

# **Planning and Zoning Commission**

## **Regular Meeting Minutes**

March 12, 2007

### **Call to Order**

Chairman Armando León called the meeting to order at 6:34 pm at the Library Annex, 240 W. Canal Street.

### **Roll Call**

Present: Armando León, Chairman; Renee Vuksan, Vice-Chairwoman; Jose Trevino, Commissioner; Jose Yepez, Commissioner; Carlos Gonzalez, Commissioner; Juan Villafàna, Commissioner; Gema Anaya, Commissioner.

### **Pledge of Allegiance**

**Approval of Minutes** – No Minutes to approve.

### **Call to the Public**

No public comments.

### **Public Hearings**

#### **1) Florencia Subdivision: Preliminary/Final Plat Case #P01-07**

Jim Donahue, Community Development, Planner II, presented this case. Edais Engineering on behalf of Compadre Properties, LLC for the construction of an eighty-one (81) lot single-family residential (R-1-6) subdivision located at the southwest corner of Cesar Chavez Avenue County 15<sup>th</sup> Street and Madison Street. The development review committee began review of this project on July 12, 2006 with subsequent reviews on December 15, 2006 and January 10 and January 18, 2007. The proposed subdivision is consistent with the City of Somerton General Plan (Low Density Residential, 2-6 units/acre) and the zoning for the property.

#### **Open Public Hearing**

Commissioner Yepez asked how Community Development determines how many entrances a subdivision needs to have. Mr. Donahue answered it's determined with safety factors for ingress and egress to the subdivision generally. We try to have a minimum of two access points open for each subdivision. Chairman León asked about the open space percentage. Mr. Donahue stated that five percent of the subdivision is open space. Chairman León asked where the block walls will be built. Mr. Donahue responded that the block walls will be located on all four sides of the subdivision. Chairman León asked the houses size they are planning to build. Alex Gallardo, AB

Builder Owner, responded that they have no specific plans on the homes for the subdivision at this point. The market will determine the product.

**Staff recommendation:**

Recommends approval to the City Council of the Florencia Subdivision Preliminary/Final Plat (Case # P 02-07) subject to the conditions outlined in Exhibit C. All requirements of the City of Somerton Zoning Ordinance and the current General Plan have been met.

**Close Public Hearing**

**Motion:** Vice-Chairwoman Vuksan moved to recommend **APPROVAL** to City Council for the Preliminary/Final Plat Case # P 01-07 Florencia Subdivision. Commissioner Yepez seconded the motion. **Motion passed 7-0.**

**2) Case # CUP 01-07 (Part of Block 3 of the Company Addition to the Somerton Town Site, and being parcel A of the Musgrove-Main Street lot split at the southeast corner of Main Street and Musgrove Avenue in Somerton, Arizona.**

Jim Donahue, Community Development, Planner II, presented this case. Jack-in the-Box, Corp, represented by Lyons Warner Engineering of San Diego, CA. has requested a CUP to operate a drive-through restaurant at 251 East Main Street in Somerton, Arizona. In a C-1 (Limited Commercial) Zoning District.

**Open Public Hearing**

Commissioner Gonzalez asked when Jack-In-Box plans to open. Mr. Donahue answered that as soon as they receive their Conditional Use Permit they are planning to start development, they plan to be open by the end of September. Chairman Leon asked if they will be installing traffic lights at Main Street and Musgrove Avenue. Mr. Donahue stated that they were not going to install any traffic lights due to the traffic lights at Main Street and Bingham Avenue.

**Staff recommendation:**

Staff recommends approval of the CUP request. The proposed conditional use meets the goals and objectives of the Somerton General Plan outlined in Section 4.30, and the project is deemed appropriate, as it is a C-1 zoned property qualifying for such a permit to operate a drive-through restaurant on the site, subject to the conditions outlined in Resolution # 864, Javier De Santiago Development Agreement as it may pertain to this property and Exhibit E, attached hereto.

