

Planning and Zoning Commission

Regular Meeting Minutes

February 24, 2014

Call to Order:

Chairman Leon called the meeting to order at 6:02pm at the Somerton Public Safety Building, Training Room, 445 East Main Street, Somerton, Arizona.

Roll Call:

Present: Chairman Armando León, Commissioner Daniel Flores, Commissioner Ronald Rice (arrived at 6:20PM), Commissioner Agustin Tumbaga, Commissioner Alfredo Caro.

Absent: Commissioner Lorena Zendejas, Commissioner Juan Zazueta

Pledge of Allegiance: Recited in unison

Approval of Minutes:

Minutes from January 27, 2014 meeting presented for approval.

Commissioner Flores first motion to approve the minutes as presented, second by Commissioner Caro. Motion passed 4-0.

Call to the Public:

No public comments.

Public Hearing:

2010 General Plan Minor Amendment Case #GP01-14 and Rezoning Case #Z01-14:

Assessor's Parcel: 195-35-004

Existing Land Use: Recreational and Open Space

Proposed Land Use: Medium Density Residential (MDR) and low Density Residential (LDR)

Existing Zoning: Agriculture Large Tract (AG-20)

Proposed Zoning: Medium Density Residential (R-2), Low Density Residential (R-1-6) and Suburban Ranch (SR)

Carmen Juarez- Community Development Director – went into details regarding application submitted by Cocopah Indian Tribe requesting a minor amendment to the 2010 General Plan and a request for rezoning of a parcel of land commonly referred to as the “old back nine” at the Dove Valley Golf Course, adding that this minor amendment consists of approximately 17.24 acres of land east of Avenue E, west of Somerton Canal, north Main St and south of Jefferson St.

Mrs. Juarez explained that the petitioner also wishes to rezone the parcel from Agriculture Large Track to Medium Density Residential with the intention of changing the land use designation and rezoning of this parcel for future development.

Mrs. Juarez explained that staff analyzed the proposed minor amendment request from Cocopah Indian Tribe and based on the land use designation in the General Plan and the different land uses at the mentioned area, it could potentially be built different units in different sizes. Due to the location MCAS-Yuma will have some restrictions on the SR zoning area.

MCAS issued a letter of approval adding four different conditions after meeting with staff and review the proposed amendment from Cocopah Indian Tribe.

Mrs. Juarez talked about the proposed General Plan Minor Amendment located entirely within the Somerton Growth Area Plan which is projected to accommodate community growth and lends itself to being more accessible to existing urban services like water, sewer, parks, and pathways. Streets that could provide access to and circulation for this area are Jefferson St, Avenue E north of Jefferson St, and Victoria Lane. Closest parks to the mentioned area are Joe Munoz Park and Council Ave. Park. Public facilities are already in place near to this area. Water User's Association and the City of Somerton have an agreement which allows the City to be the delivery agent to the water entitlement for certain lands within the Yuma Valley.

City staff received two comment letters with no objections against the project and one letter opposing to the construction of a new subdivision on this area.

Mrs. Juarez end her presentation summarizing the information presented and also recommending **approval** of the 2010 General Plan Minor amendment Case#GP01-1 and the Rezoning Case #Z01-14 concurrently, with the conditions already specified

Chairman Leon call to open to the public comments:

Several residents of the Dove Villa Condominiums expressed their concerns and opposition to the General Plan Minor Amendment case #GP01-14 and Rezoning case no. #Z01-14

Mr. Grant Cowan – it may be a minor amendment for the City but for us as residents is a major amendment, I'm opposed. I am not only speaking for myself, I am speaking for all the residents at Dove Villa Condominiums, I think Cocopah Nation should do something better like renovate the Golf Course, adding a water feature will be also something beneficial, something like these two options will provide more revenues to the community. This project will eliminate the view we have; I hope City will maintain the integrity of the area for what was originally intended, as golf course.

Bill Lee – City Manager – when the Golf Course was originally owned by the City of Somerton those 17 acres were not part of the Golf Course. When the City sold the golf course, the new owner already owned the subject 17 acres.

Carmen Juarez – owner before Cocopah Nation Tribe applied to rezone a portion of this area and the south portion of Dove Valley Subdivision a while ago. The request was for High Density Residential and Council did not approve it. This new request offers a variety of densities to meet the needs of future residents.

Bill Lee – City Manager recommended to Chairman Leon add any condition to the approval.

Carmen Juarez- this is the first step in this process, in the future, more information about different phases of the project will be presented to P&Z commission as well as City Council, same opportunities for residents to get informed on the process. Once the GP amendment and Rezoning gets approved, both, preliminary and final subdivision plats will be presented to the P&Z Commission and Council for approval during public hearings.

Mr. Grant Cowan – why North part of Jefferson St can't be converted to R-1-6 and leave the South part of Jefferson St the way it is right now.

