

YUMA COUNTY BOARD OF SUPERVISORS

Also sitting as all SPECIAL TAXING DISTRICTS where noted

REGULAR & EXECUTIVE SESSION: September 3, 2025

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The Yuma County Board of Supervisors met in a regular session on September 3, 2025. The meeting was held at 198 South Main Street, Yuma, Arizona.

CALL TO ORDER: At 9:01 a.m., Chairman Porchas convened the Board of Supervisors in open session, also sitting as the board of directors of all special taxing districts where noted. Supervisors present were: Martin Porchas, Jonathan W. Lines, Darren Simmons, Marco A. (Tony) Reyes, and Lynne Pancrazi.

Others present were: County Administrator Ian McGaughey; Deputy County Administrator Joshua Scott; Chief Civil Deputy County Attorney Bill Kerekes; Deputy County Attorney Minda Davy; Library Director Ashley Jones; Emergency Management Director Tony Badilla; Chief Financial Officer Humberto Del Castillo Ochoa; Chief Health Officer Diana Gomez; Community Planning Administrative Director Diana Veloz; Senior Planner Javier Barraza; Planning & Zoning Director Maggie Castro; Economic Development & Intergovernmental Affairs Administrative Director Alejandro Figueroa; and Clerk of the Board Desiree Gunderman.

The Pledge of Allegiance was led by Supervisor Lines.

CALL TO THE PUBLIC:

Call to the Public is held for public benefit to allow individuals to address issue(s) within the Board's jurisdiction. Board members may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to Arizona Revised Statute §38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to criticism, or scheduling the matter for further discussion and decision at a future date. Public comments may be made in person or submitted by email at: publiccomment@yumacountyaz.gov. The email forms of public comment will be accepted until 8:00 a.m. the morning of the meeting. All public comments will be read aloud during the Yuma County Board of Supervisors meeting that starts at 9:00 a.m.

- 1) Ms. Gunderman read aloud an email from Joan E. Koblas who shared their opposition of billboards along the Highway 95 corridor.
- 2) Ms. Gunderman read aloud an email from Paul (no last name provided) in the Foothills who asked the Board to restore the original extent of the Highway 95 visual corridor from Avenue 3E to the county's northern boundary.

Supervisor Lines acknowledged Public Works for keeping runoff out of canals and roads during heavy rainfall.

PRESENTATIONS, PROCLAMATIONS & APPOINTMENTS: Note: During this segment of the agenda, board members may discuss the presentations and proclamations, and may announce appointments to the Yuma County Planning and Zoning Commission and the Yuma County Board of Adjustment. No legal actions will be taken.

There were no appointments.

1. Chairman proclaims September 15–October 15, 2025 to be "Hispanic Heritage Month" in Yuma County.

Supervisor Reyes read the proclamation into the record and presented the same to Dulce Maria Valle Alvarez, Mexico's Consul in Yuma, was present to accept the proclamation and take a photo with the Board.

2. Chairman proclaims September 16, 2025 to be "Mexican Independence Day" in Yuma County.

Chairman Porchas read the proclamation into the record and presented the same to Dulce Maria Valle Alvarez, Mexico's Consul in Yuma, was present to accept the proclamation and take a photo with the Board.

Ms. Valle Alvarez thanked the Board for their support and shared her acceptance in Spanish.

Chairman Porchas summarized her acceptance of the proclamations in English, highlighting that over 60 million people worldwide speak Spanish. The public was encouraged to attend an event celebrating Mexican Independence Day that would be held at the Yuma Civic Center on Friday, September 12th from 5:00 p.m. to 9:00 p.m.

3. Chairman proclaims September 2025 to be "Library Card Sign-Up Month" in Yuma County.

Supervisor Pancrazi read the proclamation into the record and presented the same to Ashley Jones, Library Director, was present to accept the proclamation and take a photo with the Board.

Ms. Jones highlighted the library's role as a community hub offering resources beyond books, such as job help, creative outlets, and study spaces. Upcoming initiatives include sensory-friendly spaces for families with autism and the expansion of the seed library into East County.

Supervisor Reyes praised the library's high satisfaction ratings and its role in community activities and Supervisor Pancrazi emphasized the importance of libraries, noting the community's support evidenced by a bond for the library construction

Ms. Jones concluded by sharing the summer reading program saw 411,686 minutes of participation.

4. Chairman proclaims September 2025 to be "Yuma County Preparedness Month".

Supervisor Simmons read the proclamation into the record and presented the same to Tony Badilla, Lynn Harlow-Smith and OEM Volunteers that were present to accept the proclamation and take a photo with the Board.

Mr. Badilla thanked the Board for their support and emphasized the importance of community preparedness year-round, highlighting the roles of emergency management and public health response in handling local disasters. He noted the support from first responders and industry partners, especially in East County, and stressed the need for personal preparedness, including creating emergency plans and kits.

