



REQUEST FOR CITY COUNCIL ACTION

MEETING DATE:

August 19, 2020

DEPARTMENT:

Community Development

DIVISION:

Community Planning

- ☐ Motion
- ☐ Resolution
- ☐ Ordinance - Introduction
- ☐ Ordinance - Adoption
- ☒ Public Hearing

TITLE:

Annexation Area No. ANEX-30780-2020: Sunset Mobile Home Park

SUMMARY RECOMMENDATION:

This is a public hearing to consider the annexation of property located at 3285 E. 32nd Street. (ANEX-30780-2020). (Community Development/Community Planning) (Randall Crist)

REPORT:

The annexation area consists of one parcel of real property and the adjacent 32nd Street right-of-way. The annexation area totals approximately 11.56 acres.

The City of Yuma received a request from the property owner to annex the existing mobile home park. Currently the annexation area is developed as a mobile home park with 52 mobile home spaces. 38 spaces are currently occupied. John Sternitzke owns the mobile home park and four of the mobile homes in the park, the remaining mobile homes are individually owned by the residents. The 2010 Census identifies a total population of 123 residents in the annexation area. The property is on a well system and it is the intent of the owner to connect to City water services upon annexation. The property will remain on septic with no plan to connect to City sewer at this time. Attachment A, Staff Worksheet, provides additional background information for the annexation area.

MCAS-Yuma has been informed of the proposed annexation and has no opposition as long as the existing use will not be expanded. Upon annexation, the property will be a legal non-conforming use with a zoning designation of Agricultural.

In accordance with Arizona law, a blank petition with a legal description and a map of the area to be annexed was filed with the Yuma County Recorder on July 23, 2020. There is a 30-day waiting period after recording the map and petition with the County Recorder before signatures can be obtained. During that time, a public hearing must be held by the City Council within the last ten days of the 30-day waiting period. All appropriate and necessary notice and posting requirements have been met. After the 30-day waiting period and the public hearing, the following procedures must be followed.

- The signatures of property owners must be obtained such that at least one-half of the value of real and personal property is represented and such that more than one-half of the parcel owners are represented.
- Within one year after the last day of the 30-day waiting period, completed petitions must be filed with the County Recorder.
- An ordinance must be adopted by the City Council effectively changing the City boundaries to include the annexation area. The ordinance will become effective 30 days after adoption. No modifications, including increases or decreases to the territory to be annexed, may be made after the first property owner in the area signs the petition. This public hearing is held to comply with the annexation law, Section 9-471 of the Arizona Revised Statutes. The purpose is to notify all property owners of the proposed annexation and take public comment.

Pending receipt of the signed petition from the property owner after the annexation hearing, it is anticipated that the annexation ordinance will be heard by the City Council for introduction on September 16, 2020, with adoption on October 7, 2020.

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 \$0.00 \$0.00	FUNDING FOR THIS ITEM IS FOUND IN THE FOLLOWING ACCOUNT / FUND / CIP: \$0.00	
	TOTAL:	\$0.00		
	FISCAL IMPACT STATEMENT:			
ADDITIONAL INFORMATION	SUPPORTING INFORMATION NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT IS ON FILE IN THE OFFICE OF THE CITY CLERK: 1. 2. 3. 4. 5.			
	IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL? <input checked="" type="radio"/> Department <input type="radio"/> City Clerk's Office <input type="checkbox"/> Document to be recorded <input type="checkbox"/> Document to be codified			
SIGNATURES	CITY ADMINISTRATOR:			DATE:
	Philip A. Rodriguez (electronic signature)			8/13/2020
	REVIEWED BY CITY ATTORNEY:			DATE:
	Richard W. Files (electronic signature)			8/10/2020
	RECOMMENDED BY (DEPT/DIV HEAD):			DATE:
Alyssa Linville			7/29/2020	
WRITTEN/SUBMITTED BY:			DATE:	
Erika Peterson			7/23/2020	