

Commissioner Mosqueda stated that Mr. Luna, one of the members of the public, made a comment about being just Yuma County. However, it behooves staff to research other counties that have a high agriculture life like Yuma County does, and see what they're doing and they're different, but it might be a great reference to see what we absolutely want to rule out that's not going to work for varying zoning issues, but they would also meet the needs of our 4H and FFA life here in Yuma County. There might be something already in existence that can be tweaked that's going to meet both needs.

Vice Chairman Bryant stated that given the expertise we have here in Yuma County, being that we are the shining star for the 4H and FFA projects, they have plenty of talent that can write something. They feel like they need their help, so they're doing what they can and sometimes when trying to fix small problems, bigger ones are created and want to make sure that doesn't happen so he asks the staff to take this back and get more input from 4H leaders.

Planning Director Maggie Castro, AICP, stated that the Commission does have the option to leave the zoning ordinance as is and they do not have to initiate an amendment to the zoning ordinance.

Commissioner Van Why asked staff how many complaints on average are received each year.

Planning Director Maggie Castro, AICP, said they would have to run a report to know for sure.

Commissioner Black made a motion to leave the zoning regulation as is since it would create a regulation over another regulation making it very complicated.

MOTION (BLACK/VAN WHY): To have the Zoning Ordinance Section 1107.03(M) for the raising of animals for 4H and/or FFA projects to remain the same as is.

VOICE VOTE: Mosqueda- AYE; Allen- AYE; Bowers- AYE; Bryant- AYE; Mulhern- AYE Black- AYE; Bobbi McDermott- AYE; Ron Van Why- AYE.

The motion carried 8-0

Planning Director Maggie Castro, AICP, informed Vice-Chairman Bryant items five, six, eight, nine, and ten would be open concurrently since they are all related.

ITEM No. 5: Minor Amendment Case No. 24-03: Arturo Garcia of Innov-R Design and Construction, agent for East Mesa of Yuma, LLC, requests to change the land use designation of the east 558 feet of a parcel approximately 15.8 acres in size from Regional Commercial (C-RC) to Low Density Residential (R-LD), Assessor's Parcel Number 701-20-001, located at the southwest corner of Foothills Boulevard and County 10½ Street, Yuma, Arizona.

Senior Planner Jesus Carrillo presented the staff report for Minor Amendment Case No. 23-03 and recommended approval based on:

1. The proposed change will not have an adverse impact on the natural environment or the scenic quality of the area in contradiction to the Plan.
2. The proposed change is compatible with the adjoining the land use designation directly to the south.

3. The proposed project will not require public expenditures for infrastructure improvements.

MOTION (BOWERS/VAN WHY): Approved as presented.

VOICE VOTE: Mosqueda- AYE; Allen- AYE; Bowers- AYE; Bryant- AYE; Mulhern- AYE Black- AYE; Bobbi Mc Dermott- AYE; Ron Van Why- AYE.

The motion carried 8-0.

ITEM No. 6: Rezoning Case No. 24-10: Arturo Garcia of Innov-R Design and Construction, agent for East Mesa of Yuma, LLC, requests the rezoning of a parcel 37.5 net acres in size from Rural Area-10 acre minimum (RA-10), Low Density Residential-6,000 square foot minimum (R-1-6), Medium Density Residential (R-2), and Local Commercial (C-1) to Low Density Residential-8,000 square foot minimum (R-1-8), Assessor's Parcel Number 701-20-001, located at the southwest corner of Foothills Boulevard and County 10½ Street, Yuma, Arizona.

Senior Planner Jesus Carrillo presented Rezoning Case No. 24-10 recommending approval of the request subject to the following Performance Condition and Schedule for Development:

Performance Condition:

1. Within 60 days of approval by the Board of Supervisors, the owner or agent shall:
 - (a) Record an Avigation disclosure statement.
 - (b) Record an Infrastructure disclosure statement
 - (c) Record a Range disclosure statement
 - (d) Record a Schedule for Development disclosure statement

Schedule for Development:

1. Within ten years of Board of Supervisors' approval, the filing and approval of a tentative map as a Subdivision of parcel 701-20-001 into six or more lots shall be completed. A Traffic Impact Analysis (TIA) shall be completed in accordance with Yuma County Public Works Standards Volume 4 Section 4.5 during tentative map review.
2. Within ten years of Board of Supervisors' approval, all improvements required by the TIA shall be completed in the time frame specified by the TIA.

MOTION (BOWERS/VAN WHY): Approved as presented.