Upon query by Supervisor Lines, Mr. Badilla mentioned the decline in CERT membership post-COVID, currently at 12-14 members, preferring 35 members, and encouraged community involvement through volunteering and independent study courses on fema.gov.

Supervisor Simmons expressed gratitude to all the volunteers for their training and availability to help during emergencies.

5. Financial Services: Presentation on the Yuma County Library District Refinancing Bonds by Chief Financial Officer Humberto Del Castillo.

Mr. Humberto Del Castillo Ochoa provided a PowerPoint presentation on the results of the Library District Refinancing Bonds. The Yuma County Library District successfully refinanced its 2015 and 2016 bonds with the sale of the series 2025 bonds on August 11, 2025, demonstrating proactive financial planning and oversight by the Board.

Supervisor Lines left the meeting at 9:41 a.m. and returned at 9:43 a.m.

Mr. Del Castillo Ochoa noted market conditions were favorable but fluctuated, ultimately achieving a 3.3% net present value savings, exceeding the board's approved 3% savings threshold. The refinancing resulted in \$738,000 in net present value savings, \$865,000 in total debt service savings, and annual savings of about \$100,000, without raising taxes, providing planning flexibility for the future. The bonds were issued with a true interest cost of 3.145%.

The key dates in the refinancing process include the August 27, 2025 closing date, November 25, 2025 bond retirement, and January 1, 2026 for the first interest payment on the Series 2025 bonds. He acknowledged the leadership and support involved in the process.

6. *Public Health Services District: Presentation by the Yuma County Public Health Services District (YCPHSD) regarding the impact of the loss of federal funding on County health programs.*

Ms. Diana Gomez provided a PowerPoint presentation. She introduced Tricia Kinnell, Program Coordinator for AZ Health Zone. Ms. Gomez explained that the funding cuts would affect chronic disease management programs, preparedness programs, and mental health platforms like Credible Mind. Additional concerns were raised about the impact on vaccine programs, especially for uninsured individuals, and the need to ensure accessibility.

She highlighted the federally funded AZ Health Zone program that has been in existence since 1999, which would be terminated on September 30. The program focused on community engagement, healthy eating, and physical activity, impacting preschool students, elementary school students, high school students, and senior citizens. The termination of the program would be seen as a community loss, with a focus on community engagement and improving access to nutritious food.

Focus areas included food systems, early care and education, school/youth-based, active living, direct education. School-based activities include school garden projects, nutrition education, and body walk events, which promote physical activity and healthy lifestyles. The program also included partnerships with parks and recreation departments, municipalities, and community agencies to enhance access to physical activity resources.

Ms. Gomez discussed the challenges of continuing community programs without federal funding, emphasizing the need for additional funding sources. The program has been successful due to community engagement, partnerships, and grant funding, which are essential for its continuation.

Supervisor Reyes noted that the schools could continue the activities with Ms. Gomez noting they would lack the resources previously provided by the program.

Ms. Kinnell discussed the program's goal of building sustainability explained that while working with teachers and staff to help them gain skills, the program's direct support will cease, resulting in teachers facing challenges in continuing activities like classroom education on nutrition and garden training.

Supervisor Lines commented on the challenges faced by community partners like food banks, noting that they are experiencing compression not just locally, but also at state and national levels. He emphasized that these challenges ultimately come down to local control and the ability of community members to work together effectively.

Chairman Porchas noted the importance of continued funding for community programs, despite budget cuts and looking for volunteers. The role of volunteers and community

involvement in sustaining programs was highlighted, with a call for increased awareness and support.

7. Presentation of "The Mix with Yuma County and El Condado Informado" by Yuma 77, the Yuma County Government Channel.

No legal action was taken.

CONSENT CALENDAR: The following items listed under the Consent Agenda will be considered as a group and acted upon by one motion with no separate discussion, unless a Board Member so requests. In that event, the item will be removed from the Consent Calendar for separate discussion and action.

MOTION (LINES/PANCRAZI): Approve Consent items 1–12, except 4 and 5.

VOICE VOTE: Motion carried 5-0.

The following items were approved on the consent calendar:

1. Assessor: Approve Tax Roll Corrections as listed in batch dated September 03, 2025, pursuant to A.R.S. Title 42, Chapter 16, Article VI.

