

STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE TYPE – TEXT AMENDMENT
CASE PLANNER: ALYSSA LINVILLE

Hearing Date April 22, 2019

Case Number: ZONE-24725-2019

Project Description: This is a request by The City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Section 01.07 to add definitions related to company housing, and to add Title 15, Chapter 154, Section 15.19 to provide regulations regarding company housing.

Staff recommendation: Staff recommends **APPROVAL** of the text amendment to amend Title 15, Chapter 154, Section 01.07 to add definitions related to company housing, and to add Title 15, Chapter 154, Section 15.19 to provide regulations regarding company housing.

Suggested Motion: Move to **APPROVE** the text amendment ZONE-24725-2019 as presented in the staff report.

Effect of the Approval: By approving the text amendment, the Planning and Zoning Commission is recommending approval to City Council for the request to amend Title 15, Chapter 154, Section 01.07 to add definitions related to company housing, and to add Title 15, Chapter 154, Section 15.19 to provide regulations regarding company housing.

Staff Analysis: Throughout the City of Yuma, a number of company housing facilities exist with the purpose of providing temporary housing to employees. While various company housing facilities exist within the City of Yuma, it should be noted that the City Zoning Code does not permit for such developments. Most of the company housing facilities within the City of Yuma are located within older apartment complexes and motels which have been converted to meet the needs of the tenants. As a result of these conversions, the City of Yuma has seen a significant decrease in the amount of affordable housing available to the permanent residents of our community. In addition to the decrease in affordable housing, our local schools have seen a significant decrease in enrollment which could result in the closure of area schools. The City of Yuma understands the impact temporary residents have on the community and as such has drafted an ordinance that is intended to formally legalize the existing company housing facilities, encourage new development of company housing to occur in appropriate locations, and to maintain the character of our residential neighborhoods.

The proposed ordinance will allow company housing to occur in a variety of zoning districts, with each type of complex tailored to meet the needs of the user and area residents. Small facilities are permitted to be located within certain residential districts and are intended to coincide with the character of a typical single-family residence. Over the past several years single-family residences has been used for company housing, often providing temporary housing for 10 or more adults. In most instances, this is uncommon for a typical single-family setting. Therefore, the ordinance has limited the occupancy within single-family homes to no more than 6

employees, with the option of locating 12 employees in two separate residences adjacent to one another.

The ordinance also addresses the conversion of existing construction, whether multi-family or motels. Conversions of existing construction applies to those developments that were constructed prior to the adoption of the proposed ordinance and are located within the High Density Residential (R-3) and General Commercial (B-2) Districts. These conversions will require the addition of on-site bus parking intended to alleviate potential congestion on adjacent roadways, on-site laundry facilities, as well as indoor and outdoor recreation space. Occupancy for these facilities will be determined by the International Property Maintenance Code (IPMC); the code currently being utilized by the City of Yuma. When utilizing the IPMC for occupancy, existing construction typically results in 2-3 occupants per bedroom; a situation not uncommon for typical housing.

New construction company housing complexes are also addressed within the proposed ordinance. Such construction is limited to the Agriculture (AG) District, General Commercial (B-2) District, and High Density Residential (R-3) District when adjacent to certain roadway classifications. The reason for limiting new construction to the areas identified, is based upon the density impact these new facilities pose. With existing construction the bedroom sizes are pre-determined and are typically sized according to the needs of its market; whereas new construction often results in larger bedroom sizes intended to house an increased occupancy. Therefore, the ordinance has restricted the location for new construction to areas better suited to service large numbers of individuals who may need readily available access to goods and services. Similar to the conversions of existing construction, new construction complexes will also be required to provide on-site bus parking, on-site laundry facilities, as well as indoor and outdoor recreation space.

Finally, the proposed ordinance addresses those company housing complexes which currently exist within the City of Yuma. This section of the proposal states that company housing complexes (large or small), which were established prior to the adoption of this ordinance may continue to operate without the need for site modifications. However, if a complex were to become vacant for a period of 2 or more years, certain provisions related to company housing conversions would need to be met.

In drafting this ordinance, Staff has worked closely with a variety of users currently utilizing company housing complexes within the City of Yuma. These outreach meetings and discussions occurred over the course of nearly 4 years. The final product of this proposal was a result of numerous meetings, conversations and compromises intended to create an ordinance that protects our community, but also meets the needs of companies needing to utilize such housing options.

1. Does the proposed amendment implement the goals, objectives and policies of the General Plan?

Yes. The General Plan identifies the need to provide adequate housing for all segments of the community, including those persons who only live within the community for portions of the years; this could include farmworkers, hospital personnel, and active duty military.

2. Does the proposed amendment fit the overall purpose and intent of the zoning ordinance?

Yes. The amendment fits the overall purpose and intent of the zoning ordinance.

