



North Gila Planning Area Citizen Advisory Group



Planning Section
Yuma County Department of Development Services
2010

Yuma County Board of Supervisors	
Lenore Loroña Stuart	District 1
Russell McCloud	District 2
Casey Prochaska, Chairman	District 3
Marco (Tony) A. Reyes	District 4
Greg Ferguson, Vice-Chairman	District 5
Yuma County Planning & Zoning Commission	
Kenneth Beecher	District 1
Fred Covarrubias	District 1
Paul White	District 2
Max Bardo	District 2
Michael Henry	District 3
Wayne Briggs	District 3
Victor Lozano	District 4
Gary Black, Chairman	District 4
Marie Vaughan	District 5
John McKinley, Vice-Chairman	District 5

**Yuma County Department of Development Services
Planning Section**

Monty Stansbury, AICP, Director, Department of Development Services
 Paul Melcher, Planning Director
 Maggie Castro, Planning Manager
 Andrew Fangman, Planner III
 Fernando Villegas, Planner II
 Juan Leal-Rubio, Planner II
 Angelica Gomez, Office Specialist II

Yuma County Department of Development Services
 Planning & Zoning Division
 2351 W. 26th Street
 Yuma, AZ 85364

Prepared by: Fernando Villegas, Planner II

North Gila Planning Area Citizen Advisory Group	
Patricia Ware	
Phil Townsend	
Philip Desposite	
Barry S. Julian	
Patrick Ferguson	
North Gila Planning Area Technical Advisory Committee	
Paula Backs	MCAS-Yuma
Jason Y. Moyes	Noble Law Office

A special thanks to the CAG members and the Technical Advisory Committee for attending our meetings.

Table of Contents

Executive Summary	5
Overview of Planning Area Update Process.....	8
Community Meeting	9
Issues Raised at the Community Meeting.....	10
Chapter 3—Goals, Objectives and Policies	11
CAG Review of Goal, Objectives and Policies	12
Land Use Element.....	13
Circulation Element	16
Open Space and Recreational Resources Element.....	18
Environmental Element	19
Water Resources Element	20
Safety Element	20
Appendix A—Community Meeting	22
Appendix B—September 23, 2009 Meeting.....	24
Appendix C—October 20, 2009 Meeting	28
Appendix D —December 9, 2009 Meeting	31

North Gila Citizen Advisory Group Report **Executive Summary**

The North Gila Citizen Advisory Group Report is part of a series of citizen reports that will be prepared by Planning staff in an effort to update the Yuma County 2010 Comprehensive Plan (Plan). Since its adoption in December 2001, the Plan has been amended numerous times, but it has not been the subject of a detailed citizen review. In the summer of 2006, a new edition of the Comprehensive Plan was published, incorporating amendments from 2002 through June 2006. At that time it was determined that staff should take the Plan back to the citizens in each of the Planning Areas to determine if the Plan needed updating to meet current and future needs. This Plan update will part of the development of the Yuma County 2020 Comprehensive Plan for adoption by the end of 2011. Figure 2 on page 8 outlines the Plan update process.

The update of the Yuma County 2010 Comprehensive Plan for the North Gila Planning Area began with the publication of a background study in March 2009. The background study examined demographic, housing and economic development between 2000 and 2008 in the planning area. A copy of the North Gila Planning Area Background Study can be obtained online <http://www.co.yuma.az.us/index.aspx?page=230>

On August 5, 2009, a community meeting for the North Gila Planning Area was held at the Stone Ridge Church. Approximately 25 area residents attended this community meeting. The purpose of this meeting was to gather comments from the residents regarding the state of the Planning Area and to form a Citizen Advisory Group (CAG) to hold future discussions regarding the update of the Yuma County Comprehensive Plan. A synopsis of the background study was presented and residents identified a wide variety of issues and ideas that they felt were important to the future of the area.

A Citizen Advisory Group (CAG) made up of residents of the planning area was formed to review the Comprehensive Plan and to provide recommendations and comments to be utilized in the process of revising the Plan to better reflect the needs of the North Gila Planning Area. The CAG was composed of area residents who volunteered at the community meeting to participate in a series of meetings that would review the Plan. A technical advisory committee (TAC) composed of representatives of entities with significant interests and involvement in the Planning Area was also formed. TAC members participated fully with CAG in reviewing the plan and making recommendations for changes; however, the TAC members were not included in the consensus building process regarding the final acceptance of the CAG report.

A series of three Citizen Advisory Group meetings were held between September 2009 and December 2009 in this planning area. At these meetings the CAG reviewed goals, objectives and policies of the Plan. Additionally, the following elements of the Plan were also reviewed: Land Use, Circulation, Open Space and Recreational Resources, Environmental, Water Resources and Safety. Prior to each of these meetings staff reviewed comments from the community meeting and prepared a list of potential changes to the Plan that would address the concerns at the community meeting.

North Gila Citizen Advisory Group Report
Executive Summary

The consensus of the CAG is that existing land use patterns in the Planning Area should be maintained as Yuma County replaces the 2010 Comprehensive Plan with the 2020 Comprehensive Plan. The North Gila Planning Area is a rural area that is predominately used for agricultural purposes, with nonagricultural land being mountainous or riparian areas owned by various government entities. There is also an industrial area dominated by sand gravel mining operations located along U.S. Highway 95. The CAG feels that the focus of the 2020 Comprehensive Plan as it relates to the North Gila Planning Area should be focused on maintaining the current land use patterns and character of the Planning Area.

The Citizen Advisory Group recommends that goals, objectives and polices contained within the 2020 Comprehensive Plan be orientated towards preserving the rural/agricultural nature of the Planning Area. To achieve this the Citizen Advisory Group recommends retaining a number of goals, objectives and policies contained in the 2010 Comprehensive Plan that support the desire to see the character of the area maintained largely as it is. One addition that the CAG would like to see is a policy calling for improved signage to help deal with variety of issues including: Littering along Laguna Dam Road, clearer directions to transfer site, and notifying drivers of heavy farm equipment that is present in the area.

