

Planning and Zoning Commission

Regular Meeting Minutes

September 18, 2006

Call to Order

Chairman Armando León called the meeting to order at 6:32 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; Absent: Gema Anaya, Commissioner.

Pledge of Allegiance

Approval of Minutes – Regular Meeting - June 12, 2006 and Regular Meeting - August 14, 2006. Commissioner Yepez made the motion to approve the minutes. Commissioner Gonzalez seconded the motion. Motion passed 6-0.

Call to the Public

No public comments.

Public Hearings

Rezoning Case #Z04-06:

The City of Somerton is requesting the rezoning of 35 parcels of land located as follows: SECTIONS 1 AND 2, TOWNSHIP 10 SOUTH, RANGE 24 WEST; AND, SECTIONS 25 AND 35, TOWNSHIP 9 SOUTH, RANGE 24 WEST; AND, SECTION 30, TOWNSHIP 9 SOUTH, RANGE 23 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SOMERTON, YUMA COUNTY, ARIZONA, as shown on Exhibits A and B, in order to accommodate future land use and development plans east of the City consistent with airport regulations and provide opportunities for open space and economic development. The 2005 General Plan has been adopted as of July 2005. This rezoning request (Exhibit C) is consistent with the General Plan and the pre-annexation development agreements.

Jim Donahue presented this case; staff recommends approval with conditions outlined in the staff report.

Open Public Hearing

Several questions were asked by the Commissioners regarding the difficulty in up-zoning or down-zoning a parcel of land later. Mr. Donahue responded that there would

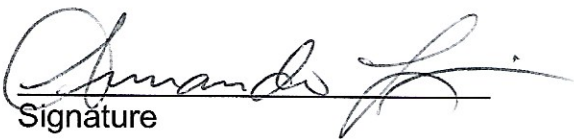
be relatively no problem in up- or down-zoning a parcel at a later date if that was the wish of the property owner. Questions were asked about parcels that were split by this annexation and how they would be zoned. Mr. Donahue responded that we can only rezone what is within the City Limits; therefore, some parcels will be zoned partially with Somerton zoning and partially with county zoning. Most of the properties in this category are utilized for agricultural purposes at this point. Commissioner Gonzalez asked about a parcel that is inside the City Limits but is split between two zoning districts. Mr. Donahue responded that the zoning boundary between two zoning districts would be identified as a specific distance from a specific property line of the parcel in question. Mr. Hodges was present representing the Garcia properties located along the south side of County 14½ Street and east of Avenue C. He explained that they had no problems with the proposed rezoning and were supportive of the actions taken. He also explained that they had no plans to change the use of the land from the current agricultural uses at this time. Mike Shores, Community Development Director suggested that this item be continued to the next Planning and Zoning Commission meeting on October 16, 2006. Staff will prepare updated maps and graphics that will help in answering the Commissioners questions. Chairman León closed the public hearing.

Close Public Hearing

Motion: Commissioner Yepez moved to continue the discussion on case number Z 04-06 to the October 16th meeting. Commissioner Vuksan seconded the motion. Motion passed (6-0).

Adjournment

Commissioner Yepez moved to adjourn. Vice-Chairwoman Vuksan seconded. Motion passed (6-0). Meeting adjourned at 7:15 pm.


Signature

10/16/06
Date

Chairman Armando León