50 FT H/W	61 FT H/W					
Ave 5 ¼ E - Local Road	29 FT H/W	30 FT H/W					
Ave 5½ E - Local Road	29 FT H/W	49 FT H/W					
Bicycle Facilities Master Plan	Proposed bike lane on 40 th Street						
YCAT Transit System	None						
Issues:	Access to public transit						

Parks, Recreation and Open Space Element:

Parks and Recreation Facility Plan		
Neighborhood Park:	Existing: Ocotillo Park	Future: Ocotillo Park
Community Park:	Existing: Kennedy Park	Future: East Mesa Community Park
Linear Park:	Existing: None	Future: B Canal Linear Park
Issues:		

Housing Element:

Special Need Household:	N/A
Issues:	

Redevelopment Element:

Planned Redevelopment Area:	N/A
Adopted Redevelopment Plan:	North End: <input type="checkbox"/> Carver Park: <input type="checkbox"/> None: <input checked="" type="checkbox"/>
Conforms:	Yes <input type="checkbox"/> No <input type="checkbox"/>

Conservation, Energy & Environmental Element:

Impact on Air or Water Resources	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Renewable Energy Source	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Issues:		

Public Services Element:

Population Impacts Population projection per 2023 5-Year American Community Survey Police Impact Standard: 1 officer for every 530 citizens; 2020 Conservation Plan: Water demand: 207 gallons/day/person; Wastewater generation: 70 gallons per day per person	Dwellings & Type		Projected Population	Police Impact	Water Consumption		Wastewater Generation
	<i>Single Family</i>				Officers	GPD	
	Maximum	Per Unit	350	0.66	72,450	81.2	24,500
	Minimum		64	0.12	13,331	14.9	4,508
	Fire Services Plan:	Existing: Yuma Fire Station No. 5		Future: East Mesa Fire Station No. 9			

Water Facility Plan:	Source:	City	<input checked="" type="checkbox"/>	Private		Connection:	E. 39 th St. 8" PVC			
Sewer Facility Plan:	Treatment:	City	<input checked="" type="checkbox"/>	Septic		Private		Connection: E. 39 th St.		
Issues:										
Safety Element:										
Flood Plain Designation:		500 Year Flood			Liquefaction Hazard Area:		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Issues:										
Growth Area Element:										
Growth Area:	Araby Rd & Interstate 8			Arizona Ave & 16 th St			Avenue B & 32 nd St.			
	North End		Pacific Ave & 8 th St			Estancia		None	<input checked="" type="checkbox"/>	
Issues:										

NOTIFICATION

- Legal Ad Published: The Sun 11/15/25
- Display Ad Published: 11/15/25
- 660' Vicinity Mailing: 9/16/25
- 54 Commenting/Reviewing Agencies noticed: 9/9/25
- Site Posted: 9/25/25
- Neighborhood Meeting: 10/2/25
- Hearing Dates: 12/8/25, 1/12/26 & 2/18/26
- Comments Due: 11/8/25

External List	Response Received	Date Received	"No Comment"	Written Comments
Yuma County Engineering	NR			
Yuma County Flood Control District	NR			
Yuma County Planning & Zoning (ARS)	YES	9/17/2025	X	
Yuma County Public Works	YES	9/11/2025	X	
Yuma County Airport Authority	NR			
Yuma County Chamber of Commerce	NR			
Yuma County Assessor	NR			
Yuma Metropolitan Planning Organization (ARS)	NR			
YCIPTA – Transportation Authority	NR			
Greater Yuma Econ. Development Corp.	NR			
Yuma County School Superintendent	NR			
YUHS District #70 (ARS)	NR			
Yuma Elementary School District #1 (ARS)	NR			
Crane School District #13 (ARS)	NR			
City of San Luis (ARS)	NR			
City of Somerton (ARS)	NR			
Imperial County, California (ARS)	NR			
Century Link Communications (ARS)	NR			
Arizona Public Service (ARS)	NR			
Charter Cable (ARS)	NR			
Southwest Gas (ARS)	NR			
Arizona Department of Transportation	NR			
Arizona Game & Fish Dept.	NR			
Arizona Department of Commerce (ARS)	NR			
Arizona State Attorney General (ARS)	NR			
Arizona Dept. of Water Resources (ARS)	NR			
Arizona State Land Department (ARS)	NR			
MCAS / C P & L Office (ARS)	YES	9/18/2025		X
Yuma Proving Ground	NR			
US Bureau of Land Management (ARS)	NR			
US Bureau of Reclamation	NR			
US Postal Service	NR			
Quechan Tribal Office	YES	9/11/2025	X	
Cocopah Indian Tribe	NR			
Yuma County Water Users' Association	NR			
Yuma Irrigation District	NR			
Yuma Mesa Irrigation Drainage District	NR			
Unit B Irrigation District	NR			
Yuma County Association of Realtor's	NR			
Yuma County Contractor's Association	NR			
AZ Society of Professional Engineers (ASPE)	NR			