3. Will the proposed amendment change the range of uses identified in the zoning code? If so, how?

Yes. Currently, the City of Yuma's zoning code does not address company housing. Through the adoption of this ordinance, the code will formally identify locations within the city where such facilities will be permitted to locate, will recognize the existing facilities, and will establish the development requirements needed for such uses.

4. Will the proposed text amendment change the development standards of the zoning or subdivision ordinances? If so, how?

Yes. The proposed amendment will identify development standards required for company housing developments.

5. What are the potential impacts of the proposed amendment?

No negative impacts have been identified with the proposed text amendment.

Potential positive impacts include:

- Establishment of regulations for company housing
- Maintaining the character within single-family neighborhoods
- Protecting the industry which utilizes company housing
- Encourage new construction of company housing complexes

6. Does the proposed amendment fit the overall purpose and intent of the subdivision ordinance?

N/A

7. Does the proposed amendment conform to prior City Council actions regarding this issue?

N/A

Public Comments Received:

Name:	Matthew Buckley				Contact Information: (928) 502-7600					
Method of Contact:	Phone		FAX		Email	X	Letter		Other	
<p>I would like to share my support of this amendment to Company Housing within our city limits. As the principal of a neighborhood school with the Jefferson Apartments literally across the street, I cannot overstate the importance of having affordable housing for Yuma families. Also, within a block of our school is temporary company housing that used to be home to more of our families. On a daily basis, we see both sides of the coin. Given the limited amount of affordable housing to low-income families, it is crucial that we maintain these housing options.</p> <p>Students need access to schools that are close in proximity to their homes and have access to a quality education.</p> <p>-- Matt Buckley Principal G.W. Carver Elementary School (928) 502 - 7600</p>										

External Agency Comments: See Attachment B

Neighborhood Meeting Comments: No Meeting Required.

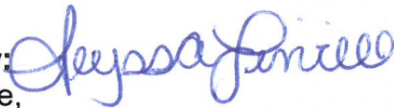
Proposed conditions delivered to applicant on: N/A

Final staff report delivered to applicant on: N/A

Attachments:

A	B	C
Draft Text	External Agency Comments	Staff Research

Prepared By:
Alyssa Linville,
Principal Planner



Alyssa.linville@yumaaz.gov

Date: 03/28/19
(928)373-5000, ext. 3037

Approved By:
Laurie L. Lineberry, AICP,
Community Development Director



Date: 3.28.19

ATTACHMENT A
DRAFT TEXT

That the City of Yuma Code, Title 15, Chapter 154, Section 01.07 Definitions be amended to insert the following text:

COMPANY HOUSING. Seasonal or temporary housing made available to an employee by commercial entities, industries or labor contractors.

- a) ***COMPANY HOUSING UNIT (SMALL).*** Housing provided to an employee and their households by a commercial entity, labor contractor or employer; no more than two (2) occupants shall be permitted in each bedroom, with a maximum of six (6) occupants per unit. A company housing unit (small) allows for a maximum of 12 occupants per complex.
- b) ***COMPANY HOUSING UNIT (LARGE).*** Housing provided to employees by a commercial entity, labor contractor or employer. Occupancy for a large complex shall be determined by the Property Maintenance Code.
- c) ***COMPLEX.*** A group of similar buildings or facilities on the same or adjacent sites.
- d) ***EXISTING CONVERSION.*** A company housing complex that was legally established prior to the adoption of this ordinance.
- e) ***FIRE CODE*** as adopted and amended by the City of Yuma. A code that addresses fire and life safety for the public and provides property protections in new and existing buildings.
- f) ***GREEN SPACE.*** An area of grass, trees, or other vegetation set apart for recreational or aesthetic purposes.
- g) ***HOUSING OCCUPANCY REGULATIONS.*** Rules of conduct for occupants of company housing enforced by the property owner, lessee of the property, on-site manager, and/or other applicable party.
- h) ***LEGALLY ESTABLISHED.*** A use that had been reviewed and approved in accordance with the International Property Maintenance Code (IPMC), prior to the adoption of this ordinance.
- i) ***NEW CONSTRUCTION.*** A development constructed after the adoption of this ordinance.
- j) ***NEW CONVERSION:*** A development, such as an apartment complex or motel that was constructed on or prior to the adoption of this ordinance, which is being converted for the use of company housing.
- k) ***NFPA 101 LIFE SAFETY CODE,*** as amended. A code developed by the National Fire Protection Agency that addresses life safety for building occupants.
- l) ***PROPERTY MAINTENANCE CODE,*** as amended: The International Property Maintenance Code (IPMC) adopted by the City and enforced through the Building Safety Division of the Department of Community Development.
- m) ***RECREATION FACILITY, INDOOR.*** A facility within a building designed and equipped for the conduct of sports and other leisure time activities. Indoor recreation facilities may include fitness centers, swimming pools, billiard tables, a media lounge or similar types of indoor recreation.
- n) ***RECREATION FACILITY, OUTDOOR.*** A facility wholly or partially open to the weather designed and equipped for the conduct of sports and other leisure time activities. Outdoor recreation facilities

include tennis courts, swimming pools, basketball courts, ball fields or similar types of outdoor recreation.