VOICE VOTE Mosqueda- AYE; Allen- AYE; Bowers- AYE; Bryant- AYE; Mulhern- AYE Black- AYE; Bobbi Mc Dermot- AYE; Ron Van Why- AYE.

The motion carried 8-0.

ITEM No. 8: Rezoning Case No. 24-12: Arturo Garcia from Innov-R-LLC, agent for East Mesa of Yuma

LLC., requests the rezoning of a parcel 30 gross acres in size from Rural Area-10 acre minimum (RA-10) to Low Density Residential-8,000 square feet minimum (R-1-8), Assessor's Parcel Number 701-21-004, located on the northeast corner of County 10³/₄ Street (alignment) and Foothills Boulevard, Yuma, Arizona.

Senior Planner Jesus Carrillo presented Rezoning Case No. 24-12 recommending approval of the request subject to Performance Condition and Schedule for Development:

Performance Condition:

1. Within 60 days of approval by the Board of Supervisors, the owner or agent shall:
 - (a) Record an Avigation disclosure statement.
 - (b) Record an Infrastructure disclosure statement
 - (c) Record a Range disclosure statement
 - (d) Record a Schedule for Development disclosure statement

Schedule for Development:

1. Within ten years of Board of Supervisors' approval, the filing and approval of a tentative map as a subdivision of parcel 701-20-004 into six or more lots shall be completed. A Traffic Impact Analysis (TIA) shall be completed in accordance with Yuma County Public Works Standards Volume 4 Section 4.5 during tentative map review.
2. Within ten years of Board of Supervisors' approval, all improvements required by the TIA shall be completed in the time frame specified by the TIA.

MOTION (BOWERS/VAN WHY): Approved as presented.

VOICE VOTE Mosqueda- AYE; Allen- AYE; Bowers- AYE; Bryant- AYE; Mulhern- AYE Black- AYE; Bobbi McDermott- AYE; Ron Van Why- AYE.

The motion carried 8-0.

ITEM No. 9: Rezoning Case No. 24-13: Arturo Garcia from Innov-R-LLC, agent for East Mesa of Yuma LLC, requests the rezoning of a parcel 40 gross acres in size from Rural Area-10 acre minimum (RA-10), Low Density Residential-6,000 square feet minimum (R-1-6), and Medium Density Residential (R-2) to Low Density Residential-8,000 square feet minimum (R-1-8), Assessor's Parcel Number 701-19-001, located adjacent to Mesa Del Sol No. 2 and approximately .25 miles north of North Frontage Road, Yuma, Arizona.

Senior Planner Jesus Carrillo presented Rezoning Case No. 24-13 recommending approval of the request subject to Performance Condition and Schedule for Development:

Performance Condition:

1. Within 60 days of approval by the Board of Supervisors, the owner or agent shall:
 - (a) Record an Avigation disclosure statement.

- (b) Record an Infrastructure disclosure statement
- (c) Record a Range disclosure statement
- (d) Record a Schedule for Development disclosure statement

Schedule for Development:

1. Within ten years of Board of Supervisors' approval, the filing and approval of a tentative map as a subdivision of parcel 701-19-001 into six or more lots shall be completed. A Traffic Impact Analysis (TIA) shall be completed in accordance with Yuma County Public Works Standards Volume 4 Section 4.5 during tentative map review.
2. Within ten years of Board of Supervisors' approval, all improvements required by the TIA shall be completed in the time frame specified by the TIA.

MOTION (BOWERS/VAN WHY): Approved as presented.

VOICE VOTE Mosqueda- AYE; Allen- AYE; Bowers- AYE; Bryant- AYE; Mulhern- AYE Black- AYE; Bobbi Mc Dermott- AYE; Ron Van Why- AYE.

The motion carried 8-0.

ITEM No.10: Rezoning Case No. 24-14: Arturo Garcia from Innov-R-LLC, agent for East Mesa of Yuma LLC, requests the rezoning of a 14.30 net acre portion of a parcel 22.28 gross acres in size from Rural Area-10 acre minimum (RA-10), Low Density Residential-6,000 square feet minimum (R-1-6), and Medium Density Residential (R-2) to Low Density Residential-8,000 square feet minimum (R-1-8), Assessor's Parcel Number 701-27-001, located east of Mesa Del Sol No. 4 and north of North Frontage Road, Yuma, Arizona.