2. Financial Services: Approve the Accounts Payable Demands disbursed in the amount of \$3,906,500.54 and Payroll in the amount of \$2,353,747.72 during the period of June 27, 2025 through August 08, 2025. (Payroll data is available via a Request For Public Records submitted to the Office of the Yuma County Clerk of the Board of Supervisors. Request form is available on the web at: <https://www.yumacountyaz.gov/government/county-administrator.>)

DATE	TYPE	WARRANTS TOTAL
06/27/2025	Payroll – Check	\$2,412.39
06/27/2025	Payroll – Direct Deposit	\$2,351,335.33
07/31/2025	Accounts Payable	\$977,284.95
08/07/2025	Accounts Payable	\$560,591.21
08/01/2025	AP E-Payments	\$1,761,354.10
08/08/2025	AP E-Payments	\$223,447.69
HOUSING:		
07/29/2025	UR Checks	\$1,675.00
08/07/2025	AP's Checks	\$108,553.59
07/29/2025	ACH Sec 8 Checks	\$251,837.00
07/29/2025	Sec 8 Checks	\$20,588.00
08/07/2025	Sec 8 Checks	\$1,169.00
	TOTAL:	\$6,260,248.26

3. **Clerk of the Board:** Approve the minutes for the a) August 18, 2025 Regular Session; and, b) August 18, 2025 Executive Session.

6. **County Administration/Grants:** a) Authorize Yuma County Administration-Grants Division to submit a competitive grant application for the Arizona Department of Environmental Quality Recycling Grant Program; Waste Reduction Initiative through Education (WRITE); b) Authorize the Yuma County Public Works Director, or their designee, to sign the application and required certifications; and, c) Authorize the Yuma County Public Works Director, or their designee, to accept the award and execute all grant related documents, if awarded.

7. **County Administration/OMB:** Adopt Budget Amendment Resolution No. 26-01, amending budget authority for various departments/agencies utilizing available and appropriated budget authority.

•**Scrivener's error: Budget Amendment Resolution #26-01 contained errors. See revised resolution attached to AIR-Form. 09-10-25/d.gunderman, Clerk of Board**

8. **Treasurer:** Per A.R.S. §42-19118, approve Certificate of Clearance No. 25-003, thereby removing taxes due which are considered to be uncollectible.

9. **County Attorney:** Approve and authorize the Thirteenth Amended Joint Chapter 11 Plan of Reorganization of Purdue Pharma and its Affiliated Debtors, filed July 1, 2025.

10. **Engineering:** a) Authorize the Chairman to sign an Intergovernmental Agreement with the State of Arizona/Arizona Department of Transportation covering the financing of the Somerton Avenue at County 10 ¼ Street Bridge Replacement Project, and; b) Establish and assign CIP No. 1.2606 to the project.

11. **Public Works:** a) Authorize the Public Works Director to purchase thirty (30) roll-off containers manufactured by ConFab, utilizing Sourcewell Contract #010825-WQI in the amount not to exceed \$222,000; and, b) Authorize the Public Works Director, or their designee, to execute all contract documentation, contingent upon review by legal counsel.

12. **Superior Court/Adult Probation:** Adopt Position Amendment Resolution No. 26-02 adding 1.00 FTE for a Probation Officer II in support of the State Aid Enhancement Grant.

CONSENT ITEMS PULLED FOR DISCUSSION:

4. County Administration: Approve Change Order #2 to Work Order #1 with ALLO Arizona, LLC in the amount of \$5,271,921.00 and authorize the County Administrator, or their designee, to execute the change order for construction of Segments 13, 14, and 15 of the County's dark fiber network.

Supervisor Reyes inquired about the term "dark fiber" and whether it was funded through regular channels.

Mr. Josh Scott explained that dark fiber refers to laying fiber optic cables, which internet service providers will light, and it is funded primarily by ARPA funds with some interest earned on those funds.

Supervisor Lines noted that it was a way to generate income to benefit that system.

MOTION (REYES/LINES): Approve as presented.

VOICE VOTE: The motion carried 5-0.

5. County Administration: On unanimous consent of the Board of Supervisors, authorize the transfer of three (3) surplus vehicles to the Town of Wellton for the amount of \$2,500 each, pursuant to A.R.S. §11-251(9).

Supervisor Reyes expressed support for the transfer of the vehicles to the Town of Wellton, emphasizing the benefits of collaborating with other municipalities and offering assets for continued use.

MOTION (REYES/LINES): Approve as presented.

VOICE VOTE: The motion carried 5-0.

DISCUSSION AND ACTION ITEMS: The Board will open each of the following items separately for discussion and action, as appropriate.

1. County Administration/Grants: Discussion and possible action regarding the Yuma County Foothills Community Park to: a) Authorize staff to submit an application to the Arizona Parks and Trails Land and Conservation grant opportunity, due September 30, 2025, for Phase II; b) Authorize the matching funds from the General Fund Reserves; and, c) Authorize the County Administrator, or their designee, to sign all documents necessary for the grant application.

Ms. Diana Veloz provided a PowerPoint presentation on the Yuma County Foothills Community Park Phase 2. She provided a background on the park, mentioning the initial application in April 2021, the award in November 2021, and the completion of Phase One by June 30, 2025. She highlighted the community's requests for amenities like ramadas, walking paths, playgrounds, and restrooms, which were approved through additional grants.

Ms. Veloz expressed gratitude to the Board for their guidance and support. The proposed budget for Phase Two, which includes extending the walking path, green space, a dog park, exercise equipment, and landscaping, would require a 50% match of \$742,168 from the Board. She noted the grant due date of September 30, 2025 with award notification by early next year. The FY 26/27 budget would be used for the matching expenses if awarded.

