

CITY OF SOMERTON
Planning and Zoning Commission

Special Meeting Minutes

July 31, 2018

Call to Order:

Chairman Flores called the meeting to order at 6:00pm at the Somerton City Hall, Council Chambers, 143 N. State Avenue, Somerton, Arizona.

Roll Call:

Present: Chairman Daniel Flores, Commissioner Armando Leon, Commissioner Lorena Zendejas, Commissioner Candelario Rangel, and Commissioner Cristobal Garcia.

Absent: Vice-Chairman Ronald Rice

Staff Present

Carmen Juarez - Community Development Director
Saul Albor – Planner I

Pledge of Allegiance: Recited in unison

Approval of Minutes:

Minutes for the regular meeting on April 16, 2018 were presented for approval. Commissioner Zendejas first motioned to approve, second by Commissioner Garcia. Motion passed 5-0.

Call to the Public:

No public comments were presented.

PUBLIC HEARING:

ALL ITEMS ARE FOR DISCUSSION AND POSSIBLE ACTION.

1. **Preliminary Plat Case No. P03-17 Valle del Sol Phase 4:** *THIS ITEM WAS PRESENTED AS #3 ON THE AGENDA TO ALLOW DEVELOPER TO ARRIVE.* Carmen Juarez presented this item to the P&Z Commission. Explained that this is a request from Nieves Riedel on behalf of Riedel Holdings LLC to subdivide 10.62 acres of land generally located at the northeast corner of Bingham Ave and Co. 17th St, APN 752-

32-037 into forty-six lots and one tract for a residential development in a Single-Family Residential-6 (R-1-6) zoning district.

Ms. Juarez presented the staff report and went through each section of the report, stated that this request was originally scheduled to be presented in January but at the request of the applicant, it was put on hold to wait for a reduction to the open space requirement in the zoning code. Once the reduction of this requirement took place, the applicant re-initiated the process proposing forty-nine lots instead of the original forty-six. Ms. Juarez also explained that the proposed subdivision includes the construction of a tract for drainage retention and streets that will be aligning existing streets to the north and west of this development. The four new sections of streets to be built, will be Cholla Avenue to the south and 14th Street which will be built to a full width within the subdivision and a half-street being proposed to extend 13th St and 13th Place to be finished the full width when the adjacent land to the north gets developed.

Ms. Juarez also explained that the zoning code requires this subdivision to improve the section of pathway along Co. 17th Street, this pathway will be located on Yuma County Water Users Association right-of-way and the approval has been issued. The improvement plans for this pathway will be submitted by the developer along the subdivision improvement plans and final plat for review and possible approval.

Mr. Joe Harper was present on behalf of Riedel Holdings, LLC and answered several questions from the P&ZC.

Ms. Juarez requested a motion and recommended the P&ZC to recommend Council approval of this request.

Commissioner Zendejas first motioned to recommend Council approval of this request, Preliminary Plat Case #P03-17 Valle del Sol Phase 4 as presented by staff. Second by Commissioner Leon, motion passed 5-0

2. Rezoning Case # PLN18-00008 and Minor Amendment to the General Plan Case #PLN18-00011:

Saul Albor, Planner I, presented this request. Thomas Ryan on behalf of Housing America Corporation requests a change of zoning for 1.0 acre, more or less, from Multi-Family Residential (R-3) to Single-Family (R-1-6) for six properties generally located on the east side of the 400 block of North State Avenue between Adams and Jacobs Streets. Mr. Albor explained that the purpose of this rezoning is to allow infill development of single-family homes on two vacant lots. This request also requires a minor amendment to the 2010 General Plan to change the land use designation from High Density Residential (HDR) to Low Density Residential (LDR).

Mr. Albor presented the staff report and answered several questions from the P&ZC. Thomas Ryan, applicant also explained the program used to fund the construction of these homes and other future projects HAC has in Somerton.

Mr. Albor requested a motion and recommended the P&ZC to recommend Council approval of this request.

Commissioner Zendejas first motioned to recommend Council approval of this request, Rezoning Case #PLN-00008 and Minor Amendment to the General Plan Case #PLN18-00011 as presented by staff. Second by Commissioner Leon, motion passed 5-0

3. **Conditional Use Permit #PLN18-00010:**

P&Z Commissioner Cristobal Garcia recused himself from this item.

Saul Albor, Planner I, presented this request. Eric Ibarra on behalf of Ministerio Fortaleza Espiritual LLC is requesting a Conditional Use Permit to allow the operation of a Group Recovery Home at 314 W. Main Street, in the MSC zoning district as required per Zoning Ordinance, Section 2.4.3, Table 2.4.1 Table of Permitted Uses.

Mr. Albor presented the staff report, stated that this location is the former Iglesia de Jesucristo del Evangelio Completo and now that the church has relocated to its new location on Cesar Chavez Avenue, this site is currently vacant and being proposed to develop into a live-in recovery center for people with drug and substance abuse problems who have completed a rehabilitation program and are in the process to re-integrate into normal life. This center will have dormitories, a prayer sanctuary, dining hall, and a community food bank to be operated by the church congregation and the residents of the proposed Group Recovery Home. Also stated that this facility will not be a medical rehabilitation center or a behavioral health center therefore it does not require state licensing.

Mr. Albor explained all Findings required by the zoning code as well as the Conditions of Approval requested by staff.

Mr. Eric Ibarra explained the P&ZC what their proposed program would entail and agreed to abide by the conditions of approval. Also answered several questions from the P&ZC.

Mr. Albor requested a motion from the P&ZC approving this request as presented by staff.

Commissioner Leon first motioned to approve of this request, Conditional Use Permit Case #PLN-00010 as presented by staff. Second by Commissioner Rangel, motion passed 4-0 with Commissioner Garcia abstaining.

Summary of Current Events:

1. Next regular meeting is scheduled for August 20, 2018.
2. Update of current events: Ms. Juarez gave a summary of the ongoing projects within the City.

Adjournment:

Motion: Commissioner Zendejas motioned to adjourn. Commissioner Leon second the motion. Motion passed 5-0. Meeting adjourned at 7:35PM.

Chairman

Date