

APPROVED by P&Z Commission

Date: July 14, 2020

P&Z Office: 

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
MAY 12, 2020
7:00 PM

1. CALL TO THE ORDER /ROLL CALL: The meeting was called to order at 7:00 PM, by Chairman Marco A. Pinzon.

No Pledge of Allegiance was held due to all been connected through technology means.

PRESENT:

Chairman Marco A. Pinzon
Commission Member Javier Barraza
Commission Member Hugo Garcia
Commission Member Guillermina Fuentes
Commission Member Veronica Zavala
Commission Member Case Van Veen

ABSENT:

Vice Chairman Daniel Bazua

Others Present:

Jose A. Guzman, Director of Planning and Zoning
Roman Pacheco, Planning Technician
Elizabeth Carpenter, Long Realty
Felipe Zubia, Matrix Design Group, Inc.
Junior Hinkle, Resident
Kay Macuil, City Attorney
Nieves Riedel, Riedel Construction
Olivia Jenkins, Riedel Construction
Tadeo A. De La Hoya, City Manager

Thomas Dubose, Dubose Design Group

3. CONSENT AGENDA

3. A. APPROVAL OF MINUTES

-Special Planning and Zoning Commission meeting held May 5, 2020

MOTION: Commission Member Javier Barraza / Commission Member Case Van Veen to approve the consent agenda as presented. The Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye
Commission Member Case Van Veen	Aye

4. PUBLIC HEARINGS

4. A. Public hearing followed by discussion and possible action on any and all matters regarding General Plan Case No. 2020-01, a City initiated request to adopt the San Luis 2040 General Plan.

A. Open public hearing

MOTION: Commission Member Guillermina Fuentes / Commission Member Hugo Garcia to open public hearing. The Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Javier Barraza	Aye

Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye
Commission Member Case Van Veen	Aye

1. Staff Presentation

Jose A. Guzman, Director of Planning and Zoning, stated that this is the continuance of the General Plan update, this is the second hearing. During this public hearing the commission will get comments from the public and can only make a recommendation to either approve, approve with modifications or denial to City Council. **Guzman** further more welcomed Mr. Felipe Zubia, Consultant, Matrix Design Group and mentioned that he was going to provide an update of the General Plan.

Felipe Zubia, Consultant, Metrix Design Group, stated that the Commission is required to have two public hearings prior to recommending to City Council and the first hearing was held last Tuesday, May 5th. This public hearing today will be the second and final public hearing to consider the 10 year General Plan update. Last week we did give a full presentation with regards to the background, the history and requirements by state statutes. I went through different themes that makes up the general plan and opened it up for the actual public hearing were there was a public comment. The comment questions that came up during the first public hearing which the commission is aware of, was primarily concerning the mapping to make sure that it is current but relevant with some of the known features out there. Specifically commissioner Barraza had asked the mapping to make sure that had the most updated subdivisions and road maps. There was also comment to double check the photos, to make sure they are relevant to San Luis. A comment that we are looking into currently with regards to the ownership making sure that any Federal State Land ownership reflects the future lands use appropriately, particularly Bureau of Reclamation since that land is typical in conservation. There was a number of comments and discussion in regards of the downtown in particular that it was a good area to focus on in next steps. Besides the commissioner comments there was one resident and another representative of a property owner that made comment for the record as well. There was a letter

from a resident read into the record that was very supportive of the plan. Also, Mrs. Carpenter representing a property owner, indicated that they were looking a little closer at their property to come up with alternative recommendations beside there were no more detail with regards to what property or what recommendations but there was a request by Mrs. Carpenter to delay the General Plan update. Furthermore, Mr. Zubia stated that with regards to the questions that was brought up by the Commission we are in fact now looking in detail, ratifying the mapping to make sure that it matches what is on the ground and any barriers that are existing are properly identify on the mapping. We are still in the process of trying to track any updated maps from the YMPO, Yuma County and the city. We do not have that finalized here in the last four or five days, however we fully expect to have that extra step completed by the time Council hears the case in June.

Guzman furthermore mentioned that at this time the Commission can only make a recommendation to approve, deny or approve with modification on the plan. The Commission cannot grant an extension or delay the process.

Chairman Pinzon asked what the time frame is before this goes to City Council. **Guzman** responded this item will be presented to City Council on June 10, 2020.

Elizabeth Carpenter, Von Verde Development, I wanted to update you that several members were working on a plan together. In the meeting this morning was Russ Jones, Mario Jauregui, Nieves Riedel, Stephen Shadle and Eddie Loo and we all feel that the Planning and Zoning Commission should delay this plan until it is more workable for the group in the east San Luis. It not just the Von Verde group, it is also all of the others. We are sending a formal letter asking for that request, that you will received this week that will be signed by all of them and solicit others people that are within the City of San Luis that we need more time on this plan. We do know that you can go to the Governor's office and ask for an extension.