El Paso Natural Gas Co.	NR			
Western Area Power Administration	NR			

City of Yuma Internal List	Response Received	Date Received	“No Comment”	Written Comments
Thomas Garrity, Police	NR			
Rod Hamilton, Police	NR			
Eric Urfer, Parks and Rec – Admin	NR			
David Wostenberg, City Engineer	NR			
Mahammad Zaid, Traffic Engineer	NR			
Andrew McGarvie, Engineering	NR			
Kayla Warren, Fire – Prevention	YES	9/15/2025	X	
Randall Crist, Building Safety	NR			
Jeremy McCall, Utilities	NR			
Joel Olea, Public Works	NR			
NR=None Received	NR			

Neighborhood Meeting	Comments Available
10/2/2025	See Attachment D.
Prop. 207 Waiver	
Received by Owner’s signature on the application for this land use action request.	

ATTACHMENT D
NEIGHBORHOOD MEETING COMMENTS

Date Held: 10/2/2025

Location: Ne corner of 40th Street and 5 ¼ E

Attendees: Staff: Erika Peterson; Applicant: Bob Woodman

Neighbors in attendance: Jill Caporelli, Doug Sullins, Michael Mitchell, Bernado Marquez, Fernando Hernandez, Lorenza m. Hernandez, Silvia Cruz Juarez, Dakin Whitmer, Brandon Sorrells, Annie Sorrells, Lawrence E. Archambault, Olga Harray, Brooke Hudson, Albert Aguilar

SUMMARY OF ATTENDEE'S COMMENTS RELATED TO THE PROJECT:

- Staff explained the applicants request to change the land use designation from Industrial, Suburban Density Residential and Low Density Residential to Suburban Density Residential and Low Density Residential.
- The applicant, Bob Woodman explained the current land use of industrial would allow for industrial development and the different developments within the proposed Low Density Residential (R-1-12) and Suburban Density Residential for the 2 and 4 acres.
- The applicant stated the development will feature a wall like the existing Tillman development. The larger 4-acre parcels will feature white fencing similar to adjacent county parcels. Entrance for this new development will be from Avenue 5 ¼ E, only emergency access from 38th Street. The development will tie into City water and sewer.
- Neighbors voiced concern about having neighbors to the east as it is currently undeveloped and the increase in traffic on 40th Street. Also, asked if traffic lights would be installed.
- A neighbor wanted to know if water and sewer connection would be available for the residential homes west of 5 ¼ E.
- Neighbors wanted to know the timeline of the proposed development and what area would start first.
- Neighbors wanted to know if ag animals would be allowed on the 2-4 acre lots and if farming operations would be impacted because of the new road on 5 ¼ E.
- Neighbors to the west asked for the contact information for MCAS.
- Neighbors wanted to know if this development would cause their property values to go up.
- Neighbors wanted to know who the builder for the larger 4 acre lots would be and if he was going to sell them. In addition, they asked who would be building the 12,000 square foot lots would be.