CAG members suggested the expansion of industrial land use designations and uses along U.S. Highway 95 on the south east corner of the Planning Area where there existing industrial land used are located. The CAG feels it is important to do this in order to prevent residential encroachment on existing industrial uses, particularly sand and gravel mining operations, and to provided for an area for these uses to expand onto in the future. The CAG also recommends a traffic impact study before any potential increase in densities around County 6th Street and Laguna Dam Road are approved.



Figure 1: North Gila Planning Area

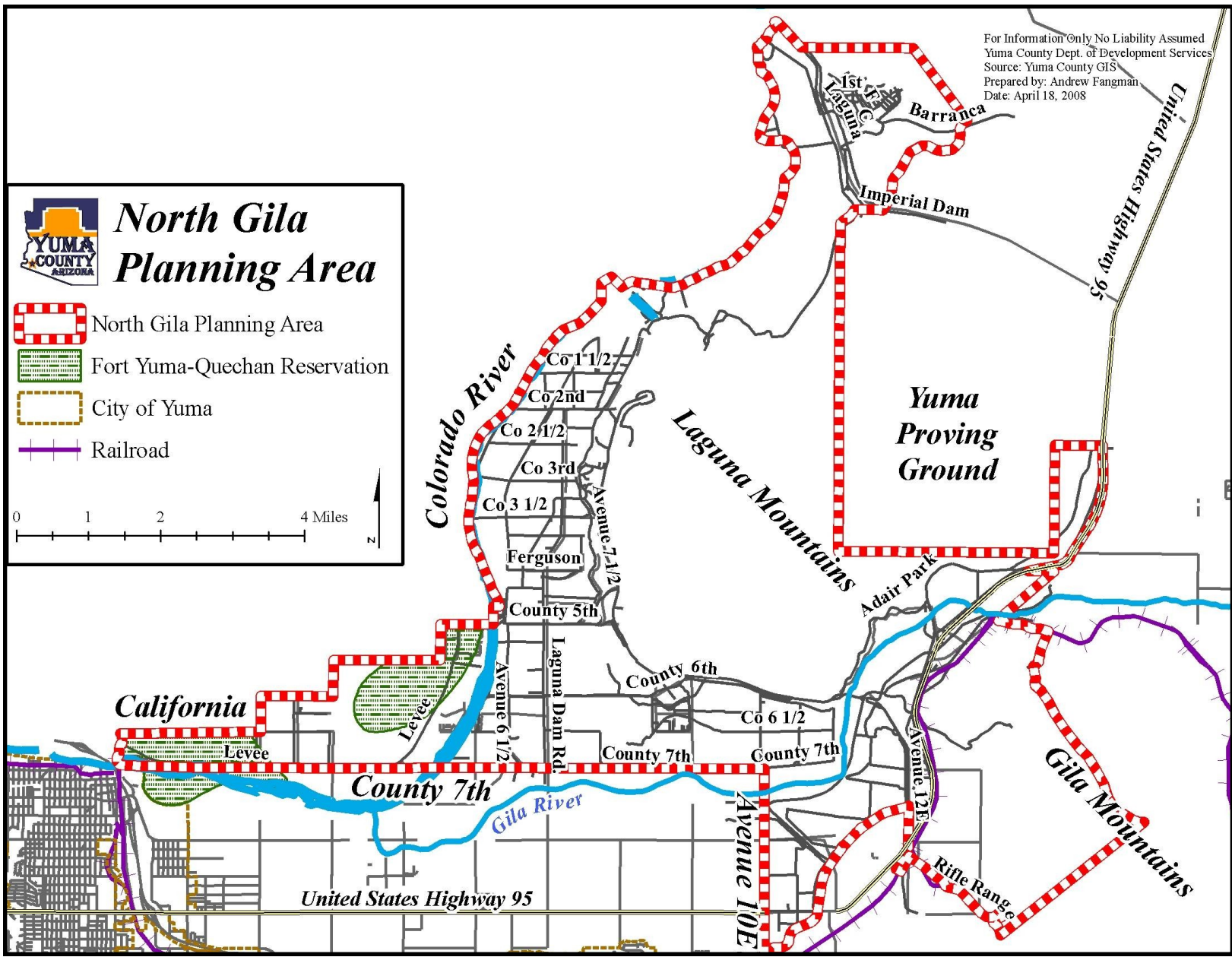
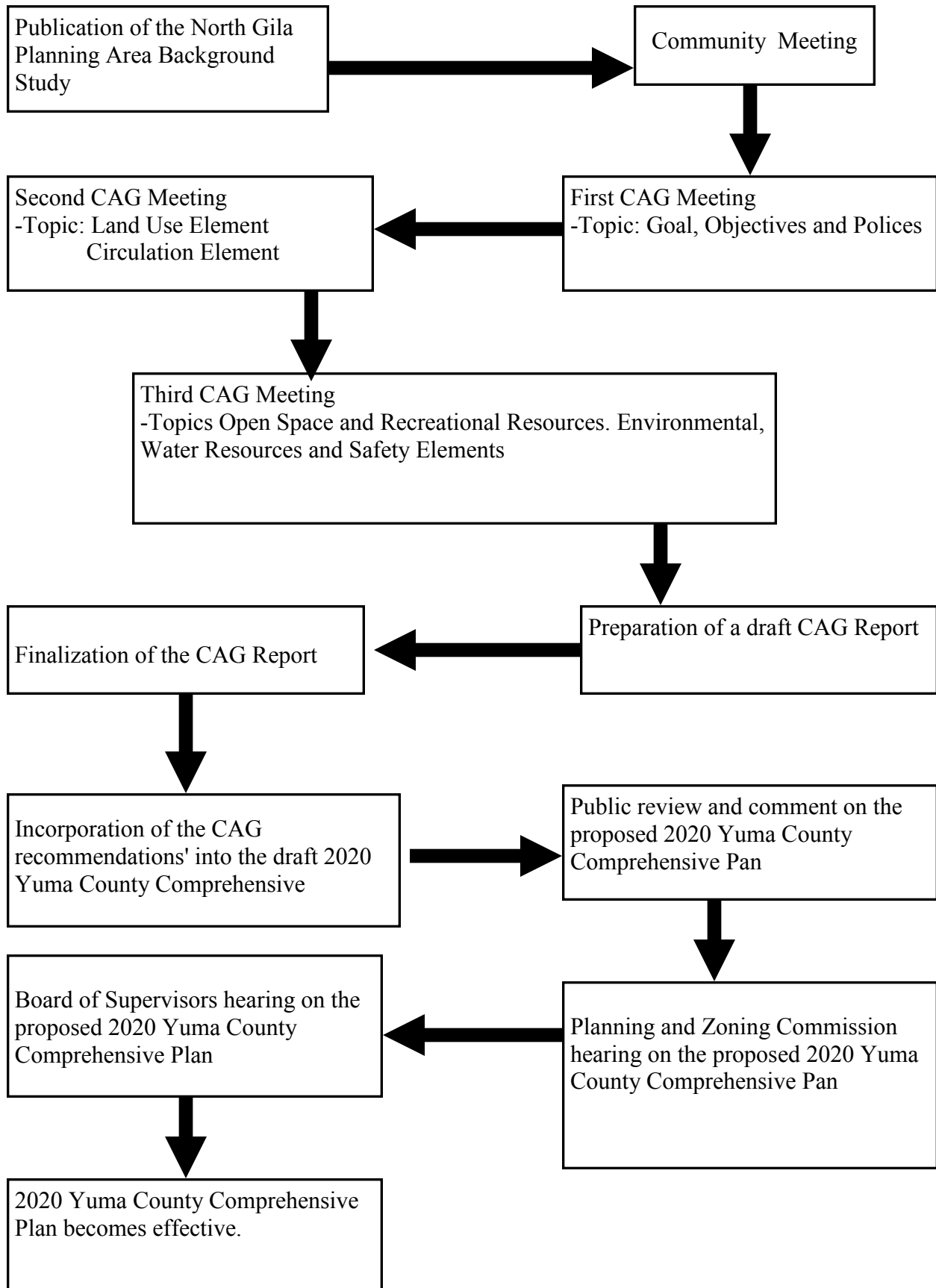


