



REQUEST FOR CITY COUNCIL ACTION

MEETING DATE:

October 7, 2020

DEPARTMENT:

Community Development

DIVISION:

Community Planning

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

TITLE:

Infrastructure & Services Report: ANEX-30780-2020 Sunset Mobile Home Park

SUMMARY RECOMMENDATION:

Approve an Infrastructure and Services Report for Annexation Area No. ANEX-30780-2020, identified as the Sunset Mobile Home Park Annexation, located at 3285 E. 32nd Street. (Community Development/Community Planning) (Randall Crist)

REPORT:

The annexation area consists of one 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.

The State of Arizona annexation law is found at Arizona Revised Statutes (A.R.S.) section 9-471 and the sections that follow. Subsection (O) of A.R.S. § 9-471 requires:

On or before the date the governing body adopts the ordinance annexing territory, the governing body shall have approved a plan, policy or procedure to provide the annexed territory with appropriate levels of infrastructure and services to serve anticipated new development within ten years after the date when the annexation becomes final pursuant to Subsection D of this Section.

Approval of this Infrastructure and Services Report will fulfill the statutory requirement to have an approved plan, policy or procedure to provide the annexed territory with appropriate levels of infrastructure and services to serve anticipated new development within ten years of annexation.

The 2012 General Plan (adopted June 6, 2012, R2012-29) establishes the foundational blueprint and policies for providing infrastructure and services to all property within the City of Yuma. The following policy and plans will provide the lands within newly annexed areas with an appropriate level of infrastructure and services within ten years of annexation.

Plan and Policy for Land Use

The City of Yuma General Plan identifies the land use designation for the property as Industrial. Built in 1975 under Yuma County's jurisdiction, the property has been utilized as a mobile home park. MCAS-Yuma, has been informed of the proposed annexation and has no opposition so long as the use could not be expanded. Upon annexation, the property will be a legal non-conforming use with the land use designation of Industrial.

The City of Yuma Growth and Development Policy (R99-30) notes that it is in the best interest of the citizens and taxpayers of the City that urban land uses in the vicinity of the City should be part of the City of Yuma. And further states that the first priority for the provision of water and sewer services will be to those properties that are within the City of Yuma. Second priority will be to those with Preannexation agreements.

Plan and Policy for Roads

City Council policy is to require the dedication of needed rights-of-way and appropriate contributions toward the construction of arterials and collectors, linear parks or pathways, when warranted by proposed development projects. The dedications and contributions will be consistent with the City of Yuma's Transportation Master Plan (October, 2014) and 2018 Yuma Bikeways Plan (adopted March 6, 2019, R2019-004).

Arterial Roads: Deficiencies in rights-of-way can be corrected via dedications as adjacent land is rezoned or subdivided for development, as warranted. Fair-share contributions for the improvement of existing roadways can be collected from development projects as they are approved by the City of Yuma, as warranted. The annexation area is adjacent to 32nd Street, which is identified as a Principal Arterial. Access to the property is for a private drive.

Plan and Policy for Water and Sewer Systems

Water Systems: The property is within the service area of the Aqua Viva Water Treatment Plant but there is no current water service to the site. All development projects must have approved water systems available to serve the project, consistent with the City of Yuma's Integrated Master Plan (developed August 2008). The extension of any water mains to serve a proposed development project will be paid for by the development project seeking the water service.

Sewer Systems: The property is located within the Desert Dunes Treatment Plant service area but there is no current sewer service to the site. The property is currently on septic and there will be no connection to city sewer at this time. All development projects must have approved sewer treatment available to serve the project, consistent with the City of Yuma's 208 Wastewater Facilities Plan (adopted February 3, 1999, R99-08). The extension of any sewer mains to serve a proposed development project will be paid for by the development project seeking the sewer service.

Plan and Policy for Emergency Services

Fire and Emergency Medical Services will be provided in a manner consistent with the City of Yuma Fire Services and Facilities Plan (adopted February 20, 2008, R2008-33). The site is to be served by Fire Station MCAS, located at MCAS Yuma. YFD has automatic aid agreements in place with MCAS Yuma to allow them to extend into some of the municipal City limits as the first responder.

Public Safety services will be provided in a manner consistent with the City of Yuma 2012 General Plan (adopted June 6, 2012, R2012-29). The site is within the service area of the City of Yuma Police Department Headquarters located at 1500 S. 1st Avenue.

Plan and Policy for Parks

Park sites will be acquired consistent with the City of Yuma's adopted Parks and Recreation Facility Plan (adopted July 18, 2007, R2007-38), subject to the availability of funds. City Council policy is to require the dedication of needed rights-of-way and appropriate contributions toward the construction of linear parks or pathways when warranted by the development of the parcels of land.

Plan and Policy for Stormwater Collection and Disposal

All development projects must have approved stormwater collection and disposal systems available to serve the project, consistent with that master plan, as well as the City of Yuma Drainage Policy (Ordinance Nos. 1670 and 1836) and 2003 Stormwater Management Program, as amended. The creation of new facilities or extension of any pre-existing stormwater facilities to serve a proposed development project will be paid for by the development project seeking the stormwater collection and disposal service.

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		9/30/2020	
	REVIEWED BY CITY ATTORNEY:		DATE:	
	Richard W. Files		9/28/2020	
SIGNATURES	RECOMMENDED BY (DEPT/DIV HEAD):		DATE:	
	Alyssa Linville		8/24/2020	
SIGNATURES	WRITTEN/SUBMITTED BY:		DATE:	
	Erika Peterson		8/17/2020	