

## **MINUTES**

REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
SAN LUIS COUNCIL CHAMBERS  
1090 E. UNION STREET  
JULY 11, 2023  
6:00 p.m.

**1. CALL TO THE ORDER /ROLL CALL:** Vice Chairman Javier Barraza called the meeting to order at 5:59 p.m.

### **PRESENT:**

Vice Chairman Javier Barraza  
Commission Member Hugo Garcia  
Commission Member Veronica Zavala  
Commission Member George Amaya  
Commission Member Ruben Walshe  
Commission Member Angelica Ortiz

### **ABSENT:**

Chairman Marco A. Pinzon

### **OTHERS PRESENT:**

Jose A. Guzman, Director of Planning and Zoning  
Kay Macuil, City Attorney  
Roman Pacheco, Planning Technician  
Antonio Maldonado, Video Production Specialist  
Domingo Sosa, Graphics and Media Specialist  
Jenny Torres, Acting City Manager  
Juan Tejeda, Associate Planner  
Ruben Lopez, I.T. Technician  
Alberto Leon, Riedel Holdings, LLC  
Antonio Martinez, MCAS Yuma  
Mark Concha, Riedel Holdings, LLC

## **2. PLEDGE OF ALLEGIANCE**

Commission Member George Amaya led the Pledge of Allegiance.

## **3. CONSENT AGENDA**

### **3. A. APPROVAL OF MINUTES**

- Regular Planning and Zoning Commission meeting held June 20, 2023

**MOTION: Commission Member Hugo Garcia / Commission Member Veronica Zavala** to approve the consent agenda as presented. The motion passed unanimously.

The vote was as follows:

Vice Chairman Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye
Commission Member Ruben Walshe	Aye
Commission Member Angelica Ortiz	Aye

## **4. PUBLIC HEARINGS**

### **5. ITEMS REQUIRING DISCUSSION AND/OR ACTION**

*Item 5A on the agenda was placed in error under the items requiring discussion or action. This item is part of section 4 public hearings.*

**5. A. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2023-0214. A request by Edais Engineering, on behalf of Riedel Holdings, LLC, to amend the conditions on Medium-Density Residential (R1-6) zoning, as approved by Ordinance No. 400, for property located between 6<sup>th</sup> Avenue and 8<sup>th</sup> Avenue north of Bienestar Estates #5 and south of the East Main Canal in San Luis, Arizona.**

#### **A. Open Public Hearing**

**MOTION: Commission Member Hugo Garcia / Commission Member George Amaya** to open the public hearing. The motion passed unanimously.

The vote was as follows:

Vice Chairman Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye
Commission Member Ruben Walshe	Aye
Commission Member Angelica Ortiz	Aye

***Commission Member Veronica Zavala*** stated that she would abstain from voting on this item due to a possible conflict of interest.

### **1. Staff presentation**

**Jose A. Guzman, Director of Planning and Zoning**, summarized the staff report recommending approval of Rezoning Case No. 2023-0214 subject to the following conditions:

1. Applicant to address the following comment from the City of San Luis Fire Department dated July 7, 2023:
  - o The City of San Luis Fire Department has concerns with no second means of ingress/egress for this subdivision design. Without a second means of ingress/egress, our emergency response times to this proposed subdivision will be hampered. This does not serve the potential lot owners with the best emergency service the City of San Luis offers. Can the Developer work out a solution with the Yuma County Water Users to possibly create emergency access from 6th Avenue to the west end of the proposed cul-de-sac? If this solution cannot be obtained, then the City of San Luis Fire Department will require fire hydrant spacing every three hundred feet and larger infrastructure for more water capacity.
2. Applicant to address the following comments from the City of San Luis Public Works Department dated June 30, 2023:

- The proposed plan does not meet our subdivision regulations Section 3.30.
- The sewer shall be a gravity system connection.

**Commission Member George Amaya** asked, concerning the access ingress/egress moving west, what was the response from Yuma County Water Users. **Jose A. Guzman, Director of Planning and Zoning**, responded that this is a viable option and that they are willing to work with the Developer to realign the canal and allow for the road connection.

## **2. Call the Public on this item**

There were no public comments from the public on this item.

### **B. Close Public Hearing**

**MOTION: Commission Member Hugo Garcia / Commission Member Ruben Walshe** to close the public hearing. The motion passed with five (5) ayes and one (1) abstention from Commission Member Veronica Zavala.

The vote was as follows:

Vice Chairman Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Veronica Zavala	Abstain
Commission Member George Amaya	Aye
Commission Member Ruben Walshe	Aye
Commission Member Angelica Ortiz	Aye

### **C. Action on Rezoning Case No. 2023-0214**

**MOTION: Commission Member Hugo Garcia / Commission Member George Amaya** to forward Rezoning Case No. 2023-0214 to the city council with approval recommendation subject to the conditions presented by staff. The motion passed with five (5) ayes and one (1) abstention from Commission Member Veronica Zavala due to a possible conflict of interest.

The vote was as follows:

Vice Chairman Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Veronica Zavala	Abstain
Commission Member George Amaya	Aye
Commission Member Ruben Walshe	Aye
Commission Member Angelica Ortiz	Aye

## 6. ADJOURNMENT

**MOTION: Commission Member Hugo Garcia / Commission Member Ruben Walshe** to adjourn the Regular Planning and Zoning Commission meeting at approximately 6:08 p.m. The motion passed unanimously.

The vote was as follows:

Vice Chairman Javier Barraza	Aye
Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye
Commission Member Ruben Walshe	Aye
Commission Member Angelica Ortiz	Aye

APPROVED:

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Marco A. Pinzon, Chairman

ATTEST:

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Roman Pacheco, Planning Technician

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING MINUTES ARE A TRUE AND CORRECT COPY OF THE MINUTES OF THE REGULAR PLANNING AND ZONING COMMISSION MEETING OF THE PLANNING AND ZONING COMMISSION, SAN LUIS, ARIZONA, HELD ON JULY 11, 2023. I FURTHER CERTIFY THE MEETING WAS DULLY CALLED AND HELD, AND A QUORUM WAS PRESENT.

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Roman Pacheco, Planning Technician