Figure 2: North Gila Planning Area

**North Gila Citizen Advisory Group Report
Overview of Planning Area Update Process**



Community Meeting, August 5, 2009

On August 5, 2009 a community meeting for the North Gila Planning Area was held at the Stone Ridge Church in Yuma, Arizona. Approximately 25 area residents attended this community meeting. The agenda for the community meeting can be found in Appendix A on page 29.

The purpose of the community meeting was to gather issues of concern of North Gila residents. The meeting was also held so that residents interested in serving on the Citizen Advisory Group could sign up for it. The Planning Area update process was explained to the public at this meeting.

Presentation of the Background Study

The community meeting began with a presentation on the North Gila Planning Area Background Study. The background study contains information regarding demographics, land use and economic development in the North Gila Planning Area.

In the North Gila Planning Area 96.7% of land is zoned Rural Area -20 acre minimum. Land with this zoning is either privately owned irrigated farmland or governmentally owned vacant desert or mountains. There are 271 acres (0.07% of the Planning Area) with a residential zoning. Since 2000 the Board of Supervisors approved seven rezoning cases in the North Gila Planning Area. Five of these rezoning cases occurred in the area bounded by Canyon Road, Avenue 9E, County 6th Street and Buckshot Road. All but one of the rezoning cases were to rezone properties from RA-20 to a residential zoning district, most commonly to Suburban Ranch - 1 acre minimum. However, none of the parcels were being used for active agriculture purposes.

Between January 1, 2000 and August 31, 2007, 20 housing units were constructed/placed in the Planning Area. Of these 80% were manufactured homes, 15% were single family site built homes, and 3% were mobile homes. Mobile homes are defined as structures built on or prior to June 15, 1976 on a permanent chassis, but do not include recreational vehicles and factory built buildings.

Nearly all building/placement permits were in two relatively concentrated areas, one area being bounded by Canyon Road, Avenue 9E, County 6th Street and Buckshot Road and the other area located in the vicinity of County 3rd Street and Gila Gravity Main Canal. No housing

Topics of Discussion

The topics of discussion were (1) land use, (2) transportation, and (3) community facilities. A County staff members facilitated discussion on each of these topics, during which residents voiced their concerns. The comments raised by the area residents were noted on large sheets of paper. A list of the comments can be found in Table 1 on page 10.

**North Gila Citizen Advisory Group Report
Issues Raised at the Community Meeting**

Comments	
Land Use	
RV parks encroaching into farmland. (prevent encroaching) Prevent RV parks on AG land.	
Residential development affecting the transportation of farm equipment in the area of County 6 th Street and Buckshot Road.	
Designate areas for RV parks without affecting farm land.	
Prevent residential development in close proximity to industrial development.	
Expand heavy industrial designations along Highway 95. Existing designations are not enough for the future.	
Make the Gila River the south boundary of the planning area.	
Adjust boundaries. the area along Highway 95 has different needs	
Provide sufficient buffer for mining operation on Highway 95	
Transportation	
Problem with guardrail on Highway 95	
Repaving plans for the planning area	
Traffic problems on 7E (Laguna Dam Road) and County 6 th Street. The road infrastructure can not support more RV parks. Narrow bridge.	
Laguna Dam Road is the only point of access	
Community Services	
Trash along Laguna Dam Road.	
Signage to prevent illegal dumping	
Signage for the location of transfer station	
Contamination from Kinder Morgan Pipelines affecting adjacent farms.	
Lines not being maintained from booster station to marine base	

Table 1: Verbatim Comments the Community Meeting

Chapter 3—Goals, Objectives, and Policies

The goals, objectives and policies contained in Chapter 3 are the foundation upon which the rest of the Comprehensive Plan is based. Achieving these goals is the focal point of the individual elements of the Plan.