**ATTACHMENT E
NEIGHBOR NOTIFICATION LIST**

Property Owner	Mailing Address	City	State	Zip Code
AGUILAR ALBERT	3923 S TILLMAN WAY	YUMA	AZ	85365
ALAMEDA MELANIE	5411 E 37TH PL	YUMA	AZ	85365
ALVARADO NOBERTO NOEL	5414 E 38TH PL	YUMA	AZ	85365
AMADOR KARLA E	5496 E 38TH PL	YUMA	AZ	85365
AMBROSE AARON & KYNA	3737 S TILLMAN WAY	YUMA	AZ	85365
ANGEL SANTOS RANGEL	523 ORCHID ST	SOMERTON	AZ	85350
ARCHAMBAULT LAWRENCE E	3994 S TILLMAN WAY	YUMA	AZ	85365
AVALOS REBECCA LEE	3800 S TILLMAN WY	YUMA	AZ	85365
AYALA REINA	5481 E 38TH ST	YUMA	AZ	85365
AYCOCK JULIE A & MATTHEW B	3856 S TILLMAN WAY	YUMA	AZ	85365
BATALLA RAUL	3754 S TILLMAN WAY	YUMA	AZ	85365
BINUYA JEFFREY L	3901 S TILLMAN WAY	YUMA	AZ	85365
BOJORQUEZ EMILIO & SONIA JT	3738 S PLOWMAN DR	YUMA	AZ	85365
BONILLA SAMMY THEODORE & FEBE CPWROS	3922 S TILLMAN WAY	YUMA	AZ	85365
BRADLEY JASON R & ESTRADA ADRIAN J TRUST 12-22-2017	3951 S TILLMAN WAY	YUMA	AZ	85365
BRANDT ERIK J & BRENDA K TRUST 11-24-2008	3998 S PLOWMAN DR	YUMA	AZ	85365
BROWN CHRISTOPHER J	3975 S TILLMAN WAY	YUMA	AZ	85365
BUNTE AMY LYN	3799 S PLOWMAN DR	YUMA	AZ	85365
BURCH ANDREW M	PO BOX 5626	HUNTINGTON BEACH	CA	92615
CAMARILLO RAMIRO	5435 E 38TH PL	YUMA	AZ	85365
CAMPOS ALICIA REVOCABLE TRUST 9-20-2024	5452 E 37TH PL	YUMA	AZ	85365
CASTILLO JOSE FELIX	5475 E 38TH PL	YUMA	AZ	85365
CHAMPION CHRISTIAN CHURCH AZ NP CORP	3625 S AVENUE 5E	YUMA	AZ	85365
COSTE REX L & ANGELA MOREHOUSE JT	141 DIAMOND VIEW DR	LA VERNIA	TX	78121
COX ORD J D & CLAUDIA LIV TRS 11- 06-95	5511 E 32ND ST	YUMA	AZ	85365
COX ORD J D & CLAUDIA LIV TRS 11- 06-95	5511 E 32ND ST	YUMA	AZ	85365
CURRY CHAD W & ALEXANDREA H	3725 S TILLMAN WAY	YUMA	AZ	85365
DAUM MARK AND BLANCA LIVING TRUST 7-1-2021	3900 S TILLMAN WAY	YUMA	AZ	85365
DAVIS RACHEL & JAMES	3950 S TILLMAN WAY	YUMA	AZ	85365
DELGADO JOHN N	3995 S TILLMAN WAY	YUMA	AZ	85365
DYSON WADE E & JOYCE A TRUST 4- 8-2014	4026 S NAVEL AVE	YUMA	AZ	85365
EHK FAMILY TRUST 5-25-2022	5401 E 37TH PL	YUMA	AZ	85365
ENGLAND LOREN E. & MARY LO JT	3676 S PLOWMAN DR	YUMA	AZ	85365
FAYSSOUX RICHARD & PEN YING TRUST 6-8-2015	5413 E 38TH ST	YUMA	AZ	85365
FRITZ JAN A	11550 VIA SALIDA	YUMA	AZ	85367
FUENTES JAIRO J & FRANCIA A	3713 S TILLMAN WAY	YUMA	AZ	85365

