

MINUTES
REGULAR WORKSESSION
CITY COUNCIL OF THE CITY OF YUMA, ARIZONA
YUMA CITY HALL
ONE CITY PLAZA, YUMA, ARIZONA
February 2, 2016
6:00 p.m.

CALL TO ORDER

Mayor Nicholls called the Regular City Council Worksession to order at 6:00 p.m.

Councilmembers Present: Craft, Knight, Miller, Shelton, Thomas, Wright, and Mayor Nicholls
Councilmembers Absent: None
Staffmembers Present: City Administrator, Gregory K. Wilkinson
Principal Planner, Bobette Bauermann
Director of Community Development, Laurie Lineberry
Various department heads or their representatives
Deputy City Attorney, Richard Files
City Clerk, Lynda Bushong

I. REGULAR CITY COUNCIL MEETING AGENDA OF FEBRUARY 3, 2016

Mayor Nicholls opened the meeting to discussions and questions on items before the City Council for action tomorrow at the Regular City Council Meeting.

Motion (Knight/Craft): To recess to Executive Session for legal advice on Resolution R2016-002.

Mayor Nicholls requested that the motion be held open until Public Hearing portion of the agenda is being addressed. **Knight** and **Craft** consented.

Mayor Nicholls declared a potential conflict of interest with regards to Ordinance O2016-005 as the legal description is within a project area for which his firm is under contract.

There were no further questions on the Regular City Council Meeting agenda up to the Public Hearing section. Therefore, Mayor called for a vote of the motion on the table.

Voice vote: **approved** 7-0. The meeting adjourned to Executive Session at 6:03 p.m.

The meeting reconvened at 6:13 p.m.

Resolution R2016-002 General Plan Amendment: Palos/Martinez – Deny the request to amend the City of Yuma General Plan to change the land use designation from Low Density Residential to High Density Residential, for the property located at the northwest corner of 13th Street and Avenue A. The applicants are Rogelio Sosa Palos and Ma. Del Pilar Soto Martinez. (Community Development/Community Planning)

Mayor Nicholls stated that the applicant has requested this item be continued to a later date, so no deliberation or decision will take place for that item during tomorrow's meeting. However, if any members of the public should wish to speak on this item tomorrow, their comments will be entered into the record.

Ordinance O2016-006 Rezoning of Properties: Northwest corner of 24th Street and Avenue 9E -
Rezone 14.8 acres (includes rights-of-way, South Gila Canal and City Retention Basin) from the Agriculture (AG) District to the Medium Density Residential (R-2) District. The properties are located at the northwest corner of 23th Street and Avenue 9E. (Community Development/Community Planning)

Wright noted that on the conceptual site plan there is only one entrance and exit for the complex off of 24th Street, and asked if there would be any other entrance into the complex. **Bauermann** stated that there is a secondary emergency access to the far west of the property for the Fire Department. **Wright** opined that it does not seem the 7.07 acre parcel is large enough to accommodate the 84-unit complex, parking, plus any amenities. **Bauermann** stated that the site will be built to code. **Wright** asked if there is a median on 24th Street where the tenants would exit the complex. **Bauermann** stated that there is a median, and the developer and City engineers are discussing providing a median cut to allow for left-hand turns out of the complex.

Knight asked what the parking space requirement is for an 84-unit apartment complex. **Bauermann** stated that the building code dictates 1.5 parking spaces for each one or two bedroom apartment and 2 spaces for each three bedroom apartment. She believes that the apartments in this complex are 1 and 2 bedroom units. Community Development will ensure that adequate parking spaces are provided in compliance with the building code.

Shelton asked if there were any plans to construct an entrance and exit off of Avenue 9E. **Bauermann** stated she did not believe there were any plans at this time for an entrance at that location. Not wanting to speak for the developer, she speculated that there may be an issue getting access around the retention basin near that area of the property. **Wilkinson** stated that the property to the east of the site plan is not owned by the developer, it is a City owned property.

Shelton asked for the reason behind the potential median cut. **Bauermann** stated that residents in that area are concerned that since drivers will not be able to turn left out of the complex, they will instead turn right and then make a U-turn at the traffic light that is near the school. **Wright** asked how pedestrians coming from the complex would be able to access the other side of 24th Street. **Bauermann** stated that the safest route for pedestrians would be to walk down to the traffic light and cross in the provided crosswalk.

Thomas asked if any concessions were made by either the developer or the citizens in the area. **Bauermann** stated that the only concession she is aware of, is the median cut being discussed to address traffic concerns. **Mayor Nicholls** asked if the modification of the plan from high-density to medium-density was based upon citizen comment. **Lineberry** stated that during the general plan process, the developer requested a modification from high-density to medium-density because they did not feel they could fit the larger number of units on the site. It is a challenging site due to its shape and elevation differences.

II. EXECUTIVE SESSION/ADJOURNMENT

There being no other Executive Session items scheduled, the meeting adjourned at 6:28 p.m.

Lynda L. Bushong, City Clerk

APPROVED:

Douglas J. Nicholls, Mayor

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