



# Northwest Yuma Planning Area Citizen Advisory Group Report



Planning Section  
Yuma County Department of Development Services  
March 2010

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## NW Yuma Planning Area Citizen Advisory Group Report Executive Summary

The NW Yuma Advisory Group Report represents the eighth of ten citizen reports that will be prepared by Long Range Planning Staff in an effort to update the Yuma County 2010 Comprehensive Plan (Plan). Since its adoption in December of 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, compiling amendments from 2002 through June 2006. At this time, it was determined that staff should take the Plan back to the citizens in each of the Planning Areas and Sub-Regional Planning Areas to determine if the Plan needs updating to meet current and future needs. This Plan update will be a valuable precursor to the efforts by Yuma County staff to develop the Yuma County 2020 Comprehensive Plan for adoption by the end of 2010. Figure 3 on page 7 outlines the Plan update process.

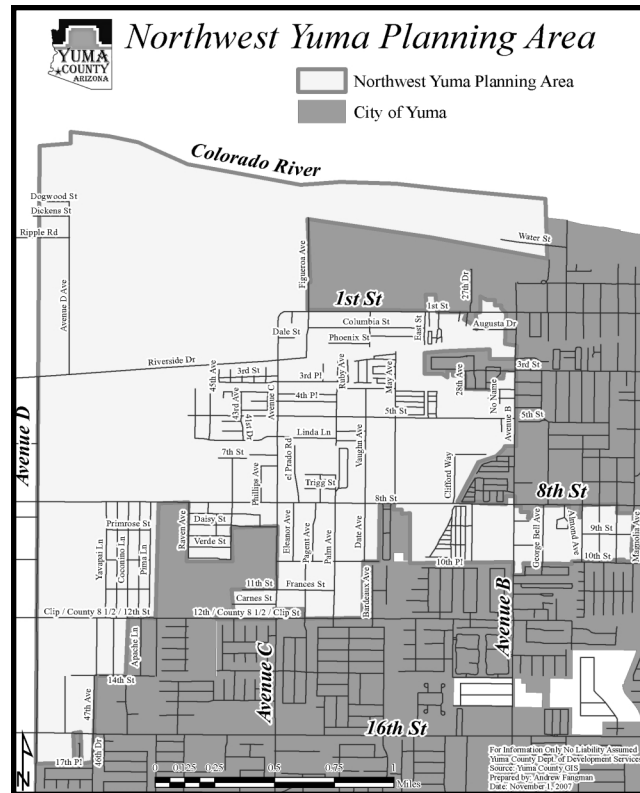


Figure 1: NW Yuma Planning Area

The update of the Yuma County 2010 Comprehensive Plan for the NW Yuma Planning Area began with the publication of a background study in June of 2009. The background study examined demographic, housing, and economic development trends in the Planning area between 2000 and 2008. A copy of the NW Yuma Planning Area Background Study can be obtained online at <http://www.co.yuma.az.us/dds/studies.htm>.

On July 29, 2009 a community meeting for the NW Yuma Planning Area was held at the Department of Development Services in Yuma, Arizona. Approximately 62 area residents attended the community meeting. At this meeting, 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 information and comments to be utilized in the process of updating the Plan in the NW Yuma Planning Area. Membership in 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 as it affects their planning area. The Yuma County Planning staff used nominal group techniques to derive information, set priorities and build consensus among the members of the CAG. This effort led to this report and the recommended changes contained in it to improve the Plan.

***NW Yuma Planning Area Citizen Advisory Group Report***  
**Executive Summary**

A series of four Citizen Advisory Group meetings were held between October, 2009 and February of 2010. At these meetings the CAG members reviewed the goals, objectives and policies of the Plan and the following elements of the Yuma County 2010 Comprehensive Plan: Land Use Element, Open Spaces & Recreational Resources, Circulation, Environmental, Water Resources, Safety and Housing. The CAG made recommendations proposing changes to each of the elements. Staff then compiled the recommended changes into an amendment format that could be reviewed by county decision makers for possible action to update the Plan.