GALVEZ YESENIA & LUIS A	3925 S PLOWMAN DR	YUMA	AZ	85365
GARRITY THOMAS J & OLGA M	3974 S TILLMAN WY	YUMA	AZ	85365
GMD PROPERTIES LLC	PO BOX 4122	SCOTTSDALE	AZ	85261
GRAMLEY RICHARD B & JENNIFER L JT	3644 S PLOWMAN DR	YUMA	AZ	85365
GREEN SAIRA	3714 S PLOWMAN DR	YUMA	AZ	85365
GUERRA HUMBERTO & KATHERINE LYNN HALL	3903 S PLOWMAN DR	YUMA	AZ	85364
GUNDERMAN SHANNON J &	3976 S PLOWMAN DR	YUMA	AZ	85365
HAGGARD VINNI & MARIVIC CPWROS	3742 TILLMAN WAY	YUMA	AZ	85365
HALLOCK SETH & JEANA	5495 E 38TH ST	YUMA	AZ	85365
HAN BYOUNG JU	5422 E 39TH ST	YUMA	AZ	85365
HEREDIA JESSICA	5497 E 38TH PL	YUMA	AZ	85365
HERNANDEZ FERNANDO & LORENZA JT	3882 S AVENUE 5 1/4 E	YUMA	AZ	85365
HERNANDEZ SERGIO VERDUGO SR & ANGELINA MARIE	3715 S PLOWMAN DR	YUMA	AZ	85365
HERNANDEZ SONIA	3653 S PLOWMAN DR	YUMA	AZ	85365
HORNE VINCENT LEE & ANNIE	3996 S PLOWMAN DR	YUMA	AZ	85365
HUDSON TODD R & BROOKE E	3868 S TILLMAN WAY	YUMA	AZ	85365
HUGEL MICHAEL & VANESSA	12523 E 47TH ST	YUMA	AZ	85367
HURTADO ERICK N	5422 E 37TH PL	YUMA	AZ	85365
ISAACSON ERIC & RAQUEL JT	5466 E 39TH ST	YUMA	AZ	85365
JAEGER JOHN & CINDY	3744 S PLOWMAN DR	YUMA	AZ	85365
JOHNSON AMANDA B	3629 S PLOWMAN DR	YUMA	AZ	85365
JOHNSON RONALD A & LINDA D	4052 S AVE 5 1/2 E	YUMA	AZ	85365
JUAREZ-JIMENEZ JORGE C &	3896 S AVENUE 5 1/4E	YUMA	AZ	85365
LAROSE WARREN C & NINETTE M JT	4063 S NAVEL AVE	YUMA	AZ	85365
LEON-GUERRERO TRUST 3-25-2021	3643 S TILLMAN WAY	YUMA	AZ	85365
LIMON JOSE LUIS & BERNICE BERNADETTE JT	3924 S PLOWMAN DR	YUMA	AZ	85365
LOPEZ MADIN A	3902 S PLOWMAN DR	YUMA	AZ	85365
LOUSER DENISE A & JOHN	3953 S PLOWMAN DR	YUMA	AZ	85365
LUCKIE DEBORAH	3727 S PLOWMAN DR	YUMA	AZ	85365
LUIS CHRISTIAN R	3652 S PLOWMAN DRIVE	YUMA	AZ	85365
LUNA WENDY FAJARDO & LUNA GEORGE JR JT	3830 S TILLMAN WAY	YUMA	AZ	85365
LUNDSKOW ANDREW & ADRIENNE	5454 E 38TH ST	YUMA	AZ	85365
MACADAM ROBERT J & HELENE DOROTHY	3882 S TILLMAN WAY	YUMA	AZ	85365
MADRID MARIANA	3977 S PLOWMAN DR	YUMA	AZ	85365
MARQUEZ BERNARDO & EDITH JT	3589 W 27TH ST	YUMA	AZ	85364
MARTINEZ CARLOS A & MARGARET G TRUST	3992 S TILLMAN WAY	YUMA	AZ	85365
MARTINEZ FRANK M & CHRISTINE M JT	4085 S NAVEL AVE	YUMA	AZ	85365
MAYES EDWARD & TAMARA	5432 E 38TH ST	YUMA	AZ	85365
MENVIELLE JC FAMILY TRUST 4-17- 2015	5346 E VIEW PARKWAY	YUMA	AZ	85365
MITCHELL MICHAEL A &	340 W 32ND ST #238	YUMA	AZ	85364
MONROE GERRICK JON & DEBRA ANN	6955 DORR ST STE 32	TOLEDO	OH	43615
MORENO JOSHUA	3612 S PLOWMAN DR	YUMA	AZ	85365

