

Planning and Zoning Commission

Regular Meeting

January 15, 2008

Call to Order:

Chairman Armando León called the meeting to order at 5:32 p.m. at the Somerton Public Safety Building, Training Room, 445 East Main Street, Somerton, Arizona.

Roll Call:

Present: Armando León, Chairman; Carlos Gonzalez, Vice-Chairman; Renee Vuksan, Commissioner; Agustin Tumbaga, Commissioner; Jose Treviño, Commissioner; Arisbey Ojeda-Garcia, Commissioner.
Absent: Arturo Lopez, Commissioner.

Pledge of Allegiance:

Approval of Minutes: Regular Meeting – November 5, 2007

Vice-Chairman Gonzalez motioned to approve the minutes. Commissioner Vuksan seconded the motion. The motion passed 6-0.

Call to the Public:

No questions or comments were made from the public.

Final Plat Case #P06-07 (F) (Somerton Valley Gardens Condominiums):

Ken Clark, Planner II, presented staff report.

Edais Engineering of Yuma, Arizona, on behalf of Compadre Properties, LLC, requests approval of a thirteen (13) lot residential subdivision on a 3.12 acre tract of land located at 220 South Bingham Avenue in Somerton, Arizona. The General Plan Land Use Designation for this property is High-Density Residential. The R-3 zoning district is compatible with the property's General Plan Land Use Designation. The nearest park/open space to the proposed subdivision is a proposed five acre park in the Valle de Sol Phase III Subdivision located one half mile south on the east side of Bingham Avenue.

Vice-Chairman Gonzalez asked how close the proposed complex is to the Somerton Valley Commercial Center. Mr. Clark stated it will be right behind and to the east end of the commercial complex. Vianney Vega, Edais Engineering, explained the project and was available for any questions.

There were no other comments or questions.

Staff Recommendation:

Staff recommends approval of the Final Plat for Somerton Valley Gardens with the

Close Public Hearing:

Commissioner Vuksan made the motion to APPROVE the Final Plat for Somerton Valley Gardens, Case Number P06-07 (F), subject to the conditions outlined in Exhibit D. Commissioner Ojeda-Garcia seconded. The motion passed 6-0.

Rezoning Case #Z07-09 (16485 South Avenue D):

Mike Shores, Director presented staff report.

Request from Jose Estrada to rezone the property commonly known as 16485 South Avenue D in Somerton, Arizona, from SR (Suburban Ranch) to L-I (Light Industrial). This property consists of 1.22 acres, more or less, Section 1, Township 10 South, Range 24 West, Gila and Salt River Base and Meridian. The requested zoning change is compatible with the property's General Plan Land Use Designation provided an agricultural disclosure notice and an avigation easement is filed on the property.

Chairman Leon asked if all the lots in the area were the same size. Mr. Shores stated that there were only two (2) small parcels and the rest of the properties are larger.

Commissioner Gonzalez asked what plans Mr. Estrada had for the property once it was rezoned. Mr. Shores stated that they had no site plan for the property but that Mr. Estrada had mentioned in the past that he would like to build a barn or welding shop on the property. Commissioner Tumbaga asked if there would be a problem in the future if Mr. Estrada built a barn in the property due to an existing house in the property. Mr. Shores said that at this point in time, all Mr. Estrada is requesting is a rezoning of the property. There currently are no plans for the property but when plans are formalized, Mr. Estrada will be required to present a site plan to the Community Development Department for review. The Community Development Department will notify the surrounding property owners of the site plan so their comments may be heard.

Buster Johnson, owner of properties to the north and west of the subject property stated that he was concerned about the rezoning because it could have an affect on his farming business. He also expressed concern with the existing poor drainage on the subject property and the livestock that are kept there. This can cause issues for his farming operation due to the potential for contamination of his produce by the livestock fecal matter draining from the subject property to his farm property.

Mr. Shores stated that whatever Mr. Estrada planned to do with his property had to meet the city ordinance requirements and the surrounding property owners would be notified about Mr. Estrada's planed improvements.

John Peach, property owner to the south of the subject property, stated that he didn't want his farm to be in affected by changes to Mr. Estrada's property and agreed with Mr. Johnson's concerns.

Commissioner Tumbaga explained to both surrounding property owners the process of rezoning and the ups and downs regarding the request by Mr. Estrada. Mr. Johnson and Mr. Peach both appeared to understand and agreed with the basics of Mr. Estrada's request.

Mr. Jose Estrada stated that he does not plan to do anything with his property at this time, but he does plan to construct a welding shop on the property in the future. He also stated that he would like to have his property zoned to L-I (Light Industrial).

Commissioner Gonzalez asked why this property was not zoned IL when the rest of the properties in the area were rezoned last year. Mr. Shores stated that there was some miss communication within the planning office regarding this case last year. Commissioner Tumbaga asked if Mr. Estrada could have the rezoning fees waived since the error was essentially the City's. Mr. Shores stated that he would look in to reimbursing Mr. Estrada's fees.

Staff recommendation:

Staff recommends Option #2; that the Planning and Zoning Commission recommend the City Council APPROVE Case # Z07-09, to rezone property known as 16485 South Avenue D, from SR (Suburban Ranch) to L-I (Light Industrial); subject to the filing of an Avigation Easement and Agricultural disclosures with the Yuma County Recorder's Office.

Close Public Hearing:

Commissioner Tumbaga made a motion to recommend that City Council APPROVE Case # Z07-09 to rezone property known as 16485 South Avenue D, from SR (Suburban Ranch) to L-I (Light Industrial), subject to the filing of an Avigation Easement and Agricultural disclosures with the Yuma County Recorder's Office and to check into reimbursing Mr. Estrada for the rezoning fees. Vice-Chairman Gonzalez seconded the motion. The motion passed 6-0
Motion 6-0

Adjournment:

Vice-Chairman Gonzalez moved to adjourn. Commissioner Trevino seconded. The motion passed 6-0. Meeting adjourned at 6:20 p.m.


Armando León, Chairman

2/11/08
Date