MOTION (REYES/SIMMONS): a) Authorize staff to submit the application to the Arizona Parks and Trails Land and Conservation grant opportunity.

VOICE VOTE: The motion carried 5-0.

MOTION (SIMMONS/PANCRAZI): b) Authorize the matching funds from the General Fund Reserves.

VOICE VOTE: The motion carried 5-0.

MOTION (SIMMONS/REYES): c) Authorize the County Administrator, or their designee, to sign all documents necessary for the grant application.

VOICE VOTE: The motion carried 5-0.

Supervisor Simmons highlighted the positive impact of the Foothills Community Park on the local community, mentioning receiving numerous compliments about the park, noting its significance with the Gold Star memorial and added flags. He emphasized that the park has become a focal point for the foothills and praised the county's efforts in establishing and maintaining several parks.

2. County Administrator/Clerk of the Board: Discussion and possible action regarding the 2026 Board Meeting Schedule.

Ms. Desiree Gunderman presented the draft 2026 Board meeting calendar for consideration, noting the typical meeting schedule for the first and third Monday of each month. The discussion included the need to adjust the June schedule to accommodate the budget's public hearing publication requirement.

Two options were presented: keeping the schedule as it has been in previous years, moving the second meeting in June to the fourth Monday or holding the meetings on the

first and 15th of June, with the tentative budget being presented earlier in the year on May 18, 2026. However, this would significantly shorten the amount of time the Office of Management and Budget (OMB) would have to prepare the tentative budget based on requested changes.

Supervisor Reyes raised a concern about the Fourth of July holiday and its impact on the meeting schedule.

Mr. Ian McGaughey suggested moving the July 6th meeting to July 8th to accommodate the Fourth of July holiday weekend, noting that state statute requires the Board to have at least one meeting per month.

Supervisor Pancrazi commented that the adjusted June schedule would work well, providing OMB time to make changes if needed.

MOTION (PANCRAZI/REYES): Hold the second board meeting in June 2026 on Monday, June 22, 2026 and move the first meeting in July 2026 to Wednesday, July 8, 2026.

VOICE VOTE: The motion carried 5-0.

PLANNING & ZONING AGENDA: Full legal descriptions of property sites for all Rezoning Cases are available for public review at the Yuma County Board of Supervisors' Office.

REZONING -- REGULAR PUBLIC HEARING ITEMS: Staff will make a full presentation on each of the following items, followed by separate discussion, public hearing, and action by the Board of Supervisors.

1. Development Services/Planning & Zoning Division: Minor Amendment Case No. 25-06: An amendment to the 2030 Comprehensive Plan to keep U. S. Highway 95 as a visual corridor in its original extent (east of Avenue 3 E to the northern boundary of Yuma County), or designate U. S. Highway 95 as a visual corridor from the intersection of U. S. Highway 95 and County 3rd Street to the north boundary of Yuma County.

Mr. Javier Barraza provided a PowerPoint presentation on Minor Amendment Case No. 25-06, reviewing the chronology of the amendment intending to resolve a mapping inconsistency.

Supervisor Reyes questions the impact of the amendment on existing non-conforming signs along the highway. Mr. Barraza explained that non-conforming signs could remain as they are but cannot be altered without approval. Two options are presented: maintaining the original visual corridor from Avenue 3E to the northern boundary or County 3rd Street to the northern boundary.

Supervisor Simmons expressed concern about the impact on the Yuma Proving Ground (YPG) and Kofa areas, including potential bird contamination of the farm fields, and the importance of maintaining the visual corridor north of County Third Street to avoid these issues.

Supervisor Reyes discussed the implications of allowing larger signs and the impact on the Dark Sky Zone.

Mr. Barraza noted the Planning and Zoning Commission's recommendation to designate U.S. Highway 95 as a visual corridor from the intersection of U.S. Highway 95 and County 3rd Street to the northern boundary of Yuma County. Staff concur with the Commission's recommendation, however, it recommends keeping U.S. Highway 95 as a visual corridor in its original extent. The map of the area was displayed and discussed.

In response to Chairman Porchas regarding billboards, Mr. Barraza explained that within 500 feet of Highway 95, new billboards and industrial uses are not allowed, but mentioned there was a mechanism in the zoning ordinance called variance that allows for deviation from requirements, which would require Board approval.

Supervisor Reyes made a motion to keep Highway 95 as a visual corridor.

The Chairman opened the public hearing.

Ms. Brandy Wright with Del Outdoor Advertising, explained the challenges of putting up new billboards along Highway 95 due to various restrictions and the importance of maintaining existing billboards. She highlighted the difficulties in obtaining new construction permits and the impact of the amendment on existing billboards. She noted that landowners could contact the billboard companies directly to discuss pest control issues. She asked the Board to consider the visual corridor from County 3rd Street north to YPG.