- o) **TRANSITORY PERSON.** A visitor or person who rents or uses a lodging or dwelling unit, or portion thereof, for less than 210 days and whose permanent address for legal purposes is not the lodging or dwelling unit occupied by the visitor.

That the City of Yuma Code, Title 15, Chapter 154, Section: 05.01 Agriculture District (AG) be amended to insert the following bolded text:

- (B) (15) **New construction company housing complex (large); per section §154-15.19 of this chapter;**
 - (a) **Requires a minimum parcel size of 20 acres.**
- (D) (11) **Company housing complex (small); per section §154-15.19 of this chapter; and**
 - (a) **Required if the parcel size is less than 20 acres.**
- (12) **New construction company housing complex (large); per section §154-15.19 of this chapter;**
 - (a) **Required if the parcel size is less than 20 acres.**

That the City of Yuma Code, Title 15, Chapter 154, Section: 05.04 Low Density Residential Districts (R-1-6, R-1-8, R-1-12, R-1-20 and R-1-40) be amended to insert the following bolded text:

- (E) (6) **Company housing complex (small); per section §154-15.19 of this chapter.**

That the City of Yuma Code, Title 15, Chapter 154, Section: 05.05 Low Density Single-Family District (R-1-5) be amended to insert the following bolded text:

- (E) (3) **Company housing complex (small); per section §154-15.19 of this chapter.**

That the City of Yuma Code, Title 15, Chapter 154, Section: 07.01 Medium Density Residential District (R-2) be amended to insert the following bolded text:

- (E) (7) **Company housing complex (small); per section §154-15.19 of this chapter.**

That the City of Yuma Code, Title 15, Chapter 154, Section: 07.02 Medium Density Single-Family Residential District (R-2-5) be amended to insert the following bolded text:

- (E) (2) **Company housing complex (small); per section §154-15.19 of this chapter.**

That the City of Yuma Code, Title 15, Chapter 154, Section: 07.03 High Density Residential District (R-3) be amended to insert the following bolded text:

- (C) (10) **New conversion company housing complex (large); per section § 154-15.19 of this chapter.**
- (11) **New construction company housing complex (large); per section § 154-15.19 of this chapter and the requirements indicated below:**

- (a) **Property must be adjacent to a 4-lane minor arterial roadway, a 4-lane principal arterial roadway, or a 6-lane principal arterial roadway as classified by the 2014 Transportation Master Plan.**

(E) **(10) Company housing complex (small); per section §154-15.19 of this chapter.**

That the City of Yuma Code, Title 15, Chapter 154, Section: 08.04 General Commercial District (B-2) be amended to insert the following bolded text:

- (B) **(29) New conversion and new construction company housing complex (large); per section §154-15.19 of this chapter.**

That the Yuma City Code, Title 15, Chapter 154, Article 15 General Provisions be amended to insert the following subsection:

§154-15.19 Company Housing Complex in Agriculture, Residential and Commercial Districts.

- (A) *Company Housing Complex (Small).* Company housing complexes are subject to the following standards:
 - (1) *Development standards.* Company housing complexes must meet all development standards required for the designated zoning district.
 - (2) *Distance.* Establishments of this type located within any zoning district shall not be located within 1,000 feet of another company housing complex.
 - (3) *Parking.* Shall comply with the parking required of multiple- dwellings (refer to §154-16.07.FF.03).
 - (a) The parking and/or idling of vehicles, used for pick-up, on public streets shall be prohibited.
 - (4) *Beds.* Each occupant shall be required to have or be provided their own bed.
 - (5) *Regulations.* Housing occupancy regulations are required of all company housing complexes. A copy of the regulations is required with the application of a Conditional Use Permit (CUP).
 - (6) *Annual inspection.* An annual (yearly) inspection of the company housing complex will be performed by the Building Official and/or the Fire Marshal, prior to occupancy. The purpose of the inspection is to ensure that all requirements outlined in the Property Maintenance Code, the Fire Code, the NFPA 101 Life Safety Code, and any CUP are being met.
 - (7) *Notification.* All company housing complexes are required to have property manager contact information posted on-site with visibility and access by the general public.
- (B) *New Company Housing Complex Conversion (Large).* Company housing complex conversions are subject to the following standards:
 - (1) *Applicability.* The following development standards shall apply to those developments which were constructed on or prior to the adoption of this ordinance and are being converted for the use of company housing.