Chapter 3 defines a goal, objective and policy as follows:

- **Goal:** An end toward which county activities are directed. A goal is abstract, not fully measurable, and broadly addresses an outcome identified in the Yuma County 2010 Comprehensive Plan.
- **Objective:** A specific target which supports the stated goal.
- **Policy:** A statement prescribing a specific course of action to implement a stated objective.

September 23, 2009 CAG Meeting

A meeting of the North Gila Citizen Advisory Group to discuss Chapter 3-Goals, Objectives and Policies was held September 23, 2009 at the Department of Development Services in Yuma.

Five members of the CAG and Technical Advisory Committee (TAC) attended this meeting. A copy of the meeting agenda and meeting notes can be found in Appendix B starting on page 32.



Figure 6: Citizen Advisory Group Meeting

Meeting Conclusions

Staff reviewed all comments received from the public at the community meeting and selected all the issues and ideas that could be addressed under Chapter 3. A suggested modification to Chapter 3 to address each issue raised at the community meeting was then prepared by staff. These suggested modifications are shown on Table 2 on the following pages.

This table of suggested changes to the Plan was the basis of discussion for the first CAG meeting. The CAG reviewed and discussed each issue raised at the community meeting and the suggested modification to the goals, objectives and policies associated with it. A consensus on whether to accept, reject or modify the suggested change was then reached. The results of this discussion are shown in Table 2 starting on page 12.

North Gila Citizen Advisory Group Report
Goals, Objectives and Policies

Comments From Community Meeting	Citizen Advisory Group’s Recommended Changes
<p>Contamination from Kinder Morgan Pipelines affecting adjacent farms.</p> <p>Lines not being maintained from booster station to marine base</p>	<p>Create Section 4F for the North Gila Planning Area in Chapter 3 of the Yuma County Comprehensive Plan.</p> <p>Under the existing <i>goal</i> of “<i>Maintain Land Use Compatibility</i>” on Page 3-3 the following policies exist:</p> <p>Objective: Monitor land use patterns to ensure development occurs in a coordinated, contiguous and comprehensive manner.</p>
<p>RV parks encroaching into farmland. (prevent encroaching) Prevent RV parks on AG land.</p>	<p>Policy: Yuma County will designate land use classifications in a manner that is complementary and/or compatible with adjacent land uses and the surrounding environment.</p>
<p>Residential development affecting the transportation of farm equipment in the area of County 6th Street and Buckshot road.</p>	<p>Policy: Yuma County will adopt zoning that balances and accommodates projected residential, recreational, commercial and industrial needs.</p> <p>Under the existing <i>objective</i> “<i>Adopt programs that support retention of agriculture and county’s rural character</i>” on Page 3-2 the following policy exist:</p>
<p>Designate areas for RV parks without affecting farm land.</p> <p>Prevent residential development in close to industrial development.</p> <p>Expand heavy industrial designations along Hwy 95. Existing designations are not enough for the future.</p>	<p>Policy: Yuma County will develop incentives to encourage voluntary participation that prevents the conversion of agricultural land to higher density uses.</p> <p>Under the existing objective “<i>Mitigate conflicts between agriculture and residential land uses</i>” on Page 3-2 the following policy exist:</p> <p>Policy: Yuma County will identify productive agricultural areas where the placement of new development would cause noncontiguous land use patterns.</p>
<p>Make the Gila River the south boundary of the planning area.</p> <p>Adjust boundaries. the area along Hwy 95 and Hwy 95 has different needs</p>	<p>On page 3-14 under North Gila Planning Area the following exist:</p> <p>Preserve agriculture.</p> <p>CAG members would like to continue using the existing Goals, Objectives and Policies above.</p>
<p>Trash along Laguna Dam Rd.</p>	<p>Under the existing objective of “<i>Strengthen Rural Transportation Systems</i>” on Page 3-18 add the following policy:</p>
<p>Signage for the location of transfer station</p>	<p>Objective: Improve signage.</p>
<p>Signage to prevent illegal dumping</p>	<p>Policy: Yuma County will install signs, that using input obtain for the Citizen Advisory Groups for improved signage.</p>
<p>Problem with guardrail on Hwy 95</p>	

Table 2

Chapter 4D—North Gila Planning Area-Land Use Element

The Land Use Element is critical to providing guidance for future growth and development in the County. Specific intentions and functions of the Land Use Element include: representing countywide interests in where land uses should be located as well as the evolution of land use patterns; setting forth the general categories, distribution, location and extent of land uses; and providing maps to illustrate the location and distribution of land use categories.

October 20, 2009 CAG Meeting

The meeting of the North Gila Citizen Advisory Group to discuss Chapter 4D—North Gila Planning Area-Land Use Element was held at the Yuma County Department of Development Services.

Three members of the CAG and the TAC attended the meeting. A copy of the meeting agenda and meeting notes can be found in Appendix C starting on page 36.



Figure 7: Citizen Advisory Group Meeting

Discussion on Issues

Staff identified the ideas and issues received from the public at the community meeting and selected all those that could be addressed under Chapter 4D. A list suggesting modifications to Chapter 4D to address each issue raised at the community meeting was then prepared by staff. A list of issues was developed for insertion into Chapter 4D which would reflect the concerns of the CAG regarding the most important land use issues facing the North Gila Planning Area. The CAG reviewed and discussed each issue raised in Chapter 4D and a consensus was then reached. A list of the issues on which a consensus was reached can be found on the following page.

Issues Identified by the CAG for Insertion into Chapter 4D.3

The one change to the land use designation map that was identified by the CAG was to expand the areas currently designated for industrial use along Highway 95. The CAG feels it is important to do this in order to prevent residential encroachment on existing industrial uses, particularly sand and gravel mining operations, and to provide for an area for these uses to expand onto in the future.