Supervisor Simmons inquired about the number of billboards between County 3rd Street and the northern boundary. Mr. Barraza did not believe there were any billboards in the area.

Ms. Maggie Castro clarified the regulations for non-conforming signs and the potential for expansion up to 100% of the original area.

Ms. Wright reiterated the difficulty complying with all regulations and restrictions but mentioned the adoption of County 3rd Street north would leave her billboards conforming, and prevent any new ones going out towards YPG.

Discussion ensued on the implications of the amendment on existing business models and the need for a balance between preserving the visual corridor and maintaining existing signs.

In response to Chairman Porchas on billboard signs on the right of way, Ms. Castro noted compliance with zoning ordinance was required with setback requirements, but they do not regulate uses within the right of way.

Supervisor Reyes expressed concern with more signs going up in South County.

Responding to Supervisor Pancrazi, Ms. Castro noted a majority of privately owned land existed from Avenue 3 E to County 3rd Street, where Dome Valley then starts. She added that spacing requirements between billboards would need to be met.

Mr. Cary Meister, Chair of the Yuma Audubon Society, spoke in favor of maintaining the original visual corridor from Avenue 3 E to the northern boundary of Yuma County as the original plan had been in place since 2010 without problems. He expressed concern that more billboards would create distractions for drivers, possible conflicts with farming activities, and potentially polluting food by attracting native bird species. He urged the Board to keep the original plan and not allow more billboards in the area.

The Chairman closed public hearing.

Supervisor Reyes made a motion to approve the original extent of the visual corridor.

Ms. Castro emphasized the original extent of the visual corridor was from Avenue 3 E to the northern boundary and was adopted in 2001, with South County not being covered.

Supervisor Simmons made a motion to approve the visual corridor from County 3rd Street to the northern boundary.

REVISED MOTION (SIMMONS/LINES): Adopt the Planning Commission's recommendation.

VOICE VOTE: The motion carried 4-1. Supervisor Reyes dissented.

2. Development Services/Planning & Zoning Division: Rezoning Case No. 25-15: Vianey Vega, agent for UBLA Properties, LLC requests the rezoning of a parcel, 40,260 square feet in size from Manufactured Home Subdivision – 20,000 square foot minimum (MHS-20) to Manufactured Home Subdivision – 10,000 square foot minimum (MHS-10), Assessor's Parcel No. 694-06-026, located at 2108 West 26th Street, Yuma, Arizona.

Mr. Javier Barraza provided a PowerPoint presentation on Rezoning Case No. 25-15, noting the intent to split the property into four MHS-10 lots. The Planning Commission recommended approval subject to the Performance Condition and Schedule for Development.

Supervisor Lines inquired about the basis of the opposition to the rezoning case. Mr. Barraza mentioned receiving the written opposition, but clarified that it did not raise a significant level of concern.

The Chairman opened the public hearing.

There were no comments.

The Chairman closed public hearing.

MOTION (LINES/SIMMONS): Approve Rezoning Case No. 25-15.

VOICE VOTE: The motion carried 5-0.

The following conditions were approved:

Performance Condition

1. Within 180 days of approval by the Board of Supervisors, the owner shall submit the following documents to the Department of Development Services:

- a. A recorded avigation disclosure statement;
- b. A recorded Schedule for Development disclosure statement.

Schedule for Development

Prior to development of the subject property or within five (5) years of Board of Supervisors' approval, whichever occurs first:

1. The owner shall apply for a Grading Permit and an Encroachment Permit to improve the access and utility easement depicted in the site plan in a dust-free condition by applying an aggregate base course (ABC) covered by a penetration and chip seal coat (refer to attached Standard Number B – Penetration and Chip Seal) prior to approval of the Land Division Permit. The end of the roadway shall also contain the means for emergency vehicles to turn around, designed in accordance with the 2003 International Fire Code and current Yuma County policies.

2. The property shall be split by means of a Land Division Permit pursuant to Section 507.00 of the Yuma County Zoning Ordinance.

3. Development Services/Planning & Zoning Division: Discussion concerning a possible text amendment to the Yuma County Zoning Ordinance to consider changes to Section 1106.01—Cargo Containers: The intent is to consider possibly allowing cargo containers as accessory uses in residential zoning districts without the approval of a Special Use Permit, allowing more than one cargo container in residential zoning districts, allowing cargo containers to be stacked, and allowing cargo containers for human occupancy.

Mr. Javier Barraza provided a PowerPoint presentation on the possible text amendment to the Yuma County Zoning Ordinance to consider changes to Section 1106.01—Cargo Containers. The proposal includes allowing cargo containers as accessory uses in residential zoning districts without a special use permit with more than one cargo container in parcels of two acres or greater and permitting cargo containers for human occupancy. The Planning Commission recommended basing the number of containers on area rather than number.

