

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
October 11, 2016
7:00 PM

CALL TO THE ORDER /ROLL CALL. The meeting was called to order at approximately 7:01 PM., by Chairman Bill Cordova.

PLEDGE OF ALLEGIANCE: Pledge of Allegiance was led by Chairman Bill Cordova.

PRESENT:

Chairman Bill Cordova
Vice Chairman Javier Barraza
Commission Member Hugo Garcia
Commission Member Maria G. Guzman
Commission Member Guillermina Fuentes
Commission Member Jose A. Ponce

ABSENT:

Commission Member Daniel Bazua

OTHER PRESENT: John Starkey, Planning and Zoning Director
Roman Pacheco, Planning Technician
Jose A. Guzman, Assistant Planner
Eulogio Vera, Public Works Director
Derek Duenas, I.T. Manager
Kay Macuil, City Attorney
Richard Bauermann, Firefighter/EMPT
Kevin Burge, Core Engineering Group, PLLC
Najeh K. Edais, Edais Engineering, Inc.
Nieves Riedel, Riedel Holdings, LLC

CONSENT AGENDA:

1. Approval of Minutes

- [Regular Planning & Zoning Commission Meeting held May 10, 2016](#)
- [Regular Planning & Zoning Commission Meeting held June 14, 2016](#)

MOTION: **Javier Barraza / Maria G. Guzman** to APPROVE the Consent Agenda as presented. Motion passed unanimously (6-0).

PUBLIC HEARINGS

AGENDA ITEM 4.A.

Public hearing followed by discussion and possible action regarding Conditional Use Permit Case No. 2016-0493. A request by Kevin Burger of Core Engineering Group, PLLC, on behalf of Page Misenhimer, Trustee of RL Jones Properties, LLC, property owner, for approval of a Conditional Use Permit to allow a warehouse and transfer facility for general freight to be located on 4832 E. Vaughan Street, San Luis, Arizona.

Open Public Hearing

MOTION: **Maria Guzman / Javier Barraza** to open public hearing. Motion passed unanimously (6-0).

John Starkey, Planning and Zoning Director, summarized staff report recommending APPROVAL of Rezoning Case No. 2016-0493.

Vice Chairman Barraza asked if this was only for lot 20. There are offices and storage on lot 19, are these items are not part of the conditional use permit? **Starkey,** responded that those items on lot 19 are permitted uses in a light Industrial district. And that for a transfer facility for general freight requires a conditional use to operate a transfer warehouse, like on lot 20.

Kevin Burge, Core Engineering, Group, 200 E. 16th Street, Yuma, AZ., thanked the Commission for hearing this item. The owner is extremely excited to get this project of the ground. As you can see this project is something south of fifty thousand square feet. There is going to be 17 acting

truck docks on the back side. Burge also mentioned that this is going to bring construction revenue and jobs.

Barraza asked if this is a conditional use specific for this site plan but if at the time of site plan review is something changes, is has to be brought back to the commission. **Starkey** responded this is for this particular warehouse facility on lot 20 depending on the use of the future phases, it would depend on what their propose use is.

Commission Member Hugo Garcia mentioned that he has noted that there are two lanes to enter the warehouse facility and only one to exit, if this is going to be enough? **Mr. Burge** responded the reason that it is that way, is that the traffic comes in a little bit slower than the traffic exiting, so you have to check in with dispatch or security. So you want to provide some storage coming in, exiting is very little delay.

CLOSE PUBLIC HEARING

MOTION: **Maria G. Guzman / Guillermina Fuentes** to close public hearing. Motion passed unanimously with 6-0 votes.

MOTION: **Maria G. Guzman / Javier A. Ponce** to recommend APPROVAL of Conditional Use Permit Case No. 2016-0493 to the City Council as presented by staff. Motion passed unanimously with 6-0 votes.

NEW ITEMS OF BUSINESS FOR FUTURE AGENDAS

AGENDA ITEM 5.A.

Discussion and possible action regarding Subdivision Case No. 2016-0423P&F. This is a request by Edais Engineering, Inc., on behalf of Riedel Holdings, LLC, property owner, for the Preliminary & Final approval for Las Quintas de San Luis II Subdivision located south of County 22nd Street between the East Main Canal and Las Quintas Subdivision.

John Starkey, Planning and Zoning Director, summarized staff report recommending APPROVAL of Preliminary and Final Plat Case No. 2016-

0423P&F subject to the attached Condition of Approval for Las Quintas de San Luis II Subdivision. (Conditions of approval are attached in the staff report)

Vice Chairman Barraza asked if there is going to be a traffic light on Beall Avenue and County 22nd Street. **Starkey** responded not at this time, there is going to be a stop sign but not on 22nd Street.