- (2) *Occupancy.* The Building Official, utilizing the Property Maintenance Code, shall determine occupancy for an existing development, which is being converted for the use of company housing.
- (3) *Distance.* There is no distance separation requirement for a new conversion company housing complex (large).
- (4) *Parking.* Shall comply with the parking required of multiple- dwellings (refer to §154-16.07.FF.03).
- (a) Shall provide dedicated on-site bus parking for loading and unloading of residents with a minimum of one bus parking space for each 50 residents.
 - (b) The parking and/or idling of vehicles, used for pick-up, on public streets shall be prohibited.
 - (c) The Zoning Administrator shall have the authority to approve off-site pick-up locations as an alternative to providing on-site bus parking when such alternatives are available.
 - (d) If on-site parking area is to be utilized for outdoor recreation space, a deed restriction will be required in order to ensure that such parking area be reestablished upon conversion to a standard housing development.
- (5) *Beds.* Each occupant shall be required to have or be provided their own bed.
- (6) *Amenities.* It is required that each company housing complex conversion (large) provide the following amenities:
- (a) Indoor recreation facility;
 - (b) Outdoor recreation facility; and
 - 1. Facility shall include at least one of the following:
 - i. Sporting court and/or field
 - ii. Ramada(s)
 - iii. BBQ grill(s)
 - 2. On-site outdoor recreation facility will not be required if the property is within 1,500 feet of a public park which provides one of the above amenities.
 - 3. Each new conversion company housing complex (large) shall utilize 10% of the property for outdoor recreation facilities/open space.
 - (c) On-site laundry facilities.
- (7) *Annual inspection.* An annual (yearly) inspection of the corporate housing complex will be performed by the Building Official and/or the Fire Marshal, prior to occupancy. The purpose of the inspection is to ensure that all requirements outlined in the Property Maintenance Code, the Fire Code, the NFPA 101 Life Safety Code, and any CUP are being met.

- (8) *Notification.* All company housing complexes are required to have property manager contact information posted on-site with visibility and access by the general public.
- (C) *New Construction Company Housing Complex (Large).* Company housing complexes are subject to the following standards:
- (1) *Applicability.* The following development standards shall apply to those developments which are constructed after the adoption of this ordinance.
 - (2) *Occupancy.* The Building Official, utilizing the Property Maintenance Code, shall determine occupancy for each unit of the development.
 - (3) *Distance.* There is no distance separation requirement for new construction of a company housing complex (large).
 - (4) *Parking.* Shall comply with the parking required of multiple- dwellings (refer to §154-16.07.FF.03).
 - (a) Shall provide dedicated on-site bus parking for loading and unloading of residents with a minimum of one bus parking space for each 50 residents.
 - (b) The parking and/or idling of vehicles, used for pick-up, on public streets shall be prohibited.
 - (c) The Zoning Administrator shall have the authority to approve off-site pick-up locations as an alternative to providing on-site bus parking when such alternatives are available.
 - (d) If on-site parking area is to be utilized for outdoor recreation space, a deed restriction will be required in order to ensure that such parking area be reestablished upon conversion to a standard housing development.
 - (5) *Beds.* Each occupant shall be required to have or be provided their own bed.
 - (6) *Amenities.* It is required that each new construction company housing complex (large) provide the following amenities:
 - (a) Indoor recreation facility;
 - (b) Outdoor recreation facility; and
 1. Facility shall include at least one of the following:
 - i. Sporting court and/or field
 - ii. Ramada(s)
 - iii. BBQ grill(s)
 2. On-site outdoor recreation facility will not be required if the property is within 1,500 feet of a public park which provides one of the above amenities.

3. Each new construction company housing complex (large) shall utilize 10% of the property for outdoor recreation facilities and green space.

(c) On-site laundry facilities.

- (7) *Annual inspection.* An annual (yearly) inspection of the company housing complex will be performed by the Building Official and/or the Fire Marshal, prior to occupancy. The purpose of the inspection is to ensure that all requirements outlined in the Property Maintenance Code, the Fire Code, the NFPA 101 Life Safety Code, and any CUP are being met.
- (8) *Notification.* All company housing complexes are required to have property manager contact information posted on-site with visibility and access by the general public.

(D) *Existing Company Housing Complex Conversion.*

- (1) A legally established complex that existed prior to the adoption of this ordinance may continue to be utilized as a company housing complex, with no additional amenities required to be installed per § 154-15.19.
- (2) In order to utilize an existing company housing complex conversion which has been vacant for a period of two or more years, all provisions of § 154-15.19.B will need to be met.

ATTACHMENT B
EXTERNAL AGENCY COMMENTS

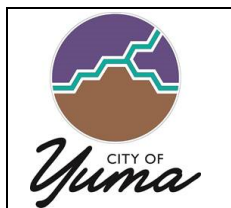
I am responding in strong support of this amendment to Company Housing in the city of Yuma. The impact statement regarding local neighborhood schools is quite accurate and cannot be overemphasized. Schools are an essential part of the infrastructure in these established communities, and they provide community-wide services that go far beyond their core mission of educating children.

