

APPROVED by P&Z Commission

Date: February 13, 2024

P&Z Office: R R

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
JANUARY 9, 2024
6:00 p.m.

1. CALL TO THE ORDER /ROLL CALL: Chairman Marco A. Pinzon called the meeting to order at 6:01 p.m.

PRESENT:

Chairman Marco A. Pinzon
Vice Chairman Javier Barraza
Commission Member Veronica Zavala
Commission Member George Amaya
Commission Member Ruben Walshe (via Zoom)
Commission Member Angelica Ortiz

ABSENT:

Commission Member Hugo Garcia

OTHERS PRESENT:

Jose A. Guzman, Director of Development Services
Roman Pacheco, Planning Coordinator
Antonio Maldonado, Video Production Specialist
Domingo Sosa, Graphics and Media Specialist
Juan Tejeda, Associate Planner
Ruben Lopez, I.T. Technician
Antonio Martinez, MCAS Yuma
Elizabeth Carpenter, Long Realty
Harold Cardona, Long Realty
Jonathan Klein, Core Engineering Group, PLLC.
Mark Concha, Riedel Holdings, LLC.
Najeh K. Edais, Edais Engineering, Inc.

Ricardo Peralta, 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 December 12, 2023.

MOTION: Commission Member George Amaya / Commission Member Veronica Zavala approved the consent agenda as presented. The motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
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

4. ITEMS REQUIRING DISCUSSION AND/OR ACTION

4. A. Discussion and possible action on any and all matters regarding Subdivision Case No. 2023-0667P. A request by Core Engineer Group., on behalf of Border Sam LLLP, for the preliminary plat approval of Belleza del Desierto Unit III Subdivision. The property is located northeast corner of 20th Avenue and County 24 ½ Street in San Luis, Arizona.

A. Staff Presentation

Jose A. Guzman, Director of Development Services, summarized the staff report recommending approval of Subdivision Case No. 2023-0667P with the following conditions:

1. The applicant must address all comments on the review comments letter dated December 22, 2023.
2. Applicant must comply with rezoning conditions as per Ordinance No. 426.
3. Applicant agrees to provide any supplemental information or documentation required by staff to make a final recommendation on the proposed deviations before presenting the Final Plat to the Planning and Zoning Commission.
4. Applicant understands that a conditional approval of a preliminary plat, including any proposed deviations, shall not constitute approval of the final plat. Rather, it shall be deemed an expression of approval to the layout submitted on the preliminary plat as a guide to the preparation of the final plat, which will be submitted for approval of the Commission and the City Council upon fulfillment of the requirements of the Subdivision Regulations, any other applicable City regulations and the conditions of approval.

Chairman Marco A. Pinzon asked how this traffic study works on this project.

Mr. Guzman stated that one of the engineer's comments was that the applicant must provide either a traffic study or a traffic statement depending on the traffic they are having with the proposed uses. Still, they will have to include the school's use to provide any necessary improvements. Furthermore, **Chairman Pinzon** stated that he was a little disappointed because we are constrained on streets and traffic, and another school going in there is adding more to the problem that we already have, and the traffic flow is not improving. I am kind of disappointed that another school is going in that area. When we approved these residential subdivisions, my main topic was only one school, and we negotiated that one school be built there. I know they wanted a high school, but I did not realize that they would put another one, and now that I find out that they are, like I said, we are adding more problems to our situation. **Guzman** mentioned that the city is limited to enforcing the school's location. We cannot enforce the zoning part. We added the traffic study requirement on the building so we can enforce it, but we really cannot enforce the actual location of the school.

Commission Member George Amaya asked just for clarification on the proposed stormwater retention. Whose responsibility would that be under the Harvest Preparatory, as the landowner or the subdivision developer? **Guzman** responded

that it would be determined at the final stage. Still, the idea will be for Harvest to be responsible for the maintenance but to implement either an easement or a mechanism for the city to be able to go in and do any maintenance if there is any lack of it and enforce that maintenance.

Commission Member Veronica Zavala asked about the idea of getting the drain storm to go through the field that is coming for the future school. Is that because they want to avoid getting a space on the site plan? This is the five percent they need. **Guzman** responded that typically subdivisions provide retention and are used as open space when landscaped. In this case, the retention will not be on the property they are proposing to contribute to, but instead, it will be on the available space. **Zavala** further asked how much the contribution is going to be. **Guzman** responded that we have not determined that. As I mentioned before, this is the first time that this is being proposed, but I know Somerton did something similar in a subdivision there.

Jonathan Klein, Core Engineer Group, 200 East 16th Street, Yuma, AZ, mentioned that they are representing the south 20-acre parcel Border Sam LLP to subdivide these 20 acres. Initially, these 20 acres and the north 20 acres were attached. However, they were sold off to different entities. Core Engineering Group's goal is to provide a high-quality subdivision that meets all the ordinances and requirements of the City of San Luis. It has been more difficult than anticipated to get information from the owner of the north 20 acres and work out all our agreements before the final plat. If the legal department and the owners cannot agree, I would request that there be a provision that we would be able to provide our own open space and retention basin.

B. Action on Subdivision Case No. 2023-0667P

MOTION: Chairman Marco A. Pinzon / Commission Member George Amaya will approve subdivision Case No. 2023-0667P preliminary plat for Belleza Del Desierto Unit III subdivision with conditions as recommended by staff. The motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
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

4. B. Discussion and possible action on any and all matters regarding the election of new officers.

Jose A. Guzman, Director of Development Services, stated that the city code requires that the commission elects a chairperson and vice chairman at every meeting in January. A commission member must serve for at least one year to be eligible. Six commission members are currently eligible, except for the newest member, Angelica Ortiz. The motion is to appoint a chairperson and vice chairperson.

MOTION: Vice Chairman Javier Barraza / Chairman Marco A. Pinzon will appoint George Amaya as chairperson of the Planning and Zoning Commission. The motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
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

MOTION: Commission Marco A. Pinzon / Commission Member Ruben Walshe to appoint Javier Barraza as vice chairperson of the Planning and Zoning Commission. The motion passed unanimously.

The vote was as follows:

Chairman George Amaya	Aye
Vice Chairman Javier Barraza	Aye
Commission Members Marco A. Pinzon	Aye
Commission Member Veronica Zavala	Aye
Commission Member Ruben Walshe	Aye
Commission Member Angelica Ortiz	Aye

Antonio Martinez, Marine Corps station Yuma, stated that he keeps track of everything that is going on in the different municipalities. My department is the Community Planning and Liaison office, which is what we do. We attend various meetings throughout the cities and the counties. We see the development that is happening not only surrounding the installation or the ranges, but we are also very invested in this area. Hence, we want to see what continues in San Luis. If you have any questions regarding the air station or the ranges at any time, you are more than welcome to answer them.

5. ADJOURNMENT

MOTION: Vice Chairman Javier Barraza / Commission Member Veronica Zavala will adjourn the meeting at 6:22 p.m. The motion passed unanimously.

The vote was as follows:


Chairman George Amaya	Aye
Vice Chairman Javier Barraza	Aye
Commission Members Marco A. Pinzon	Aye
Commission Member Veronica Zavala	Aye
Commission Member Ruben Walshe	Aye
Commission Member Angelica Ortiz	Aye

APPROVED:



George Amaya, Chairman

ATTEST:



Roman Pacheco, Planning Coordinator

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 JANUARY 9, 2024. I FURTHER CERTIFY THE MEETING WAS DULLY CALLED AND HELD, AND A QUORUM WAS PRESENT.



Roman Pacheco, Planning Coordinator