Commission Member Guillermina Fuentes asked if the conditions of approval have been met. **Starkey** responded that this project is here for preliminary and final plat review, there are quite of engineering comments that are been addressed at this time between the Public Works Director, City Engineer, and Design Engineer. Furthermore, Starkey stated that all those requirements as shown in the staff report will be addressed prior to final approval by the City Council. **Fuentes** also asked how far apart from my back fence is the infrastructure going to be. **Starkey** responded that in talking with the design engineer the land behind your back fence will be level for 5 feet then it will slope down from that point at a 3 to 1 slope down to the finish grade of the lot behind you.

Commission Member Hugo Garcia mentioned that he is worried because what happened over Las Brisas Subdivision that slope and then we could not fit houses, they had to do a retaining wall in order to fit the house. **Garcia** then asked Mr. Starkey if he thought they are going to have the same problem here. **Starkey** responded that he assume yes, they are going to have to build a retaining wall in order to be utilized. **Garcia** asked if the owner of the lots are going to be responsible for building a retaining wall is that correct? **Starkey** responded that is a question that it has not been answer at this time, but the developer is here if you want to ask that question.

Nieves Riedel 1649 N. 9th Avenue, San Luis, AZ responded that the question is about the lots and who is going to build. The company will build, and every single lot that needs a retention wall will be built by my company. Since I am in the same position, I was really excited at the beginning when the street was not there, and it was going to be a road. We follow instruction from the City Engineer and the City Engineer that were hired by the City. **Mrs. Riedel** also mentioned that what she is planning with that 18 houses in that area, the houses are going to be built not 10 feet from the wall. It is going to be as far as we can from the neighbor in the back, because I am in the back too. As you can see those lot are so long, people will want to have bigger yard in the back than in front.

Fuentes, asked are they going to use the same setbacks in the front. Starkey responded that the setback for the front yard is 20 to a house and 18 to a garage. That is the same setbacks in all the other subdivision that we have built recently. Furthermore, Starkey stated that if somebody would like to move their house further back from the street they can legally do that, the rear yard setback is 10 feet. If they have a slope there 10 or 15 foot, in order to get that 10 foot, they have to build an 8 or 10 retaining wall which will cost a several thousand dollars in order to get a few feet in the front. I think most of the people would probably rather have a shorter driveway and more back yard than a bigger front yard. It is not illegal to have a 32 foot front yard but you have to come build within the minimum set by the zoning ordinance.

Maria G. Guzman asked for the traffic on County 22nd Street are we going to add a new stop sign or are we are going to connect with the subdivision exit. **Eulogio Vera, Public Work Director**, responded that the traffic study was recommending, obviously we do see increase amount of traffic during peak hours in the mornings and evenings. At this time from this development what is required is an additional lane for turning in to those subdivisions. There are some improvement that are required or recommended on Sidewinder Road, where the intersection of County 22nd. There is no signal recommended at this time on this section. Vera also mentioned that the overall from the discussions and what we see in the plans the traffic study is not recommending anything beyond what is shown here on County 22nd. The

only thing that is not shown here that is actually recommended from the traffic study was a left turn on 10th into Torres Street. The study is being finalized by the consultant which was Core Engineering and they hired a civil engineer from Phoenix. To answer your question there is no signal there, eventually with future development there and traffic studies we might see a recommendation for a signal there, depending on the signal turning movements that we see.

MOTION: **Maria G. Guzman / Javier A. Ponce** to recommend APPROVAL of Preliminary and Final Plat Case No. 2016-0423P&F subject to the conditions of approval for Las Quintas de San Luis II Subdivision. Motion passed unanimously with 6-0 votes.

NEW ITEMS OF BUSINESS FOR FUTURE AGENDAS

John Starkey mentioned the following items:

- Final Plat for Bienestar 9A Phase 2 will come before the Commission on November.
- Conditional Use Permit and Rezoning for the 10 acres southwest corner of San Luis Lane and Avenue F.

CALL TO THE PUBLIC

Nieves Riedel, Riedel Holdings, LLC, mentioned that in former times in San Luis we were able to do house without a carport then an ordinance was adopted. Because of that ordinance what we are doing to a least sixty percent of our residents and people that want to move in San Luis we are not able to help them live get the American dream. I do understand that we have to move to the next level. I know what the City wants to do, and part of me I am in agreement if I think like a business person but the other part of me every time that I have to turn somebody down my conscious bother me. So basically what we are doing in the City of San Luis and City of Somerton are discriminating against the most needed people, the people we supposed to be serving. As I stated before, I now that everybody is supposed to be doing

the right thing and I applaud the City for trying to take the City to the next level but what about the senior citizens, first couple, or divorce mother; what are we doing with these people. This been bothering me why can't we have both. What are we going offer to our field workers and low income families? Furthermore, Ms. Riedel stated that she wanted for staff to think a little bit and maybe someday we can do something about it.

ADJOURNMENT

MOTION: **Javier Barraza / Maria G. Guzman** to adjourn the Regular Planning & Zoning Meeting at approximately 7:53 p.m. Motion passed unanimously.