We must reverse the trend of company housing taking over affordable housing in established neighborhoods.

Sincerely,

Jamie Sheldahl
Superintendent, YESD #1

ATTACHMENT C
STAFF RESEARCH



STAFF RESEARCH – TEXT AMENDMENT

CASE #: ZONE-24725-2019
CASE PLANNER: ALYSSA LINVILLE

I. PROJECT DATA

Project Location:	City-Wide
Applicant:	N/A
Applicant's Agent:	City of Yuma
Prior Cases or Related Actions:	None

Type	Conforms			Cases, Actions or Agreements
Pre-Annexation Agreement	Yes		No	N/A
Annexation	Yes		No	N/A
General Plan Amendment	Yes		No	N/A
Development Agreement	Yes		No	N/A
Rezone	Yes		No	N/A
Subdivision	Yes		No	N/A
Conditional Use Permit	Yes		No	N/A
Pre-Development Meeting	Yes		No	Date:
Enforcement Actions	Yes		No	N/A

PROPOSED TEXT CHANGE

City Wide?	Yes	X	No		
Zoning District:	Agriculture (AG), Low Density Residential (R-1), Medium Density Residential (R-2), High Density Residential (R-3), and General Commercial (B-2)				
Zoning Overlay:	Public		AO		Auto
				B&B	Historic
					None
					X
	Airport	Noise Contours	65-70	70-75	75+
				APZ1	APZ2
					CLEAR ZONE
Other:	N/A				

II. TEXT AMENDMENT

Staff Analysis: Throughout the City of Yuma, a number of company housing facilities exist with the purpose of providing temporary housing to employees. While various company housing facilities exist within the City of Yuma, it should be noted that the City Zoning Code does not permit for such developments. Most of the company housing facilities within the City of Yuma are located within older apartment complexes and motels which have been converted to meet the needs of the tenants. As a result of these conversions, the City of Yuma has seen a significant decrease in the amount of affordable housing available to the permanent residents of our community. In addition to the decrease in affordable housing, our local schools have seen a significant decrease in enrollment which could result in the closure of area schools. The City of Yuma understands the impact temporary residents have on the community and as such has drafted an ordinance that is intended to formally legalize the existing company housing facilities, encourage new development of company housing to occur in appropriate locations, and to maintain the character of our residential neighborhoods.

The proposed ordinance will allow company housing to occur in a variety of zoning districts, with each type of complex tailored to meet the needs of the user and area residents. Small facilities are permitted to be located within certain residential districts and are intended to coincide with the character of a typical single-family residence. Over the past several years single-family residences has been used for company housing, often

providing temporary housing for 10 or more adults. In most instances, this is uncommon for a typical single-family setting. Therefore, the ordinance has limited the occupancy within single-family homes to no more than 6 employees, with the option of locating 12 employees in two separate residences adjacent to one another.

The ordinance also addresses the conversion of existing construction, whether multi-family or motels. Conversions of existing construction applies to those developments that were constructed prior to the adoption of the proposed ordinance and are located within the High Density Residential (R-3) and General Commercial (B-2) Districts. These conversions will require the addition of on-site bus parking intended to alleviate potential congestion on adjacent roadways, on-site laundry facilities, as well as indoor and outdoor recreation space. Occupancy for these facilities will be determined by the International Property Maintenance Code (IPMC); a practice currently being utilized by the City of Yuma. When utilizing the IPMC for occupancy, existing construction typically results in 2-3 occupants per bedroom; a situation not uncommon for typical housing.

New construction company housing complexes are also addressed within the proposed ordinance. Such construction is limited to the Agriculture (AG) District, General Commercial (B-2) District, and High Density Residential (R-3) District when adjacent to certain roadway classifications. The reason for limiting new construction to the areas identified, is based upon the density impact these new facilities pose. With existing construction the bedroom sizes are pre-determined and are typically sized according to the needs of its market; whereas new construction often results in larger bedroom sizes intended to house an increased occupancy. Therefore, the ordinance has restricted the location for new construction to areas better suited to service large numbers of individuals who may need readily available access to goods and services. Similar to the conversions of existing construction, new construction complexes will also be required to provide on-site bus parking, on-site laundry facilities, as well as indoor and outdoor recreation space.

Finally, the proposed ordinance addresses those company housing complexes which currently exist within the City of Yuma. This section of the proposal states that company housing complexes (large or small), which were established prior to the adoption of this ordinance may continue to operate without the need for site modifications. However, if a complex were to become vacant for a period of 2 or more years, certain provisions related to company housing conversions would need to be met.

In drafting this ordinance, Staff has worked closely with a variety of users currently utilizing company housing complexes within the City of Yuma. The final product of this proposal was a result of numerous meetings, conversations and compromises intended to create an ordinance that protects our community, but also meets the needs of companies needing to utilize such housing options.