Nieves Riedel, Riedel Holdings, stated that just to second what Mrs. Carpenter is stating. We are working together we do need more time. I know that this process is been going on for some time but for the past three months it has not been safe for all of us to be together. We are requesting for the City of San Luis staff, Mayor and Council to consider our petition and like Mrs. Carpenter said we are going to send a letter soon. Please consider of what we are asking for, we are very much interested on working with the city and all of us working together and find a win - win solution for everybody.

Olivia Jenkins, Riedel Holdings, stated she also would like to second the request made by Mrs. Carpenter. I know there is concerns about the Port of Entry and Avenue E, but I think that if we all work together we can find solutions to have additional access to the residential area and on Avenue F. We need to address the need for police and fire protection maybe a substation out on this area. For the city to look at the water pressure in this area. I also was part of that meeting this morning with the other land owners, and I think they have valid reasons to look at the growth. I think they should be giving an opportunity to present their comments in a more united way

Commission Member Veronica Zavala thanked Matrix Design Group for the good presentation. **Zavala** also stated that there is a need for the downtown improvements and also to show the land that there is available for development.

Chairman Pinzon asked Mrs. Carpenter what is the time frame for the extension you are asking. **Carpenter** responded that their consultant said it would take about three (3) months before we can have a good working plan. Chairman Pinzon further more stated that like Mr. Guzman stated the Commission can only make a recommendation and it would be up to City Council and staff to push this extension for a better San Luis.

Commission Member Javier Barraza inform that there are mechanisms in the General Plan that are called "Amendments" there are Minor and Major Amendments that also at the time they could be organically done, give it time to the plan to be set and then try with a major or minor amendment.

Guzman mentioned that on the last public hearing Mrs. Elizabeth Carpenter responded that they were requesting an extension by the end of June and now she is saying that it will take 3 months. I just want to make sure that the Commission knows that if we delay of any of this process we might not make it on time for the election on November.

Kay Macuil, City Attorney, explained that the ballots submission are due June 17th and then a delay would mean an expense for the city, the cost for a special election.

Commission Member Veronica Zavala, mentioned in regards to the extension request. Obviously they are requesting a time to present better workable plan. It is important to have the mapping updated to make a decisions it is relevant to get those items before we can recommend something. About 56% is Bureau of Reclamation land and 21% is State Land, 4 % is Land Management and only 19% is private which most of them is Industrial land. That is why last meeting I ask about that land and suggested that to be for residential, as those land are not available.

Commission Member Guillermina Fuentes explained that the Commission mission is only to recommend on the case and forward item to the City Council for final decision.

Commission Member Case Van Veen, stated that he was around for the last General Plan update with things changing in the plan. As it was said early there is amendments whether they make the time frame of what they want to propose, it is already had change so much from the last General Plan to what the city is now. The General Plan is not set in stone it something to help guide us along the way. We need to remember that, it is general we cannot predict what is going to go next, we can only provide the map to where we are going.

Chairman Pinzon asked staff if there were any other comment received from the public. **Mr. Roman Pacheco, Planning Technician** responded that there were no comments received.

B. Close public hearing

MOTION: Commission Member Javier Barraza / Commission Member Guillermina Fuentes to close public hearing. Chairman Pinzon asked for a roll call vote.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Aye
Commission Member Case Van Veen	Aye

The Motion passed unanimously.

C. Action on Rezoning Case No. 2020-01

MOTION: Commission Member Javier Barraza / Commission Member Guillermina Fuentes to forward General Plan Case No. 2020-01 to the City Council with recommendation of Approval. Chairman Pinzon asked for a roll call vote.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Guillermina Fuentes	Aye
Commission Member Veronica Zavala	Nay
Commission Member Case Van Veen	Aye

Motion passed with five (5) aye votes and one (1) nay vote by Commission Member Veronica Zavala.

7. ADJOURNMENT

Chairman Marcos A. Pinzon called to adjourn the meeting at 7:33 p.m.

APPROVED:



Marco A. Pinzon, Chairman

ATTEST:



Roman Pacheco, Planning Technician

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING MINUTES ARE A TRUE AND CORRECT COPY OF THE MINUTES OF THE PLANNING AND ZONING COMMISSION, SAN LUIS, ARIZONA HELD ON MAY 12, 2020. I FURTHER CERTIFY THAT THE MEETING WAS DULLY CALLED AND HELD AND THAT A QUORUM WAS PRESENT.



Roman Pacheco, Planning Technician