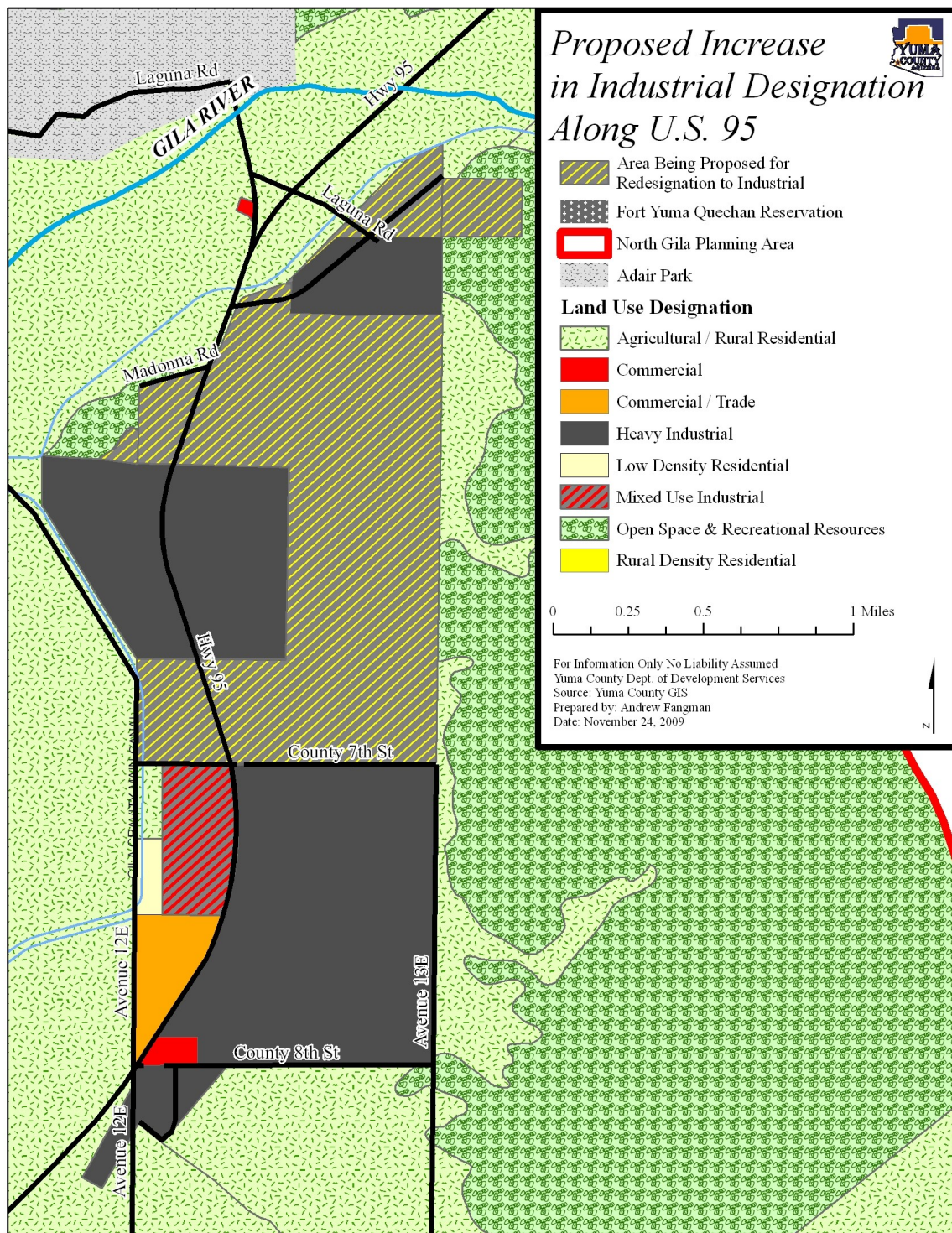


Figure 9: Expansion of Industrial Uses along Highway 95.

October 20, 2009 CAG Meeting

The meeting of the North Gila Citizen Advisory Group to discuss Chapter 6—North Gila Planning Area-Circulation Element was held at the Yuma County Department of Development Services.

Three members of the CAG and the TAC attended the October meeting. A copy of the meeting agenda and meeting notes can be found in Appendix C starting on page 36.

Circulation Element

The Circulation Element is contained in Chapter 6 of the Comprehensive Plan. It provides an overview of existing transportation plans. Key issues and concerns originating from public participation are then addressed. Attention is thereafter given to future transportation projects and visual corridors.

Discussion on the Circulation Element

Chapter 6—Circulation Element was reviewed by having CAG members write down their concerns regarding transportation. The CAG then reviewed the comments and came to a consensus on what the most important transportation issues facing the planning area were.

Based on input from the CAG on the transportation issues facing the North Gila Planning area, a new section is being proposed to reflect those comments and issues to the Circulation Element of the Yuma County 2020 Comprehensive Plan.



Figure 10: Intersection Laguna Dam Road and County 7th Street

Proposed Citizen Advisory Groups Recommended Transportation Improvements

The Citizens Advisory Group makes the following recommendations on transportation improvement projects for their planning area. Those recommendations contained in a proposed section should be considered when Yuma County offers input on the development of the Regional Transportation Plan and other transportation improvement plans, including the County Capital Improvement Plan.

CAG Identified Transportation Issues

- Between existing residences, farm equipment, and RV's accessing parks and dry land camping in the area, area residents feel that County 6th Street is already a dangerous road, and that nothing that would increase traffic should be permitted without improvements to County 6th Street. Any future development making use of this stretch of road should be conditional on performing a traffic study and making all the improvements that such a study recommends.
- Narrow bridge on Laguna Dam Road.
- Illegal dumping and littering is a problem along Laguna Dam Road and County 6th Street. The CAG feels that inadequate signage may be partially to blame for this, as many people looking for the County transfer site that is located on County 5th Street are mistakenly turning onto County 6th Street instead. Signs giving the distance and direction to the transfer site located every mile on the route from U.S. Highway 95 to transfer site would help remedy this.



Figure 11: Bridge on Laguna Dam Road

Open Space and Recreational Resources Element

The Open Space and Recreational Resources Element is contained in Chapter 5 of the Comprehensive Plan. This element of the Comprehensive Plan was prepared to address the review and inventory of existing lands designated as open space and recreation. It also addresses strategies to acquire and conserve open space and recreational resources.