That the City of Yuma Code, Title 15, Chapter 154, Section 01.07 Definitions be amended to insert the following text:

COMPANY HOUSING. Seasonal or temporary housing made available to an employee by commercial entities, industries or labor contractors.

- a) ***COMPANY HOUSING UNIT (SMALL).*** Housing provided to an employee and their households by a commercial entity, labor contractor or employer; no more than two (2) occupants shall be permitted in each bedroom, with a maximum of six (6) occupants per unit. A company housing unit (small) allows for a maximum of 12 occupants per complex.
- b) ***COMPANY HOUSING UNIT (LARGE).*** Housing provided to employees by a commercial entity, labor contractor or employer. Occupancy for a large complex shall be determined by the Property Maintenance Code.
- c) ***COMPLEX.*** A group of similar buildings or facilities on the same or adjacent sites.

- d) **EXISTING CONVERSION.** A company housing complex that was legally established prior to the adoption of this ordinance.
- e) **FIRE CODE** as adopted and amended by the City of Yuma. A code that addresses fire and life safety for the public and provides property protections in new and existing buildings.
- f) **GREEN SPACE.** An area of grass, trees, or other vegetation set apart for recreational or aesthetic purposes.
- g) **HOUSING OCCUPANCY REGULATIONS.** Rules of conduct for occupants of company housing enforced by the property owner, lessee of the property, on-site manager, and/or other applicable party.
- h) **LEGALLY ESTABLISHED.** A use that had been reviewed and approved in accordance with the International Property Maintenance Code (IPMC), prior to the adoption of this ordinance.
- i) **NEW CONSTRUCTION.** A development constructed after the adoption of this ordinance.
- j) **NEW CONVERSION:** A development, such as an apartment complex or motel that was constructed on or prior to the adoption of this ordinance, which is being converted for the use of company housing.
- k) **NFPA 101 LIFE SAFETY CODE,** as amended. A code developed by the National Fire Protection Agency that addresses life safety for building occupants.
- l) **PROPERTY MAINTENANCE CODE,** as amended: The International Property Maintenance Code (IPMC) adopted by the City and enforced through the Building Safety Division of the Department of Community Development.
- m) **RECREATION FACILITY, INDOOR.** A facility within a building designed and equipped for the conduct of sports and other leisure time activities. Indoor recreation facilities may include fitness centers, swimming pools, billiard tables, a media lounge or similar types of indoor recreation.
- n) **RECREATION FACILITY, OUTDOOR.** A facility wholly or partially open to the weather designed and equipped for the conduct of sports and other leisure time activities. Outdoor recreation facilities include tennis courts, swimming pools, basketball courts, ball fields or similar types of outdoor recreation.
- o) **TRANSITORY PERSON.** A visitor or person who rents or uses a lodging or dwelling unit, or portion thereof, for less than 210 days and whose permanent address for legal purposes is not the lodging or dwelling unit occupied by the visitor.

That the City of Yuma Code, Title 15, Chapter 154, Section: 05.01 Agriculture District (AG) be amended to insert the following bolded text:

- (B) (15) **New construction company housing complex (large); per section §154-15.19 of this chapter;**
 - (a) **Requires a minimum parcel size of 20 acres.**
- (D) (11) **Company housing complex (small); per section §154-15.19 of this chapter; and**
 - (a) **Required if the parcel size is less than 20 acres.**

(12) New construction company housing complex (large); per section §154-15.19 of this chapter;

(a) Required if the parcel size is less than 20 acres.

That the City of Yuma Code, Title 15, Chapter 154, Section: 05.04 Low Density Residential Districts (R-1-6, R-1-8, R-1-12, R-1-20 and R-1-40) be amended to insert the following bolded text:

(E) (6) Company housing complex (small); per section §154-15.19 of this chapter.

That the City of Yuma Code, Title 15, Chapter 154, Section: 05.05 Low Density Single-Family District (R-1-5) be amended to insert the following bolded text:

(E) (3) Company housing complex (small); per section §154-15.19 of this chapter.

That the City of Yuma Code, Title 15, Chapter 154, Section: 07.01 Medium Density Residential District (R-2) be amended to insert the following bolded text:

(E) (7) Company housing complex (small); per section §154-15.19 of this chapter.

That the City of Yuma Code, Title 15, Chapter 154, Section: 07.02 Medium Density Single-Family Residential District (R-2-5) be amended to insert the following bolded text:

(E) (2) Company housing complex (small); per section §154-15.19 of this chapter.

That the City of Yuma Code, Title 15, Chapter 154, Section: 07.03 High Density Residential District (R-3) be amended to insert the following bolded text:

(C) (10) New conversion company housing complex (large); per section § 154-15.19 of this chapter.