MW FARMS LLC	3939 E HERMOSA VISTA	MESA	AZ	85215
NAVARRETE JULIO & VICTORIA	3611 S TILLMAN WAY	YUMA	AZ	85365
NORONHA BOSCO M & RITA TRUST 10-14-2014	4062 S NAVEL AVE	YUMA	AZ	85365
PAQUIN JAMES K & CAPORELLI JILL TRUST 1-19-99	3757 S PLOWMAN DR	YUMA	AZ	85365
PAQUIN JAMES K & CAPORELLI JILL TRUST 1-19-99	3757 S PLOWMAN DR	YUMA	AZ	85365
PENA LUIS	3698 S PLOWMAN DR	YUMA	AZ	85365
PEREZ JUDITH & JUAN ARAUJO	3677 S PLOWMAN DR	YUMA	AZ	85365
PERRICONE ARIZONA PROPERTIES AZ LLC	PO BOX 21845	LOS ANGELES	CA	90021
PIERSON JACOB WARREN	3696 S TILLMAN WAY	YUMA	AZ	85365
PLATERO VICTOR STEVEN	3675 S TILLMAN WAY	YUMA	AZ	85365
POELS ANGELA KAMERINE REVOCABLE LIVING TRUST 4-19-2023	4027 S NAVEL AVE	YUMA	AZ	85365
PRAY JOSEPH B	5456 E 38TH PL	YUMA	AZ	85365
QUIROZ MICHELLE A	5266 E COUNTY 38TH ST	YUMA	AZ	85365
RAIBLE CHRISTOPHER K & DONNELLA R JT	5621 ANDREWS REACH LOOP	WILMINGTON	NC	28409
RAMIREZ JOE ALBERT & MICHELLE T	3766 S TILLMAN WAY	YUMA	AZ	85365
RAMIREZ NICOLAS REYES & ROSA	3743 S TILLMAN WY	YUMA	AZ	85365
RAMIREZ RODOLFO J & ROSAURA L TR 6-29-99	3724 TILLMAN WAY	YUMA	AZ	85364
REYES JOHN PAUL & KERRY	3627 S TILLMAN WAY	YUMA	AZ	85365
RUBALCAVA ANGEL JR	3613 S PLOWMAN DR	YUMA	AZ	85365
SAMO ZUHAIR & LARA JARJESE	4074 S AVENUE 5 1/2E	YUMA	AZ	85365
SAMPSEL CRAIG FALLON & JULIA WARREN CPWROS	3645 S PLOWMAN DR	YUMA	AZ	85365
SANCHEZ AIDA	5423 E 37TH PL	YUMA	AZ	853656733
SANCHEZ KRYSTAL	5453 E 37TH PL	YUMA	AZ	85365
SANDERS XAVIER A	3901 S TILLMAN WAY	YUMA	AZ	85365
SANDOVAL BRENDA LIVING TRUST 8- 8-2024	3726 S PLOWMAN DR	YUMA	AZ	85365
SANDPOINT EAST PROPERTY LLC	6024 E 32ND ST	YUMA	AZ	85365
SANDPOINT LEMON ORCHARD LLC	6024 E 32ND ST	YUMA	AZ	85365
SANDPOINT LEMON ORCHARD LLC	3787 S VICTORIA WAY	YUMA	AZ	85365
SANDPOINT WEST PROPERTY LLC	6024 E 32ND ST	YUMA	AZ	85365
SCHLECHTE REVOCABLE TRUST 3-7- 2025	3777 S PLOWMAN DR	YUMA	AZ	85365
SLAYTON ERIKA	5430 E 37TH PL	YUMA	AZ	85365
SMITH JIMMY L & JOHANNA R	5434 E 38TH PL	YUMA	AZ	85365
SMITH RANDALL E & DEBORAH B	32214 7TH AVE SW	FEDERAL WAY	WA	98023
SMOCK JOHN PAUL & MARITES	4024 S AVENUE 5 1/2 E	YUMA	AZ	85365
SONGCO DAVID B	3736 S TILLMAN WAY	YUMA	AZ	85365
SORRELLS BRANDON L & ANNGIE	3816 S TILLMAN WAY	YUMA	AZ	85365
SPURGEON RICHARD P & SUSAN D JT	3999 S PLOWMAN DR	YUMA	AZ	85365
STANDARD JOHN ANTHONY	3631 S PLOWMAN DR	YUMA	AZ	85365
STOKES EVAN T B & CATHERINE A	4084 S NAVEL AVE	YUMA	AZ	85365
SULLINS DOUG & TRACY CPWROS	5265 E 37TH ST	YUMA	AZ	85365
TEWKESBURY TRUST 6-13-2024	3785 S PLOWMAN DR	YUMA	AZ	85365
TONY JEREMY E &	5474 E 38TH PL	YUMA	AZ	85365