In response to Supervisor Lines about previous discussions on cargo container homes, Mr. Barraza confirmed that human occupancy would be allowed with compliance to International Building Code (IBC) and International Residential Code (IRC). He emphasized the need for cargo containers to meet setback requirements and obtain permits and explained that properties in the RA zone have no limit on cargo containers, but those claiming agricultural exemption (ag exemption) will be subject to review. Supervisor Simmons discussed the necessity of painting cargo containers and the impact on property values.

The Chairman opened the public hearing.

There were no comments.

The Chairman closed public hearing.

MOTION (LINES/PANCRAZI): Forward to the Planning Commission to initiate the text amendment.

VOICE VOTE: The motion carried 5-0.

Supervisor Reyes left the meeting at 11:24 a.m.

4. Development Services/Planning & Zoning Division: Discussion on a possible text amendment to the Yuma County Zoning Ordinance addressing Accessory Dwelling Units.

Mr. Javier Barraza provided a PowerPoint presentation on possible text amendment to the Yuma County Zoning Ordinance addressing Accessory Dwelling Units. The proposed changes aim to comply with a new housing bill signed by the governor on May 23, 2025.

Supervisor Lines inquires if the proposed changes mimic the city's adoption, to which Mr. Barraza responded that the city's proposal is slightly different. He explained the different permitted uses for accessory dwelling units on smaller and larger properties, including the number of units allowed.

Ms. Maggie Castro provided an additional response to Supervisor Lines' question about the city's adoption, stating that the language in state law for cities in Title 9 mimic Title 11 for counties.

The Chairman opened the public hearing.

Mr. Daniel Montero relayed a personal experience in home buying and highlighted the need for affordable housing and multi-generational living solutions, emphasizing the importance of these amendments in addressing the housing crisis.

The Chairman closed public hearing.

MOTION (LINES/SIMMONS): Forward the text amendment to the Planning Commission as presented.

VOICE VOTE: The motion carried 4-0. Supervisor Reyes was excused.

REZONING -- REVERSION PUBLIC HEARINGS: In accordance with Section 404.01(I)(7) of the Yuma County Zoning Ordinance, the Board will conduct a hearing to grant an extension of time to comply with the Schedule for Development, determine compliance with the Schedule for Development, or cause the property to revert to its former zoning classification in the following cases:

1. Development Services/Planning & Zoning Division: Rezoning Case No. 01-34: In accordance with the Yuma County Zoning Ordinance, Section 404.01(I) (7), action to grant an extension of time to Mina de Fortuna LLC to comply with the Schedule for Development, determine compliance with the Schedule for Development, or cause the property to revert to its former Recreational Vehicle Park (RVP) zoning classification, Assessor's Parcel No. 701-23-084, located on the south side of County 10th Street (Masterson Avenue) on the west side of Foothills North and Foothills North No. 2 subdivisions, Yuma, AZ 85367.

Mr. Javier Barraza provided a PowerPoint presentation on Rezoning Case No. 01-34, noting that staff received an email from the owner's representative requesting a five (5) year extension. Due to the longevity of the case, staff recommended reverting the zoning to its original classification.

Supervisor Simmons inquired about the number of times the case has been presented before the Board. Mr. Barraza confirmed the case has been presented three (3) times, with the last being in 2023.

The Chairman opened the public hearing.

Ms. Jill Estes, representing the property owners, explained the owners' current plans and the need for a broader scope of the zoning to make the property more versatile and appealing. She mentioned the owners were working with Foothills Utility to see if they can get in with the Certificate of Convenience and Necessity (CCN) expansion of water and sewer services.

Mr. Aaron Salyi expressed concerns about property owners getting a zoning extension and not developing the property, suggesting the new Recreation Vehicle Subdivision (RVS) regulations be applied if the extension is granted.

The Chairman closed public hearing.

Chairman Porchas asked staff if the property owners would have to conform to the new RVS regulations, and Mr. Barraza clarified that the previous RVS regulations would still apply unless the zoning was reverted and the owners reapplied.

Supervisor Lines questioned the number of times the property has been sold, and Ms. Estes explained it has remained with the same owners who are looking to make the property more marketable for sale.

Discussion on the development setbacks and the property's location near other RV parks was brought up with no activity on the property.

Chairman Porchas suggested a shortened extension timeframe of 30 months.

MOTION (LINES/SIMMONS): Approve an extension of 30 months.

VOICE VOTE: The motion carried 3-1. Supervisor Pancrazi dissented. Supervisor Reyes was excused.

Schedule for Development.

