

APPROVED by P&Z Commission

Date: June 10, 2025

P&Z Office: P P Z

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
MAY 13, 2025
6:00 p.m.

1. CALL TO ORDER /ROLL CALL: Chairman Ruben Walshe called the meeting to order at 6:02 p.m.

PRESENT:

Chairman Ruben Walshe
Commission Member Javier Barraza
Commission Member Marco A. Pinzon
Commission Member George Amaya

ABSENT:

Vice Chairman Angelica Ortiz
Commission Member Hugo Garcia
Commission Member Veronica Zavala

OTHERS PRESENT:

Jose A. Guzman, Director of Development Services
Roman Pacheco, Planning Coordinator
Carlos A. Berumen, Office Assistant
Albert Moreno, I.T. Technician
Jose Antonio Maldonado, Multimedia Production & Operations Specialist
Juan Leal Rubio, Assistant Director of Development Services
Juan Tejada, Associate Planner
Alex Buettner, JHC Orcutt Wilson
Juan Molina, Resident

2. PLEDGE OF ALLEGIANCE

Commission Member Marco A. Pinzon led the Pledge of Allegiance.

3. CONSENT AGENDA

3. A. APPROVAL OF MINUTES

-Regular Planning and Zoning Commission meeting held on March 11, 2025.

MOTION: Commission Member Marco A. Pinzon / Commission Member George Amaya approved the consent agenda as presented. The motion passed unanimously.

The vote was as follows:

Chairman Ruben Walshe	Aye
Commission Member Javier Barraza	Aye
Commission Member Marco A. Pinzon	Aye
Commission Member George Amaya	Aye

4. PUBLIC HEARINGS

4. A. Public hearing followed by discussion and possible action on any and all matters regarding Conditional Use Permit Case No. 2025-0095. A request by Yuma Regional Medical Center – Onvida Health, owner, for a Conditional Use Permit to allow the construction of an approximately 62,000 square feet hospital and attached walk-in clinic at Assessor’s Parcel Number 226-02-012 in San Luis, Arizona.

1. Staff presentation

Juan Leal Rubio, Assistant Director of Development Services, gave a short presentation and summarized the staff report recommending approval of Conditional Use Permit Case No. 2025-0095 with the following conditions:

1. The approach and departure paths for the helipad shall be designed to avoid noise-sensitive land uses, including, but not limited to, residential areas, educational institutions, places of worship, libraries, and long-term care facilities (e.g., retirement and nursing homes). Where feasible, flight paths

should be aligned with major transportation corridors to minimize community impact.

2. Prior to the issuance of a Certificate of Occupancy for the hospital, the applicant shall provide a letter of determination from the Federal Aviation Administration indicating no objection, whether unconditionally or with conditions, to the proposed helipad facility.
3. Regulatory Compliance: The helipad facility shall be developed and operated in full compliance with all applicable federal, state, and local regulations.

Commission Member Marco A. Pinzon asked staff what would be next to the parking lot, in those three corners, as shown in the site plan. **Mr. Leal Rubio** responded that those appear to be retention basins. **Pinzon** mentioned the whole structure is right there in the corner. Why not in the middle, or will you guys plan to expand in the future? **Mr. Leal Rubio** responded that he believes that it has to do with the future growth of the medical facility, and the applicant is also present and can come up and answer any questions.

Commission Member George Amaya mentioned that he sees road improvements for Piceno Drive. Will there be future road improvements on Merrill Avenue west of the facility? **Mr. Leal Rubio** asked Commission Member Amaya if his question was whether this would trigger road improvements on Merril Avenue. I see Piceno Drive, but the question is more for Marril Avenue. Will there be any future road improvements? **Juan Tejeda, Associate Planner**, responded that staff would have to check if this would trigger widening on Merril Avenue, but the city recently made improvements on Merril. On Piceno, they will require improvement.

Jose A. Guzman, Director of Development Services, mentioned that some conditions on the rezoning will also have to be addressed through this project. One is the traffic study that must be addressed through the building permit.

A. Open public hearing

2. Call to the Public on this item

There were no public comments.

B. Close public hearing

Chairman Walshe closed the public hearing.

C. Action on Conditional Use Permit Case No. 2025-0095

MOTION: Commission Member George Amaya / Commission Member Marco A. Pinzon recommend approving Conditional Use Permit Case No. 2025-0095 to the city council with the conditions listed by staff. The motion passed unanimously.

The vote was as follows:

Chairman Ruben Walshe	Aye
Commission Member Javier Barraza	Aye
Commission Member Marco A. Pinzon	Aye
Commission Member George Amaya	Aye

6. ADJOURNMENT

MOTION: Commission Member Marco A. Pinzon / Commission Member Javier Barraza to adjourn the regular meeting at approximately 6:14 p.m. The motion passed unanimously.

The vote was as follows:

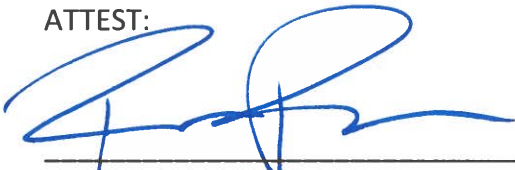
Chairman Ruben Walshe	Aye
Commission Member Javier Barraza	Aye
Commission Member Marco A. Pinzon	Aye
Commission Member George Amaya	Aye

APPROVED:



George Amaya, Acting 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 MAY 13, 2025. I FURTHER CERTIFY THE MEETING WAS DULY CALLED AND HELD, AND A QUORUM WAS PRESENT.



Roman Pacheco, Planning Coordinator