December 9, 2009 CAG Meeting

The meetings of the North Gila Citizen Advisory Group to discuss Chapter 5—North Gila Planning Area-Open Space and Recreational Resources Element was held at the Yuma County Department of Development Services.

Three members of the CAG and the TAC attended the December meeting. A copy of the meeting agenda and meeting notes can be found in Appendix D starting on page 39.

Discussion on Open Space and Recreational Resources Element

Chapter 5— Open Space and Recreational Resources Element was reviewed by CAG members. The CAG reviewed and provided comments and came to a consensus on what the most important Open Space and Recreational Resources issues facing the Planning Area were.

Based on input from the CAG a new section is being proposed to reflect those comments and issues to the Open Space and Recreational Resources Element of the Yuma County 2010

Issues Identified by the CAG for Insertion into Chapter 5

- The Gila Gravity Main Canal is stocked with fish and are popular fishing areas. However, the canal have been stocked with White Amur Grass Carp to control aquatic vegetation. Some additional signs are needed to let people know that it is illegal to take the White Amur Grass Carp.
- Public lands, both federal and state, in vicinity of County 6th Street and Avenue 9E have become a popular location for dry land camping. No facilities or specific plans exist to support camping in this area. Large and increasing numbers of campers have created issue with trash, sewage disposal, and traffic, that are decreasing the quality of life in the Planning Area. Yuma County shall work with the relevant federal and state agencies to devise a plan to regulate and/or limit camping in this area so that it occurs in manner that does not adversely impact nearby land owners.
- Provide better access to existing recreational areas in the Planning Area.
- Identification and better mapping existing non-official bike trails on County 5th Street and the Laguna Mountains.

Environmental Element

The Environmental Element is contained in Chapter 7 of the Comprehensive Plan. The purpose of this element is to assess and outline strategies to mitigate anticipated effects on the environmental resources. The Environmental Element is important to the health, safety and welfare of the community. Growth and development will have impacts on countywide environmental resources.

Discussion on the Environmental Element

Chapter 7—Environmental Element was reviewed by having CAG members write down their concerns regarding the environment. The CAG then reviewed the comments and came to a consensus on what the most important environmental issues facing the Planning Area were.

Based on input from the CAG on the environmental issues facing the North Gila Planning area, a new section is being proposed to reflect those comments and issues to the Circulation Element of the Yuma County 2020 Comprehensive Plan.

Issues Identified by the CAG for Insertion into Chapter 7

- Illegal dumping of trash. Particularly in the areas nearest to the county transfer station and the informal campsites located in the vicinity of County 6th Street and Avenue 9E.
- A major petroleum and gas pipeline runs through the Planning Area. There is concern regarding leaks from this pipeline contaminating groundwater. This issue should be closely monitored and taken into account when land use decisions are made.



Figure 12: Citizen Advisory Group Meeting

December 9, 2009 CAG Meeting

The meetings of the North Gila Citizen Advisory Group to discuss the Water Resources and Safety Element was held at the Yuma County Department of Development Services. Three members of the CAG and the TAC attended the December meeting. A copy of the meeting agenda and meeting notes can be found in Appendix D starting on page 39.

Chapter 7A—Water Resources

Water Resources is contained in Chapter 7A of the Comprehensive Plan. Chapter 7A overviews the availability of water in all land use decisions and development proposals.

CAG Identified Water Resources Issues

- The Gila Gravity Main Canal which runs through the Planning Area is of vital importance to Yuma County as it provides water for agricultural and residential use for a large portion of the County. In order to protect this vital resource an adequate buffer should be established between the Gila Gravity Main Canal and any future development.
- The capacity of the Gila Gravity Main Canal to carry water allocated for municipal and industrial (M&I) use, which is not the same thing is overall physical capacity of the canal, needs to be considered before approving any development that will require M&I water to be drawn from the Gila Gravity Main Canal. Clear statistics regarding how much additional M&I water that can passed through the Gila Gravity Main Canal should be included in the 2020 Plan.

Chapter 7B—Safety Element

The Safety Element is contained in Chapter 7B of the Comprehensive Plan. Chapter 7B overviews existing safety plans, assesses the nature of hazards and list projects and actions to

CAG Identified Safety Issues

- Canal bank roads are not public roads and are not maintained by the County, these canals are frequently used by wide-load agricultural equipment. The County and canal operators should work together and consider additional safety signage for these roads.



Figure 13: Gila Gravity Main Canal

Appendix A
August 5, 2009
Community Meeting



North Gila Planning Area Community Meeting Agenda

DATE: Wednesday, August 5, 2009
TIME: 5:30 P.M.
PLACE: Stone Ridge Church, 6300 E. 24th Street Yuma Arizona

STAFF: Development Services – Planning Staff
Maggie Castro, Manager
Andrew Fangman Planner III
Fernando Villegas, Planner II
Juan Leal Rubio, Planner II
Angelica Gomez, Office Specialist II

Welcome and Introductions.

Process Overview.

Presentation – North Gila Planning Area Background and Findings.

<http://www.co.yuma.az.us/dds/studies.htm>

Breakout Sessions:

Land Use
Transportation/Infrastructure
Community Facilities

Presentation Summaries for Breakout Session Findings: Presentation to the entire group

Issues Prioritization. - Dots Voting for Top Priorities

Wrap Up.

Adjourn.

North Gila Citizen Advisory Group Report
Appendix A

North Gila Planning Area Community Meeting
August 5, 2009

The meeting was held at the Stone Ridge Church, 6300 East 24th Street, Yuma, AZ.

Staff members present were Andrew Fangman, Planner III; Fernando Villegas, Planner II; Juan Leal Rubio, Planner II; Chad Bahr, Planner II and Angelica Gomez, Office Specialist II.