- 1) All requirements of the Yuma County Zoning Ordinance must be met.
- 2) All requirements of the Arizona Environmental Health Code, as enforced by the delegation agreement between the State of Arizona and Yuma County, shall be met.
- 3) All requirements of the Yuma County Floodplain Regulations and Public Works Standards must be met.
- 4) The dedications of right-of-way, based on the Road Functional Classification System, to be recorded within 60 days of approval by the Board of Supervisors. This is:
-40 feet for total of 40 feet along the north edge
- 5) If legal access is not established for the parcel, then the lack of legal access, and/or if applicable, the lack of physical access for emergency vehicles, shall be noted on the appropriate deeds in accordance with ARS§11-831 (previously ARS§11-809).
- 6) One year to have a Schedule for Development approved by Yuma County which will encompass the entire 18.66 acres. If the development schedule propose 6 or more lots, a tentative plat must be submitted. All required improvements including the filing and

approval of a tentative plat, final plat and posting of necessary assurances, (all of which shall be attached to this property as the subdivision of parcel 106-82-007A -old APN into six or more lots) must be done within three years of approval or the rezoning will be reviewed to revert to RVP in accordance with Section 404.01(I)(7) (previously Section 405.05) of the Yuma County Zoning Ordinance and ARS§ 11-814 (previously ARS§ 11-832).

2. Development Services/Planning & Zoning Division: Rezoning Case No. 07-35: In accordance with the Yuma County Zoning Ordinance, Section 404.01(I)(7), action to grant an extension of time to WPI II Tuscan Ranch AZ, LLC to comply with the Schedule for Development, determine compliance with the Schedule for Development, or cause the property to revert to its former Rural Area-10 acre minimum (RA-10) and Low Density Residential-40,000 square feet minimum (R-1-40) zoning classifications, Assessor's Parcel Nos. 747-56-003, 747-64-001 and 747-63-037, located on the vicinity of County 15 3/4 Street and Avenue 4 E Yuma, Arizona.

Mr. Javier Barraza provided a PowerPoint presentation on Rezoning Case No. 07-35 noting the owner's agent submitting a request for a three (3) year extension with this being the 5th attempt for an extension over 18 years. Staff recommended reverting the zoning to its original Rural Area-10 acre minimum (RA-10).

In response to Supervisor Lines about the ownership history, Mr. Barraza mentioned the land was originally owned by a different developer, but was later repossessed and re-sold. He confirmed that the land follows current regulations and that any future development must comply with the zoning requirements upon query by Supervisor Pancrazi.

The Chairman opened the public hearing.

The owner's agent, Adrian Vega of Dahl, Robins & Associates, explained the request for a three (3) year extension for the development of the property which would be a continuation of the Tuscan Ranch subdivision. The new owner aims to continue development, averaging one house per month.

The Chairman closed public hearing.

MOTION (LINES/PANCRAZI): Grant an extension of three (3) years for Rezoning Case No. 07-35.

VOICE VOTE: The motion carried 4-0. Supervisor Reyes was excused.

The following conditions were approved:

Schedule for Development.

- a) Within two (2) years of approval by the Board of Supervisors the filling and approval of a tentative plat as a subdivision of parcels 747-56-003, 747-64-001 and 747-63-037 into six or more lots shall be completed.
- b) All required improvements, including the filling of a final plat and posting of necessary assurances to be submitted within three years of tentative approval or the rezoning will be reviewed to revert to R-1-40 and RA-10 in accordance with Section 404.01 (I)(7).
- c) All lots resulting from the proposed subdivision shall be provided with the means of irrigation and access to irrigation water. Prior to the approval of the final plat, a letter from the Yuma Mesa Rezoning Case No. 07-35 Page 2 of 2 Irrigation District shall be submitted stating a satisfactory system is installed and the individual lots will have access to irrigation water.
- d) The preliminary plat shall provide secondary access to an improved County road in accordance with Appendix D of the 2003 International Fire Code. Access shall be limited if an all-weather road is provided.

3. Development Services/Planning & Zoning Division: Rezoning Case No. 21-26: In accordance with the Yuma County Zoning Ordinance, Section 404.01(I) (7), action to grant an extension of time to Avenue 5E Farm De LLC to comply with the Schedule for Development, determine compliance with the Schedule for Development, or cause the property to revert to its former Rural Area-10 acre minimum zoning classification, Assessor's Parcel No. 748-20-001, located at the southeast corner of the alignment of Avenue 4¾ E and County 14½ Street, Yuma, Arizona.

Mr. Javier Barraza provided a PowerPoint presentation on Rezoning Case No. 21-26, noting that staff received an email from the owner's agent requesting a five (5) year extension. Staff recommended granting the extension to comply with the Schedule for Development.

The Chairman opened the public hearing.

The owner's agent, Adrian Vega of Dahl, Robins & Associates, explained the request for the five (5) year extension being due to access issues with neighboring property owners. The developer was working through these issues and was willing to comply with all conditions of approval.

Supervisor Lines inquired if any issues would be brought before the Board as a condition, to which Mr. Vega responded negatively, mentioning they were not the original agents but were working with the neighbors to resolve any issues.

Chairman Porchas suggested that issues be resolved before the case comes to the Board.

The Chairman closed public hearing.