(11) New construction company housing complex (large); per section § 154-15.19 of this chapter and the requirements indicated below:

(a) Property must be adjacent to a 4-lane minor arterial roadway, a 4-lane principal arterial roadway, or a 6-lane principal arterial roadway as classified by the 2014 Transportation Master Plan.

(E) (10) Company housing complex (small); per section §154-15.19 of this chapter.

That the City of Yuma Code, Title 15, Chapter 154, Section: 08.04 General Commercial District (B-2) be amended to insert the following bolded text:

(B) (29) New conversion and new construction company housing complex (large); per section §154-15.19 of this chapter.

That the Yuma City Code, Title 15, Chapter 154, Article 15 General Provisions be amended to insert the following subsection:

§154-15.19 Company Housing Complex in Agriculture, Residential and Commercial Districts.

- (A) *Company Housing Complex (Small)*. Company housing complexes are subject to the following standards:
- (1) *Development standards*. Company housing complexes must meet all development standards required for the designated zoning district.
 - (2) *Distance*. Establishments of this type located within any zoning district shall not be located within 1,000 feet of another company housing complex.
 - (3) *Parking*. Shall comply with the parking required of multiple- dwellings (refer to §154-16.07.FF.03).
 - (a) The parking and/or idling of vehicles, used for pick-up, on public streets shall be prohibited.
 - (4) *Beds*. Each occupant shall be required to have or be provided their own bed.
 - (5) *Regulations*. Housing occupancy regulations are required of all company housing complexes. A copy of the regulations is required with the application of a Conditional Use Permit (CUP).
 - (6) *Annual inspection*. An annual (yearly) inspection of the company housing complex will be performed by the Building Official and/or the Fire Marshal, prior to occupancy. The purpose of the inspection is to ensure that all requirements outlined in the Property Maintenance Code, the Fire Code, the NFPA 101 Life Safety Code, and any CUP are being met.
 - (7) *Notification*. All company housing complexes are required to have property manager contact information posted on-site with visibility and access by the general public.
- (B) *New Company Housing Complex Conversion (Large)*. Company housing complex conversions are subject to the following standards:
- (1) *Applicability*. The following development standards shall apply to those developments which were constructed on or prior to the adoption of this ordinance and are being converted for the use of company housing.
 - (2) *Occupancy*. The Building Official, utilizing the Property Maintenance Code, shall determine occupancy for an existing development, which is being converted for the use of company housing.
 - (3) *Distance*. There is no distance separation requirement for a new conversion company housing complex (large).
 - (4) *Parking*. Shall comply with the parking required of multiple- dwellings (refer to §154-16.07.FF.03).
 - (a) Shall provide dedicated on-site bus parking for loading and unloading of residents with a minimum of one bus parking space for each 50 residents.

- (b) The parking and/or idling of vehicles, used for pick-up, on public streets shall be prohibited.
 - (c) The Zoning Administrator shall have the authority to approve off-site pick-up locations as an alternative to providing on-site bus parking when such alternatives are available.
 - (d) If on-site parking area is to be utilized for outdoor recreation space, a deed restriction will be required in order to ensure that such parking area be reestablished upon conversion to a standard housing development.
- (5) *Beds.* Each occupant shall be required to have or be provided their own bed.
- (6) *Amenities.* It is required that each company housing complex conversion (large) provide the following amenities:
 - (a) Indoor recreation facility;
 - (b) Outdoor recreation facility; and
 - 1. Facility shall include at least one of the following:
 - i. Sporting court and/or field
 - ii. Ramada(s)
 - iii. BBQ grill(s)
 - 2. On-site outdoor recreation facility will not be required if the property is within 1,500 feet of a public park which provides one of the above amenities.
 - 3. Each new conversion company housing complex (large) shall utilize 10% of the property for outdoor recreation facilities/open space.
 - (c) On-site laundry facilities.
- (7) *Annual inspection.* An annual (yearly) inspection of the corporate housing complex will be performed by the Building Official and/or the Fire Marshal, prior to occupancy. The purpose of the inspection is to ensure that all requirements outlined in the Property Maintenance Code, the Fire Code, the NFPA 101 Life Safety Code, and any CUP are being met.
- (8) *Notification.* All company housing complexes are required to have property manager contact information posted on-site with visibility and access by the general public.
- (C) *New Construction Company Housing Complex (Large).* Company housing complexes are subject to the following standards:
 - (1) *Applicability.* The following development standards shall apply to those developments which are constructed after the adoption of this ordinance.