Senior Planner Jesus Carrillo presented Rezoning Case No. 24-14 recommending approval of the request subject to Performance Condition and Schedule for Development:

Performance Condition:

1. Within 60 days of approval by the Board of Supervisors, the owner or agent shall:
 - (a) Record an Avigation disclosure statement.
 - (b) Record an Infrastructure disclosure statement
 - (c) Record a Range disclosure statement
 - (d) Record a Schedule for Development disclosure statement

Schedule for Development:

1. Within ten years of Board of Supervisors' approval, the filing and approval of a tentative map as a Subdivision of parcel 701-27-001 into six or more lots shall be completed. A Traffic Impact Analysis (TIA) shall be completed in accordance with Yuma County Public Works Standards Volume 4 Section 4.5 during tentative map review.
2. Within ten years of Board of Supervisors' approval, all improvements required by the TIA shall be completed in the time frame specified by the TIA.

Commissioner Van Why inquired in reference to these cases presented, what they are going to decide was to approve the rezoning for all of the items and there would discuss trying to get back studies, the possibility of infrastructure change, road changes, all that will come if they are approved.

Senior Planner Jesus Carrillo stated he was correct.

Commissioner McDermott inquired if the minor amendment covers all of these properties or just the commercial part and by her math it would be 756 dwellings that are proposed.

Arturo Garcia, 680 East 32nd Street, Yuma Az., applicant, stated that the project being discussed was presented last year during the major amendment review. He explained that there have been minimal changes since then. The project involves a zoning change from R-1-6 to mostly R-1-8, with most of the area already permitting the proposed densities. Garcia described the project as a straightforward one, mainly involving the cleanup of existing zoning designations.

Commissioner Van Why asked the applicant if they were going to make the properties larger.

Arturo Garcia, applicant, stated that some areas the properties would be larger.

Vice-Chairman Bryant asked the applicant if he could clear up a few things since he read through the objections that they were going to hear about. Sewer and water was a big issue and asked if they are designing this during this rezoning phase and haven't been required to assure that there's a 100 year water supply yet.

Arturo Garcia, applicant, stated that the subdivision won't be approved and they be able to do anything if there's no capacity.

Vice-Chairman Bryant stated that if the zoning passes and then they do submit a plat for a subdivision, they would get assurances from ADWR and the proper people to assure there is a 100 year water supply.

Arturo Garcia, applicant, said they are conceptual plans right now and it's just for the allowable use they are applying.

Vice-Chairman Bryant also commented about other issues of concern about flooding and they have to go through the Yuma County Flood Control Department with the design process to make sure that it doesn't impact other areas.

Arturo Garcia, applicant, also explained the initial study for the property, they got elevation tests to see the flood risks and the types of soils. They have talked to Foothills Utilities, ADOT, and the County to see if it was a feasible project and they are also working with different clients and utilities to connect and know what's beneficial for them and for the community.

Vice-Chairman Bryant opened the discussion to the public.

Gabriel Martinez, 12571 East Patricia Drive, Yuma, Az., representative for Foothills Utilities, detailed a \$26 million investment in infrastructure this year aimed at supporting the project. He stated this investment includes improvements to sewer systems, such as eliminating lift stations, increasing capacity at the sewer plant, and acquiring new equipment for faster processing of solids. He mentioned that they have received a letter from ADWR confirming 100-year water availability. Additionally, backup generators have been installed at each of the four pump sites and the water plant.

Mr. Martinez acknowledged public concerns about water pressure and explained that current limitations stem from inadequate infrastructure in some areas. He noted that the existing analog pumps require fiber optics and digital upgrades to improve performance and monitoring. The necessary IP addresses for equipment adjustments are also needed. He assured that they are actively working on these issues.

Mr. Martinez continued by detailing the ongoing efforts to address infrastructure issues. He noted that Foothills Utilities has rehabilitated over 100 manholes and lift stations, which are crucial for conveying sewer to the treatment plants. They have now ensured sufficient capacity for current needs. To manage future demands, they have hired engineers to assess the current capacity and project when additional investments in infrastructure will be required. According to their projections, they have eight years before they need to expand capacity further. For the water infrastructure, Mr. Martinez mentioned that hydraulic and capacity tests have been conducted. Foothills Utilities also has a consent order with the ADEQ to address and meet regulatory requirements.

Commissioner Van Why asked Mr. Martinez how far their area of territory expand towards and what their cutoff was.

Mr. Martinez explained as far as north, it went all the way up to the state land and then all the way to 10 East, which is on the west side and small sections of City of Yuma and Vista Del Sol subdivision.

Commissioner Van Why asked how long the company has taken over.

Mr. Martinez stated the company took over since October 2022, but they have done a lot a work in a short time.