MOTION (PANCRAZI/LINES): Approve the five (5) year extension.

VOICE VOTE: The motion carried 4-0. Supervisor Reyes was excused.

The following conditions were approved:

Schedule for Development.

1. Within two (2) years of approval by the Board of Supervisors and prior to approval of the Land Division Permit, the owner shall acquire an ingress/egress easement 20 feet in width to provide for physical and legal access and apply for a Grading Permit with the Yuma County Engineering Department to improve said ingress/egress easement in a dust free condition by application of an aggregate base course (ABC) covered by a penetration and chip seal coat (refer to attached Standard Number B-Penetration and Chip Seal). The western end of the ingress/egress easement shall also contain the means for emergency vehicles to turn around. The turn-around shall be in accordance with 2003 International Fire Code and current Yuma County policies.
2. Within two (2) years of approval by the Board of Supervisors and prior to approval of the Land Division Permit, the owner shall apply for a Grading Permit with the Yuma County Engineering Department to improve the 20' wide ingress/egress easement, which provides direct access to the new lots, in a dust free condition by application of an aggregate base course (ABC) covered by a penetration and chip seal coat (refer to attached Standard Number B-Penetration and Chip Seal) The end of the ingress/egress easement shall also contain the means for emergency vehicles to turn around. The turn-around shall be in accordance with 2003 International Fire Code and current Yuma County policies.
3. Within two (2) years of approval by the Board of Supervisors, the property shall be split by means of a Land Division Permit pursuant to Section 507.00 of the Yuma County Zoning Ordinance. Any required irrigation easement shall be recorded with the Land Division Permit.
4. Within two (2) years of approval by the Board of Supervisors, the owner shall submit certification from a licensed engineer confirming the roadway referred to in items 1 and 2 of the Schedule for Development were constructed according to the Standard B-Penetration and Chip Seal.
5. All lots shall be provided with means of irrigation and access to irrigation water prior to development of any of the existing parcels. The owner/applicant will submit a letter from the irrigation district to the Department of Development Services confirming that a satisfactory irrigation system is installed and the individual lots will have access to irrigation water.

DISCUSSION REGARDING LEGISLATIVE ISSUES:

1. *County Administration:* Discussion and possible action regarding State and Federal legislative updates, which may include international issues, status of bills affecting Yuma County, timelines and composition of the legislatures, and legislative strategies and priorities.

Mr. Figueroa provided a brief update and PowerPoint presentation concerning State, Federal and International updates. He shared an overview and briefly discussed the following:

State

- Senate Staffing Changes
- Interim Committees
- Governor Hobb's Budget Guidance

Federal

- USDA Reorganization

International

- Secretary Rubio Meets President Sheinbaum

No legal action was taken.

EVENTS CALENDAR/CURRENT EVENTS:

1. Board members and County Administrator will report on events attended or to be attended on behalf of the County, may present a brief summary of current events and may update the schedule for future Board of Supervisors meetings, as appropriate. No legal action will be taken, pursuant to A.R.S. §38-431.02(K).

MOTION (PORCHAS/LINES): Authorize an Executive Session of the Board of Supervisors pursuant to Arizona Revised Statute to address the item(s) listed in the Executive Session portion of the agenda.

VOICE VOTE: The motion carried 4-0. Supervisor Reyes was excused.

YUMA COUNTY BOARD OF SUPERVISORS

Also sitting as all SPECIAL TAXING DISTRICTS where noted

REGULAR & EXECUTIVE SESSION: September 3, 2025

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At 11:58 a.m., the Chairman recessed the Regular Session portion of the agenda, and convened in Executive Session pursuant to Arizona Revised Statute §38-431.03.

EXECUTIVE SESSION ITEMS:

1. **County Attorney: Discussion or consultation for legal advice with its attorneys in order to consider its position and instruct its attorneys regarding pending settlement proposals in the matter Purdue Pharma, L.P., et al., Case No. 19023649 (SHL). This matter is being brought in executive session pursuant to A.R.S. § 38-431.03 (A.)(3.) and (4.).**

Minutes for this item will be approved separately due to the confidential nature of the discussion.

At 12:02 p.m., the Chairman adjourned the Executive Session portion of the agenda and reconvened in Regular Session.

DISCUSSION AND ACTION ITEMS: The Board will open each of the following items separately for discussion and action, as appropriate.

1. **County Attorney: Approve and authorize the Chairman to sign and submit the Purdue Direct Settlement Subdivision Participation and Release Form.**

MOTION (LINES/PANCRAZI): Approve and authorize the Chairman to sign and submit the Purdue Direct Settlement Subdivision Participation and Release Form.

VOICE VOTE: The motion carried 4-0. Supervisor Reyes was excused.

There being no further business to come before the Board, the Regular Session was adjourned at 12:03 p.m.

Adopted this 6th day of October, 2025.


Martin Porchas, Chairman

ATTEST:


Desiree Gunderman, Clerk of the Board