**Close Public Hearing**

**Motion:** Commissioner Yepez moved to **APPROVE** the Conditional Use Permit, Case # CUP 01-07. Commissioner Gonzalez seconded the motion. **Motion passed 7-0.**

**3) YEPKO Industrial Park Subdivision Preliminary Plat**

Jim Donahue, Community Development, Planner II, presented this case. Yuma Territorial Engineering, on behalf of Yepco, LLC of Somerton, Arizona, requests approval of the Yepco Industrial Park Subdivision Preliminary Plat, subdividing 12.00

acres into twenty (20) light industrial lots in an area lying north of the wastewater Treatment Plant, south of Main Street, east of the Main Drain and west of Cesar Chavez Avenue in the City of Somerton, Arizona.

#### **Open Public Hearing**

Chairman Leon asked how many lots are proposed. Mike Shores, Community Development Director answered that they have 20 lots. Chairman Leon asked if the subdivision has onsite retention. Mr. Shores said yes. Augustin Tumbaga, applicant stated that Yepco Industrial Park Subdivision has 14 of the 20 lots reserved already. There is a variety of light industrial and commercial uses anticipated. Chairman Leon asked if a block wall be required. Mr. Shores stated that a block wall is required with anti-graffiti coating on the west side of the subdivision.

#### **Staff recommendation:**

Staff recommends **Approval** of the Preliminary Plat for the Yepco Industrial Park with the conditions outlined in Attachments B and C. The preliminary plat is consistent with the City of Somerton General Plan and conforms to the Development Agreement approved by the City of Somerton City Council on October 17, 2006.

#### **Close Public Hearing**

**Motion:** Commissioner Gonzalez moved to **Approve** Case # P 02-07, Yepco Industrial Park Subdivision Preliminary Plat subject to the rezoning of the property to Light Industrial (L-1) per the requirements of Resolution # 1000 passed by the City Council on October 17, 2006, and the conditions outlined in Attachment B and C. Commissioner Villafana seconded the motion.

**Motion passed 7/0.**

#### **3) Alley and Street Abandonment #RWA02-07**

The City of Somerton is requesting the abandonment of a twenty (20) foot wide east/west alley lying east of Council Avenue and west of the east line of the Somerton Library property, and all of Council Avenue lying right-of-way north of Canal Street and south of Jefferson Street, adjacent to and west of the Somerton Library property. There are existing sanitary sewer facilities located within the alley and within the south half of Council Street, therefore the City of Somerton reserves a ten (10) foot public utility easement for the perpetual maintenance of said sewer line.

#### **Open Public Hearing**

No public comments.

#### **Staff recommendation:**

Staff recommends that the Planning and Zoning Commission recommends approval of Case #RWA02-07, abandoning property commonly known as an East/West alley, twenty foot (20') wide, lying East of Council Avenue and West of the East property line

now owned by the Somerton Library, and all Council Avenue lying North Canal Street and South of Jefferson Street, adjacent to and west of the Somerton Library property.

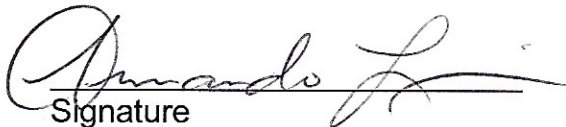
**Close Public Hearing**

Commissioner Gonzalez **Approved** Case #RWA02-07 abandoning property commonly known as an East/West alley, twenty foot (20') wide, lying East of Council Avenue and west of the East line of property now owned by the Somerton Library, and all of Council Avenue lying North of Canal Street and South of Jefferson Street, Adjacent to and west of the Somerton Library property. Vice-Chairwoman Vuksan Seconded the motion.

**Motion passed 7/0.**

**Adjournment**

Vice-Chairwoman Vuksan moved to adjourn. Commissioner Yepez seconded. **Motion passed 7/0.** Meeting adjourned at 7:50p.m



Signature  
Chairman  
Armando León

4/16/07  
Date