Stuart Stokes, 10351 South Sunup Avenue, Yuma, Az., member of the public, requested denial of rezoning case 13 and 14 since it raises several concerns that warrant serious consideration since they are facing significant water issues and utilities, water quality and treatment issues. He stated that they just said their capacity is going to be exceeded in 8 years, which is about the time that this project will come online. So they'll be at capacity by the time this project is finished. The increase in housing density would also exacerbate these problems, potentially leading to over taxing of water resources, increases in putting pressure on storm water systems, and threatening the desert ecosystem. Moreover, local infrastructure cannot support such large influx of residents. The expected increased traffic compounded by the influx of winter visitors will make driving more challenging. The additional residents would lead to further degradation of the roads and public services, which already are underfunded and overstretched. The environmental impact of these developments cannot be overlooked. Habitat degradation and fragmentation due to urbanization is a major contributor to the loss of critical habitat for desert species. Furthermore, there is concern about the introduction of medium density housing which could adversely affect the property values of existing homes. While some studies suggest that these increased housing densities have a positive impact on property values, this is highly dependent on the context of execution of that

development. Lastly, the quality of life for current residents is at stake. Introduction of housing development in a scarce water and environmentally sensitive area could lead to a decline in quality of life for existing residents, limiting the recreation opportunities in both affecting the mental and physical health of your constituents. Mr. Stokes stated he urged the council to deny the petitioner's request for rezoning. He stated the community is in desperate need of more green spaces with locations where the community can come together, enjoy the natural wonders for a unique desert oasis.

Allen Balslay, 12585 East Del Rico, Yuma, Az., expressed concerns about the proposed rezoning, highlighting a significant change in land use that impacts his quality of life. He described how, when purchasing his home, he was aware that construction might occur, but the current rezoning plan drastically reduces the minimum lot size from 10 acres to 2,000 or 8,000 square feet. This change would directly affect his views and the tranquil environment he anticipated for his retirement. He stated that as a construction professional, he supports smart building practices, but criticized the current proposal for its scale and the lack of adequate public review time. He noted that some neighbors, located only two blocks away, did not receive proper notification about the project. Mr. Balslay stated he urged the council to deny the rezoning request.

Jody Brandt, 12788 East Brenda Street, Yuma, Az., member of the public, stated he is away from the project. He is on the south end off of South Frontage Road and his concern is the infrastructure, so schools are a big part of this project and they're going to be overloaded. Also fire, medical, hospitals, staff since there aren't enough doctors or beds. Mr. Brandt said growth is a great thing and Commissioner's job is tough because they have to look at specific lands and see if it can be done and to take a hard look at it before they agree. There's a lot of people that are going to be paying for a lot of this.

Mike Smithey, 12677 East Daybreak Place, Yuma, Az., member of the public, raised concerns about the impact of the proposed rezoning on the community, particularly regarding the influx of winter visitors, who make up 25-30% of the residents and may be unaware of local issues. They highlighted the challenges related to traffic control, noting that the addition of 300 to 500 new residents in a 45-acre area could exacerbate existing difficulties with driving and infrastructure.

Jim Tuttle, 10677 South Del Rio, Yuma, Az., member of the public, commented this and every larger zoning request affects everybody in the foothills, not just the people within 300 feet or a 1,000 feet and it's unfair that the county only sends notices to those people when everybody's affected. A lot of people did not get notification. He stated that in the Comprehensive Plan that the county approved, one of the points is that future residential development should not cause the quality of life of Foothills residents to decline and there will be long lines at the grocery store, longer times to get a doctor appointment, more crime and it's going to affect our quality of life and not in a good way. Residential development should not outpace the development of infrastructure to support it. One thing that was not brought up is police protection is already below the national standard for officers. Mr. Tuttle stated he also believes water is the biggest issue and stated Yuma County residents should have access to high quality high accessible drinking water and doesn't know how the state can guarantee 100 years of water with the ongoing drought and this property, unlike some of the properties out there that were zoned R-10, and they want them a higher density when they are already R-10 and R-2.

Allison Quip, 8321 East Lorenzo Lane, Yuma, Az., also representing address 10636 South Del Vista, member of the public, stated her rental home will be directly affected by this increase in traffic. 756 homes, 1,500 cars, more children coming down the road, cutting across, coming out to Fortuna, which has recently just added that extra light for those going to YPG and gets stopped by the traffic and the railroad tracks and it's not going to get any better. It's going to probably be 3 times worse eventually, without a plan of a new school and they know the need for new schools out there.

Aaron Salyi, APN 728-07-001, member of the public, commented this has been the most responsible project they had available. It's taken smaller sized lots and made them larger. It's a reasonably improved space, and the area that they've improved along Interstate 8 and the Frontage Road will definitely help relieve some of the traffic congestion that they had in the past and Yuma County needs to grow.