- (2) *Occupancy.* The Building Official, utilizing the Property Maintenance Code, shall determine occupancy for each unit of the development.
- (3) *Distance.* There is no distance separation requirement for new construction of a company housing complex (large).
- (4) *Parking.* Shall comply with the parking required of multiple- dwellings (refer to §154-16.07.FF.03).
- (a) Shall provide dedicated on-site bus parking for loading and unloading of residents with a minimum of one bus parking space for each 50 residents.
 - (b) The parking and/or idling of vehicles, used for pick-up, on public streets shall be prohibited.
 - (c) The Zoning Administrator shall have the authority to approve off-site pick-up locations as an alternative to providing on-site bus parking when such alternatives are available.
 - (d) If on-site parking area is to be utilized for outdoor recreation space, a deed restriction will be required in order to ensure that such parking area be reestablished upon conversion to a standard housing development.
- (5) *Beds.* Each occupant shall be required to have or be provided their own bed.
- (6) *Amenities.* It is required that each new construction company housing complex (large) provide the following amenities:
- (a) Indoor recreation facility;
 - (b) Outdoor recreation facility; and
 - 1. Facility shall include at least one of the following:
 - i. Sporting court and/or field
 - ii. Ramada(s)
 - iii. BBQ grill(s)
 - 2. On-site outdoor recreation facility will not be required if the property is within 1,500 feet of a public park which provides one of the above amenities.
 - 3. Each new construction company housing complex (large) shall utilize 10% of the property for outdoor recreation facilities and green space.
 - (c) On-site laundry facilities.
- (7) *Annual inspection.* An annual (yearly) inspection of the company housing complex will be performed by the Building Official and/or the Fire Marshal, prior to occupancy. The purpose of the inspection is to ensure that all requirements

outlined in the Property Maintenance Code, the Fire Code, the NFPA 101 Life Safety Code, and any CUP are being met.

- (8) *Notification.* All company housing complexes are required to have property manager contact information posted on-site with visibility and access by the general public.

(D) *Existing Company Housing Complex Conversion.*

- (1) A legally established complex that existed prior to the adoption of this ordinance may continue to be utilized as a company housing complex, with no additional amenities required to be installed per § 154-15.18.
- (2) In order to utilize an existing company housing complex conversion which has been vacant for a period of two or more years, all provisions of § 154-15.18.B will need to be met.

1) Will the proposed amendment change the range of uses identified in the zoning code? If so, how?

Yes. The proposed amendment would change the range of uses by allowing the conversion of existing development and the construction of new facilities for the purpose of providing company housing.

2) Will the proposed text amendment change the development standards of the zoning or subdivision ordinances? If so, how?

Yes. The purpose of this amendment is to permit and outline the development standards required of company housing.

3) What are the potential impacts of the proposed amendment?

Potential positive impacts include:

- Establishment of regulations for company housing
- Maintaining the character within single-family neighborhoods
- Protecting the industry which utilizes company housing
- Encourage new construction of company housing complexes

NOTIFICATION

- **Legal Ad Published: The Sun** (03/15/19)
- **34 Commenting/Reviewing Agencies noticed:** (02/21/19)
- **Neighborhood Meeting:** (N/A)
- **Hearing Date:** (04/22/19)

- **Comments due:** (03/04/19)

External List (Comments)	Response Received	Date Received	“No Comment”	Written Comments	Comments Attached
Yuma County Airport Authority	NR				
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users	Yes	02/22/19	X		
Yuma County Planning & Zoning	NR				
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	Yes	02/21/19		X	X
Crane School District #13	NR				
A.D.O.T.	Yes	02/25/19	X		
Yuma Irrigation District	NR				
Arizona Fish and Game	NR				
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	NR				
City of Yuma Internal List (Conditions)	Response Received	Date Received	“No Conditions”	Written Conditions	Comments Attached
Rod Hamilton, Police	NR				
Ron Ramirez, Parks	NR				
Damon Chango, Parks	NR				
Andrew McGarvie, Engineering	NR				
Kayla Holiman, Fire	NR				
Randy Crist, Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	Yes	03/01/19			X
Jay Simonton, Utilities	NR				
Joel Olea, Public Works	NR				
Joel Olea, Streets	NR				

Neighborhood Meeting	Comments Available
NONE REQUIRED	N/A

PUBLIC COMMENTS RECEIVED: YES (SEE STAFF REPORT)

INTERNAL AGENCY COMMENTS


Conditions of approval must be written in the form of a formal condition for use in staff's report. Your conditions will be used verbatim. If you also have a comment, please indicate below.

☐ Condition(s)

☐ No Condition(s)

☒ Comment

Enter conditions here: MCAS Yuma would appreciate the opportunity to review any conversions to Company Housing regardless of existing zoning to ensure compatibility with Military Accident Potential Zones. In addition we strongly recommend no Company Housing be allowed in 65+ dB Noise Contours as identified in the City of Yuma General Plan .

DATE:	1 Mar 2019	NAME:	Mary Ellen Finch	TITLE:	Community Liaison Specialist
CITY DEPT:	MCAS Yuma				
PHONE:	928-269-2103				
RETURN TO:	Alyssa Linville				
	Alyssa.Linville@YumaAZ.gov				