Andrew Fangman, Planner III, welcomed the public, introduced staff and discussed a few housekeeping items. He gave a brief explanation on the North Gila Planning Area and informed the residents that staff would identify issues regarding community facilities, land use and transportation for this area later in the meeting. He stated the community meeting was to discuss any changes requested by residents to update the 2010 Comprehensive Plan (Plan) and gave a brief explanation on the topics that were to be discussed. He informed the residents that a Citizen Advisory Group (CAG) would be formed to review issues, objectives and any recommendations that the residents might suggest.

Fernando Villegas, Planner II, gave a brief presentation on the North Gila Background Study to the residents and explained that the Board of Supervisors adopted the Plan in December of 2001. Mr. Villegas noted that the intention of the Plan was to coordinate development and growth in the unincorporated areas of Yuma County. He explained the next step would be to do a break out session so the residents could address any needs or concerns they might have with land use, transportation and community facilities in the North Gila area.

The attendees broke out into three session areas to write down their concerns regarding land use, transportation and community facilities.

A resident asked if the next meetings had already been scheduled.

Mr. Villegas stated the next meeting time and date would depend on the Citizen Advisory Group members. He continued to read the concerns regarding land use, transportation and community facilities in the North Gila area.

Mr. Fangman stated the next step would be to hold three meetings with the CAG group which would be formed by the residents of the area. He noted that six elements would be divided into these meetings to make any recommended changes.

Mr. Villegas thanked the residents and encouraged them to be part of the CAG group.

Meeting adjourned at 6:30p.m.

Appendix B
September 23, 2009
Meeting



Citizen Advisory Group Meeting #1

**North Gila Planning Area
Aldrich Hall, Yuma, Arizona**

September 23, 2009, 5:30 PM

Agenda

- 1. Call to Order**
- 2. Introductions**
- 3. Overview of the Citizen Advisory Group process**
- 4. Review of proposed changes to Chapter 3 – Goals, Objectives, and Policies**
Review of a table containing all comments relating to Chapter 3 gathered at the community meeting, showing how Chapter 3 could be modified to address the comments.
- 5. Discussion on any other issues related to Chapter 3 that the CAG wishes to address**
- 6. Discussion of and setting of future CAG meeting dates**

North Gila Citizen Advisory Group Report
Appendix B

YUMA COUNTY CITIZENS ADVISORY GROUP MEETING
REGULAR MEETING NOTES
September 23, 2009

The meeting was held at the Department of Development Services, Aldrich Hall, 2351 West 26th Street, Yuma, AZ.

Staff members present were Andrew Fangman, Planner III; Fernando Villegas, Planner II and Angelica Gomez, Office Specialist II.

Fernando Villegas, Planner II, welcomed the public, introduced staff and discussed a few housekeeping items. Mr. Villegas informed the residents that staff would review all comments received at the community meeting and would add more comments if needed. He then gave a brief discussion on the 2010 Comprehensive Plan (Plan) and noted it was needed to help develop and manage growth in Yuma County.

Andrew Fangman, Planner III, gave a brief presentation on the Plan and noted the meeting was to find out the needs of the North Gila Planning Area to better serve the community. He noted that with these results staff would be able to prepare the first draft of the Plan.

Mr. Villegas stated staff would schedule three meetings to discuss most of the elements from the Plan and proceeded to review the Goals and Objectives of Chapter 3. He then read the comments received at the annual meeting to the members and noted that the first three pages in Chapter 3 were related to Land Use.

Phill Townsend, 4620 Laguna Dam Road, Yuma, stated the comment on the pipeline had come from Mrs. Thomas who was an absentee land owner. He indicated the pipeline runs through the middle of her farm to the booster station.

Mr. Villegas stated he was trying to find existing policies that would regulate these types of issues with pipelines. He noted that a new policy could be created so that in the future these types of projects would not affect farmland.

Paula Backs, MCAS, Yuma, stated Kinder Morgan, the owner, was responsible for any problems with the pipeline.

Mr. Townsend noted this was a very intense produce growing area and said part of the concern was any possible contamination in the area by fuel leakage.

Mr. Fangman stated that the Arizona Department of Environmental Quality was who regulated these types of pipelines.

Mr. Villegas read the next set of comments relating to RV parks.

North Gila Citizen Advisory Group Report
Appendix B

Mr. Townsend gave a brief explanation regarding the roads and the rock plant in the North Gila area.

Patricia Ware, 4555 Avenue 16 E, Yuma, stated the road quality was not very good in this area.

Mr. Villegas went over the possibility that an RV park could be built in this area. He continued with the next set of comments relating to the boundary of the Gila River.

Mr. Fangman gave a brief overview on the Joint Land Use Plan which relates to the boundary of this area.

Mr. Villegas continued with the next set of comments received relating to the transfer station.

Mr. Townsend stated they would like signage to prevent illegal dumping. He noted there was a lot of dumping along Laguna Dam road and there was also a problem with the guardrail on Hwy 95.

Mr. Fangman stated he would invite a representative from the Arizona Department of Transportation to discuss the transportation needs at the next meeting.

Mr. Villegas asked the members if they had any more questions or concerns in the area.

Mr. Townsend asked if there was anything proposed near Laguna Dam to Mitry Lake and into Betty's Kitchen.

Mr. Villegas stated he would check with the Engineering Department and Public Works.

There were no more questions from the members.

The meeting adjourned at 7:30 p.m.

Appendix C
October 20, 2009
Meeting



Citizen Advisory Group Meeting #2

**North Gila Planning Area
Aldrich Hall, Yuma, Arizona**

October 20, 2009, 5:30 PM

Agenda

- 1. Call to Order**
- 2. Introductions**
- 3. Work session on potential changes to Chapter 4D – North Gila Planning Area**
- 4. Drawing session for specific changes to the Land Use Map**
- 5. Drawing session for specific changes to the Zoning Map**
- 6. Discussion and workshop on Chapter 6 – Circulation Element**
Workshop in which the CAG will identify desired transportation improvements
- 7. Discussion of and setting of future C.A.G. meeting date**
- 8. Next Meeting: T.B.A.**

Review of Chapter 5 – Open Space & Recreational Resources, Chapter 7 – Environmental Element, Chapter - 7A Water Resources, and Chapter - 7B Safety Element

North Gila Citizen Advisory Group Report
Appendix C

YUMA COUNTY CITIZENS ADVISORY GROUP MEETING
REGULAR MEETING NOTES
October 20, 2009

The meeting was held at the Department of Development Services, Aldrich Hall, 2351 West 26th Street, Yuma, AZ.