Bill Lee – I had have different conversations with staff from Cocopah Nation and they support a subdivision on this area, but also they had say that they support the well-being of the golf course and would like to see more people using it.

Rhea Polhemus Dove Villa resident – next to our condominiums there is one lift station which so far is good no smell is coming out, but once the new subdivision gets connected will give us the possibility of have bad odors around our area, speeding cars will increase, gang activity, then more police officers will be needed.

Bill Lee – Cocopah Nation don't take any decision lightly, they will analyze the situation until they find what is better for the community.

Bill Sterling – Dove Villa resident – why any mentioned green area is not described on the maps?

Mrs. Juarez - This is only a preliminary conceptual plan for commissioners as well as residents to have an idea of what Cocopah Nation is requesting. Once the subdivision design is submitted, staff will ensure retention basins or green areas are included and in compliance with our codes.

Stella Ruelling Dove Villa resident – I don't understand why all green areas need to be destroyed, I think that subdivision should be better just across the street, at North side of Jefferson St.

Carmen Juarez – Staff is reviewing what has been presented to us by the Cocopah Nation, which is at this time the 17.24 acre parcel. The parcel north of Jefferson is not part of this proposed development.

Stella Ruelling – we take care of our places and I would like to have people that would like to do the same and renters don't do that. There will be no control on who buy or rent a property.

Grant Cowan – wanted to know why the Cocopah Nation people were not present at the meeting.

Mrs. Juarez - they were invited to attend; all this information and comments will be forwarded to them.

James Garfield- Dove Villa resident – wanted to know if the City of Somerton has some kind of regulations regarding animals.

Bill Lee, answered yes, the City Somerton has different regulations depending on the area and if this gets approved, it will not be the exception.

Commissioner Tumbaga- the code allows residents to raise some specific animals for specific purposes like the 4H program; and also control the quantity.

Grant Cowan – I am really worried about the depreciation of the houses around this new community.

Carmen Juarez- there are restrictions on all the new houses that are going to be built in this area, just like with any other new subdivision. There are setbacks, fencing, lot coverage, etc. that staff will ensure comply with the regulations in place.

Carmen Juarez – staff did review what was presented to us and we found that the request is in compliance with the General Plan, at this time, based on your comments and concerns, it will be up to the P&Z Commission to recommend Council's approval as presented or include additional conditions or recommendations.

Grant Cowan – I would like to have the contact person with Cocopah Nation, so we can hear from them what they think about this concept.

Bill Lee – I will meet with the administrator for Cocopah Nation before this is taken to Council to make sure he knows how residents from Dove Villa Condominiums feel about the new proposed project.

Arthur Veitch, Dove Villa resident - what warranty do we have that the golf course in the future will not be converted in a wasteland? Letting someone to build houses, residents at Dove Valley are in a dangerous position now.

Bill Lee – City Council supports the Golf Course as the way it is right now.

Carmen Juarez – At this time, I request a motion from the P&Z Commission with the conditions presented by staff and any additional condition or recommendation the P&Z Commission wish to add for City Council.

Commissioner Tumbaga – I will make the motion with the understanding that this project may comeback with amendments on this concept.

Chairman Leon entertained a motion to approve 2010 General Plan Minor Amendment Case #GP01-14 and Rezoning Case #Z01-14. Commissioner Tumbaga made the motion.

Commissioner Rice seconded the motion with the following conditions all voted in favor. Motion passed 5-0

- Include Avenue E as part of the traffic study (staff condition #10)
- Regulate the quantity of domestic animals to be allowed on Suburban Ranch and to be conditioned to specific timeframes.

- A block-wall adjacent to golf course area should be built in a way that is compatible to the existing golf course.
- Two-story height houses should be the maximum allowed.
- Col-de-sac on Victoria Lane shall be improved by the developer.
- No manufactured homes should be allowed in the Medium Density Residential and Suburban Ranch zonings.
- Preserve the mature trees

Summary of Current Events:

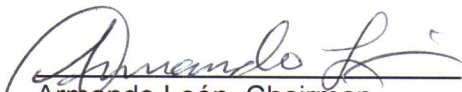
Carmen Juarez – status on the Zoning and Subdivision Code update still remains the same, staff is still waiting for the Consulting firm to make some changes and send back to staff for review.

Status on the Development Impact Fee schedule and update was presented to City Council for adoption of the land use plan and IIP Plans during the last City Council meeting on February 18, 2014. The next public hearing is scheduled for April 1st

Next regular P&Z Commission meeting is scheduled for March 24, 2014.

Adjournment:

Motion: Commissioner Tumbaga motion to adjourn. Commissioner Rice second the motion.
Motion passed 5-0. Meeting adjourned at 8: 00PM


Armando León, Chairman

4/28/14
Date