

**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  
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 Jennifer.Albers@YumaAZ.gov

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

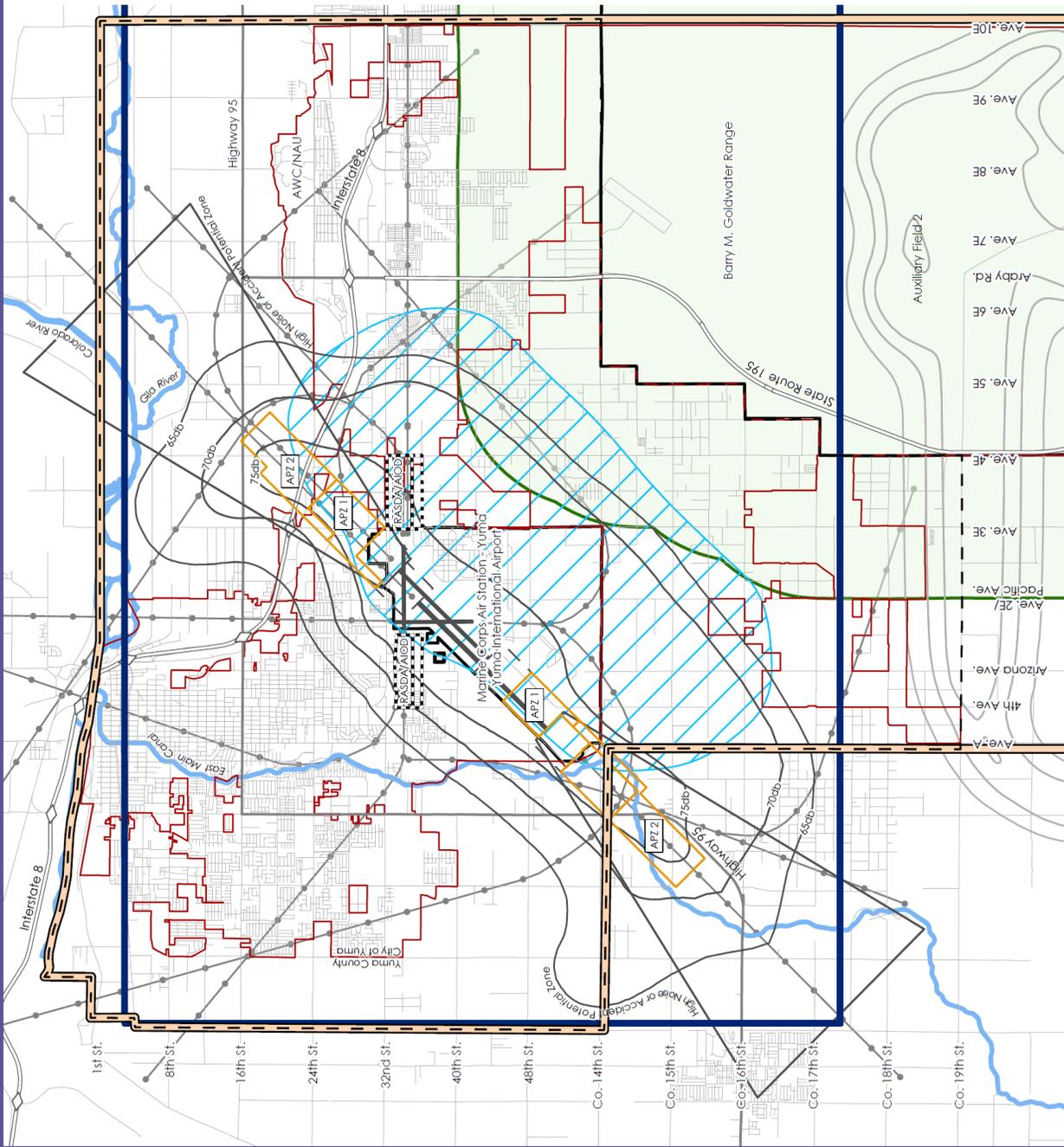
# ATTACHMENT A REVISED MAP 2-4



## Focus Area and Military/Aviation Features

- 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. § 28-8481, 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	

<b>City of Yuma Internal List</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Comment"</b>	<b>Written Comments</b>
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			