Tina Sibley, 10517 South Del Vista Drive, Yuma, Az., member of the public, expressed concerns about the impact of increased density on local resources. She noted that the Fry's in the Foothills is already overcrowded during the winter months and emphasized the need for additional infrastructure, such as doctors and grocery stores, before bringing in more residents. She raised concerns about water capacity and the potential for negative effects on various services. She highlighted the issue of frequent car accidents, particularly in the winter, and mentioned that many residents moved to Yuma for its slower pace and less traffic. She stated she has parents and a rental property in Mesa Del Sol and criticized the lack of proper notification to affected homeowners, arguing that it is unfair not to give them adequate time to respond.

Dave Wyman, 10488 S Del Vista Drive, Yuma, Az., member of the public, indicated he understands that the investor bought the property and is trying to capitalize on the investment, but it wasn't zoned and are asking to be changed. Mr. Wyman said he did his due diligence when he bought the property and knew what it was zoned for which could be a golf course or it could just stay desert and all of a sudden, like so many other people, he is going to lose his view and would love to see commercial goods like restaurants, gas stations, grocery stores on the end of Foothills and it's important for the integrity of the neighborhood. Mr. Wyman also raised concerns about access issues and the power line along South Del Vista Drive. He agreed with others regarding concerns about Foothills utilities, noting that while some improvements have been made, many issues persist.

Rick Carlson, 13493 E 42nd Drive, Yuma, Az., member of the public, commented the sound was not very good. He also stated he did not see any plans for schools, fire support, and construction on the bridge across Interstate 8 because it is very crowded.

Gabriel Martinez, representative for Foothills utilities, clarified when he said the capacity is for 8 years that means they are not going to wait 8 years to expand the capacity, they are working on the water and sewer now. He stated the existing rate right now is for 1,000 gallons of water is a \$1.64 and if you go over 3,000, 5,000, it's still \$1.64 for every 1,000 gallons.

Vice-Chairman Bryant closed the discussion to the public.

Commissioner Black stated he has been in development for over 25 years in the valley acknowledged the complexity and ambition of the proposed subdivision project, noting the challenges associated with varying densities. He recognized that while growth drives economic development, the impact of such a subdivision will

ultimately be the responsibility of the developer. Commissioner Black emphasized that the project is still in its early stages and that there is substantial work remaining to address and resolve various issues.

Commissioner Van Why stated he pondered on the current situation by considering how the public felt when they first moved to Yuma, noting that the experience is similar to what others might face with new developments. He acknowledged concerns about inadequate infrastructure, but assured that the County would require developers to address and improve infrastructure issues. Commissioner Van Why also agreed on the need for new schools and emphasized the importance of respecting property rights. He noted that while certain changes are necessary, some aspects of property use are protected under American rights and cannot be altered.

MOTION (BOWERS/VAN WHY): Approved as presented.

VOICE VOTE Mosqueda- AYE; Allen- AYE; Bowers- AYE; Bryant- AYE; Mulhern- AYE Black- AYE; Bobbi McDermott- AYE; Ron Van Why- AYE.

The motion carried 8-0.

ITEM No.11: Rezoning Case No. 24-15: Arturo Garcia from Innov-R-LLC, agent for East Mesa of Yuma LLC., requests the rezoning of a 16.91 net acre portion of a parcel 29.56± acres in size from Rural Area-10 acre minimum (RA-10) to General Commercial (C-2) and a 12.11 net acre portion to High Density Residential (R-3), Assessor's Parcel Number 701-29-005, located on the northeast corner of North Frontage Road and Foothills Boulevard, Yuma, Arizona.

Senior Planner, Javier Barraza, presented Rezoning Case No. 24-15 recommending approval of the request subject to the following Performance Condition and Schedule for Development:

Performance Condition:

1. Within 60 days of approval by the Board of Supervisors, the owner or agent shall:
 - (a) Record an Avigation disclosure statement.
 - (b) Record an Infrastructure disclosure statement
 - (c) Record a Range disclosure statement
 - (d) Record a Schedule for Development disclosure statement

Schedule for Development:

1. Within ten years of Board of Supervisors' approval, the filing and approval of a tentative map as a Subdivision of parcel 701-29-005 into six or more lots shall be completed. A Traffic Impact Analysis (TIA) shall be completed in accordance with Yuma County Public Works Standards Volume 4 Section 4.5 during tentative map review.
2. Within ten years of Board of Supervisors' approval, all improvements required by the TIA shall be completed in the time frame specified by the TIA.

Commissioner Black inquired about the buffers going through high density residential and stated he did not see anything regarding it.