TWIGGER IBARRA TRUST 6-14-2018	3683 S TILLMAN WAY	YUMA	AZ	85365
URBIETA JORGE A & ELIZABETH T CPWROS	3651 S TILLMAN WAY	YUMA	AZ	85365
VAN HAREN BRANDON LEWIS & KRYSTLE ANN	3699 S PLOWMAN DR	YUMA	AZ	85365
WAPLER GARY D & MARGARET JT	5412 E 38TH ST	YUMA	AZ	85365
WEBB MICHAEL R & CHARLEE K CPWROS	5402 E 38TH ST	YUMA	AZ	85365
WHITMER JAMES & DAKIN	5415 E 38TH PL	YUMA	AZ	85365
WILLIAMS THOMAS H & TRACY A LUNDEIN TRUST 1-8-2018	3739 S PLOWMAN DR	YUMA	AZ	85365
WILSON SAMUEL DAVID O'DONOGHUE	3712 S TILLMAN WAY	YUMA	AZ	85365
WOJEWODZKI ANTHONY & CHERYL CPWROS	5433 E 38TH ST	YUMA	AZ	85365
YUMA CITY OF	ONE CITY PLAZA	YUMA	AZ	85364
YUMA R V PROPERTIES LTD UTAH PARTNERS	3547 S AVENUE 5 E	YUMA	AZ	85365
ZAMORA ARTURO & DAENA CPWROS	3898 S TILLMAN WAY	YUMA	AZ	85365

ATTACHMENT F
AERIAL PHOTO



RESOLUTION NO. R2026-009

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, AMENDING RESOLUTION R2022-011, THE CITY OF YUMA 2022 GENERAL PLAN, TO CHANGE THE LAND USE DESIGNATION OF APPROXIMATELY 36.24 ACRES LOCATED AT THE NORTHEAST CORNER OF 40TH STREET AND 5^{1/4}E FROM INDUSTRIAL, SUBURBAN DENSITY RESIDENTIAL AND LOW DENSITY RESIDENTIAL TO SUBURBAN DENSITY RESIDENTIAL AND LOW DENSITY RESIDENTIAL

WHEREAS, the General Plan of the City of Yuma was adopted in 2022 by Resolution R2022-011 for the orderly and balanced development of lands through efficient and systematic land use planning; and,

WHEREAS, the General Plan provides a vision of development into the future based on existing development, the needs of the community, and the desires of property owners; and,

WHEREAS, the City of Yuma Planning and Zoning Commission held a public hearing on December 8, 2025, and January 12, 2026, for General Plan Amendment Case No. GP-44489-2025, regarding the request to amend the General Plan; and,

WHEREAS, due and proper notice of the public hearings were given in the time, form, substance and manner as provided by law, including publication of such notice in The Sun on November 15, 2025, and December 20, 2025; and,

WHEREAS, as the community grows and prospers, it may be necessary to amend the General Plan to reflect development trends and opportunities; and,

WHEREAS, the proposed General Plan Amendment meets the goals and objectives of the General Plan and retains an adequate mixture and balance of land uses.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Yuma as follows:

SECTION 1: Resolution R2022-011, the City of Yuma 2022 General Plan, is amended to change the land use designation of the real property depicted in Exhibit A, attached and by this reference made a part of this Resolution, from Industrial, Suburban Density Residential and Low Density Residential to Suburban Density Residential and Low Density Residential.

Adopted this _____ day of _____, 2026.

APPROVED:

Douglas J. Nicholls
Mayor

ATTESTED:

APPROVED AS TO FORM:

Lynda L. Bushong
City Clerk

Richard W. Files
City Attorney

Exhibit A

