

CITY OF SOMERTON

Planning and Zoning Commission Meeting

Regular Meeting

February 22nd 2021

Call to Order:

Chairman Daniel Flores, 6:00PM

Roll Call:

Present: Chairman Flores, Vice Chairman Rice, Commissioner Zendejas, Commissioner Magaña, Commissioner Valenzuela

Absent: Commissioner Galaviz, Commissioner Rangel

Staff Present

Carmen Juarez, Community Development Director
Saul Albor, Planner II

Pledge of Allegiance: Read in Unison

Approval of Minutes: From October 19th 2021 Meeting. Minutes Approved without corrections. Motion to approve minutes.

Motion to Approve by Vice Chair Rice
2nd by Commissioner Valenzuela. Motion Passed 4-0

Call to the Public: No public comments were presented.

PUBLIC HEARING:

ALL ITEMS ARE FOR DISCUSSION AND POSSIBLE ACTION.

- 1. PLN21-00004 Parkview Commerce Center Subdivision Preliminary Plat**
- 2. PLN21-00005 Parkview Commerce Center Subdivision Final Plat**

A concurrent Preliminary and Final plat approval request by the City of Somerton, property owner of APN 195-33-028, a 19.87 acre parcel in the C-2/IIO Zoning District for the proposed Parkview Commerce Center Subdivision; an eight-lot commercial subdivision with lot sizes ranging from .99 acres more or less to 4.74 acres more or less. This project is located outside the MCAS-Yuma High Noise and Accident Potential Zone.

Saul Albor of the Community Development Department presented this item. Mr. Albor delivered his staff report and provided project information to the Planning and Zoning Commission. After concluding presentation of the staff report, Mr. Albor proceeded to present the exhibits. After presenting all the exhibits, Mr. Albor affirmed that staff considered the project compatible with the general plan elements and surrounding areas. Mr. Albor recommended that the planning and zoning commission recommend the City Council approves Preliminary and Final Plat Cases PLN21-0004 and PLN21-00005 subject to the conditions found in Exhibit A.

Vice Chairman Rice raised concern about the a letter of opposition submitted by adjacent landowners who lease their land to area farmers. The letter claims that the Parkview Subdivision represents yet another urban encroachment into farmland and that the City has hastily been pushing to approve this project with the minimum required public notification process. Lastly the letter asks the Commission to table the item to a future date.

Vice Chairman Rice, voiced his support of the opposition and informed staff of his disappointment that a greater amount of public outreach had been not undertaken.

Mr. Albor went back and explained that the notification process had been fully executed as required by the Zoning Ordinance and Arizona Revised Statutes.

Ms. Charlotte Thomas from the public was then recognized by the Commission. Ms. Thomas expressed sharp opposition to the project because it would mean the loss of farmland. Ms. Thomas stated how Somerton was not being faithful to its commitment of Infill growth as previously stated in a previous meeting with local farmers and land owners and that Somerton should not be in the business of developing commercial projects. Ms. Thomas expressed dismay that a greater public outreach had not been carried out by the city.

Ms. Carmen Juarez of the Community Development Department explained that staff had fully followed the required notification process and that the project was fully compatible with the area and general plan. Ms. Juarez added that the project was not a new proposal, in fact the project is 11 years in the making and that the commercial subdivision would bring many much needed amenities that would increase Somerton residents' quality of life. Lastly Ms. Juarez responded to the point made by Ms. Thomas that Somerton was not following through on its commitment to Infill growth by saying that Infill was one of many growth strategies for the future, not the only one.

Mr. Hector Tapia of the Economic Development Department then shared some the potential developments that were in the works for the Parkview Commerce Center. He explained that a Hotel, Retail, Offices, and a large clinic were all lined up immediately.

Mr. Albor concluded the presentation by concurring with Ms. Juarez that while Infill growth was important it should not be our only strategy and that the Parkview Commerce Center would provide the people of Somerton many much needed amenities and services.

Motion: Recommend Approval of PLN19-00013 with Conditions listed in Exhibit A to the Somerton City Council

Moved: Chairman Flores
2nd: Arturo Magana

Yes: Flores, Magana, Zendejas, Valenzuela
No: Rice

Final Vote: 4-1, Motion Carried

Summary of Current Events:

Presented by Carmen Juarez, Community Development Director

Next Meeting:

The next regularly scheduled meeting of the Somerton Planning and Zoning Commission will be held on March 15th, 2021 at 6:00PM.

Adjournment:

Motion: Adjourn Meeting

Moved: Commissioner Zendejas
2nd: Arturo Magana

Yes: Flores, Magana, Zendejas, Valenzuela, Rice

Final Vote: 5-0, Motion Carried

Chairman

Date