Staff members present were Andrew Fangman, Planner III; Fernando Villegas, Planner II and Angelica Gomez, Office Specialist II.

Fernando Villegas, Planner II, welcomed the public and introduced staff. Mr. Villegas informed the members that they would review comments and changes to the Land Use and Zoning Map of Chapter 4D.

Andrew Fangman, Planner III, presented several maps to the members to clarify boundaries issues and land ownership in the North Gila Planning Area. There were no questions on the maps from the members.

Mr. Villegas gave a brief explanation on the comments received and noted that in a period of ten years only four minor amendment cases were received requesting a Land Use change in this area.

Phil Townsend informed staff that Hall's Construction purchased property close to Avenue 12E for future development. Mr. Townsend noted Gowan Milling was located near this property and does not think the area was good for future development of homes. He explained that he would like to keep the North Gila Area rural because of the flood plain issues and noted access was limited in the area. Mr. Townsend noted a sign was needed on 7E noting heavy farm equipment was approaching in the next 10 miles.

Mr. Villegas stated staff would be discussing transportation improvements at the next meeting.

Mr. Townsend stated there were only three paved roads in the area and noted he was concerned with the Area Service Highway.

Mr. Villegas asked if there were any problems with road maintenance.

Mr. Townsend stated they have no problems with road maintenance and noted that sometimes the edges of the roads were over graded.

Mr. Ferguson asked if the District handled road issues in the North Gila area.

Mr. Villegas stated he was correct and noted staff would be reviewing Chapter 5 at the next meeting.

Appendix D
December 9, 2009
Meeting



Citizen Advisory Group Meeting #3
Yuma County Department of Development Services, Yuma, Arizona
December 9, 2009, 5:30 PM

Agenda

- 1. Call to Order**
- 2. Introductions and Overview**
- 3. Discussion on Chapter 5 – Open Space & Recreational Resources**
An opportunity for CAG members to discuss any changes that they wish to see to Chapter 5
- 4. Discussion on Chapter 7 – Environmental Element**
An opportunity for CAG members to discuss any changes that they wish to see to Chapter 7
- 5. Discussion on Chapter - 7A Water Resources**
An opportunity for CAG members to discuss any changes that they wish to see to Chapter 7A
- 6. Discussion on Chapter - 7B Safety Element**
An opportunity for CAG members to discuss any changes that they wish to see to Chapter 7B
- 7. Discussion on the Housing Element**

North Gila Citizen Advisory Group Report
Appendix D

YUMA COUNTY CITIZENS ADVISORY GROUP MEETING
REGULAR MEETING NOTES
December 9, 2009

The meeting was held at the Department of Development Services, Aldrich Hall, 2351 West 26th Street, Yuma, AZ.

Staff members present were Andrew Fangman, Planner III; Fernando Villegas, Planner II and Angelica Gomez, Office Specialist II.

Fernando Villegas, Planner II, welcomed the public and introduced staff. Mr. Villegas informed the members that they would be discussing Chapter 5, Open Space and Recreational Resources; Chapter 7, Environmental Element; Chapter 7A, Water Resources and Chapter 7B, Safety Element of the 2010 Comprehensive Plan (Plan). He gave a brief explanation to the members on the draft CAG report and asked if there were any more changes needed to be made.

Andrew Fangman, Planner III, noted there were issues with informal dry land camping in this area.

Phil Townsend, 4620 Laguna Dam Road, Yuma, stated people were fishing in the gravel pits at Yuma Lakes.

Barry Julian, 9280 East County 8½ Street, Yuma, stated he wanted an update on the properties being proposed for RV zoning in the Molina.

Mr. Fangman stated the members wanted to expand the industrial area along Hwy. 95.

Mr. Townsend stated there has been no discussion of any RV zoning on the Molina in the past two meetings. He stated the concern has been traffic studies due to access into and out of the valley.

Mr. Julian stated the proposed project was good because of the right location, the substation and APS line in this area.

Mr. Fangman informed the members that staff was developing a new zoning district which was a hybrid to the current RA district.

Mr. Julian noted the 16 acres being proposed for the RV Park would allow more access to roads. He also indicated a lot of squatters were camping on BLM land and noted the proposed park should alleviate this problem.

Mr. Villegas stated that staff could contact BLM regarding this problem.

Mr. Fangman noted a study could be developed with specific rules that could be enforced in the area.

Mr. Julian asked if an ownership map existed for the North Gila area.

Mr. Villegas stated he would e-mail the address link with ownership and parcel information to each member.

Mr. Fangman discussed the municipal and industrial (M&I) water rights of the North Gila area and how much water was being allocated.

Mr. Villegas continued with the Environmental Element of Chapter 7 and asked the members if there were any changes for this element.

Mr. Townsend noted illegal dumping has become of problem in the North Gila area.

Mr. Fangman asked if there were any problems with septic tanks in that area. There were no concerns from the members.

Mr. Villegas noted there was a comment from a resident regarding contamination leakage from the Kinder Morgan pipeline.

Jason Mores, 1405 West 16th Street, Yuma, stated that monitoring wells were being put in due to this issue.

Mr. Villegas continued with the Water Resources Element of Chapter 7A and asked if there were issues with the quality of the water. There were no concerns from the members.

Mr. Villegas continued with the Safety Element of Chapter 7B and asked if there were any issues. The members stated there were no issues with emergency services in the North Gila area.

Mr. Fangman discussed with the members the new Housing Element that was being developed in the new 2020 Comprehensive Plan.

Mr. Villegas stated he would e-mail the final report of the North Gila Planning area to the members when complete for their review.

Meeting adjourned at 6:45 p.m.