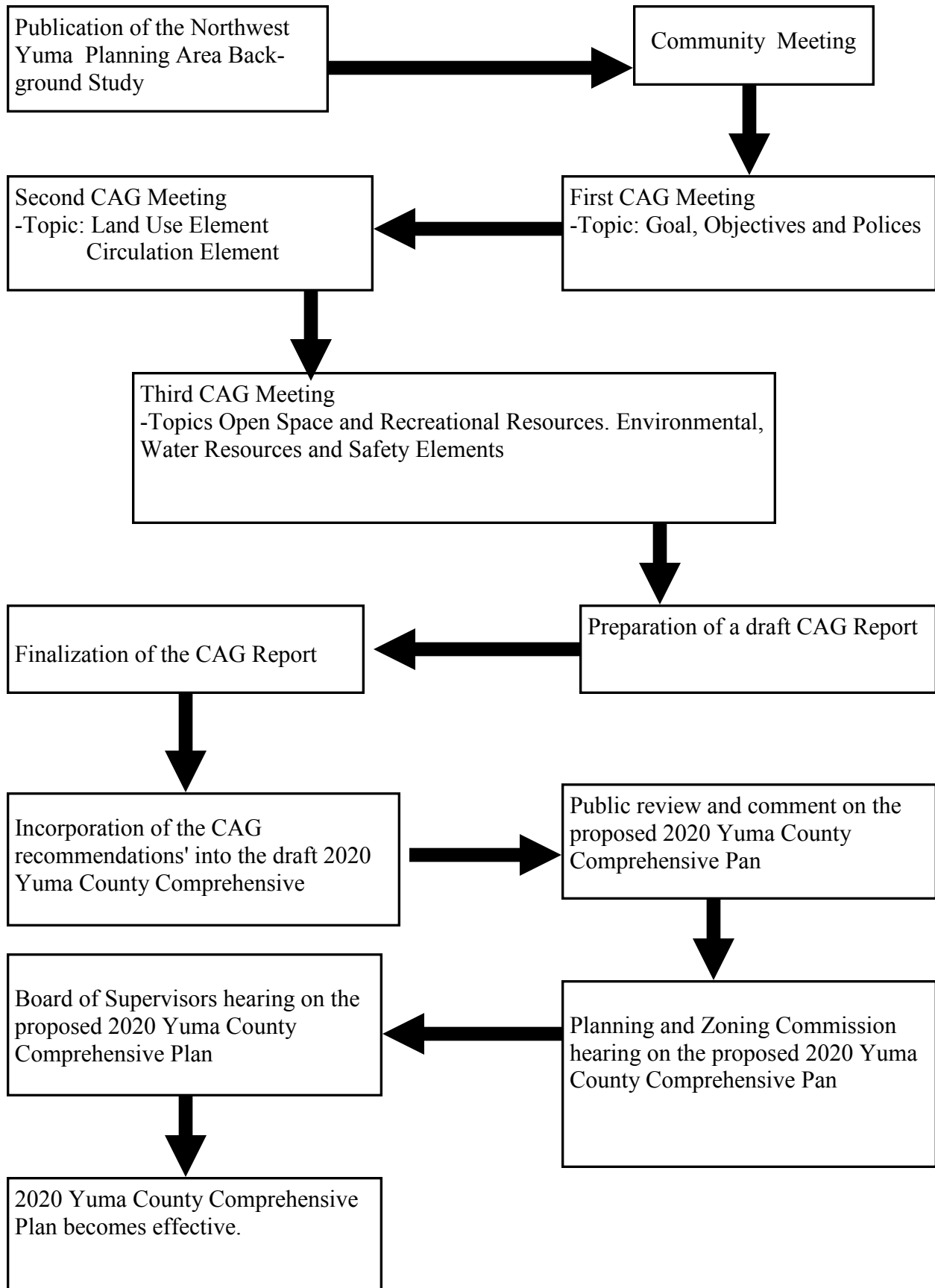
The NW Yuma Planning Area covers the northwest portion of the area covered under the Joint Land Use Plan which remains unincorporated and is therefore under the planning jurisdiction of Yuma County. The 2000 U.S. Census reported a population of 13,028 people living within the boundaries of the Planning Area, of which 67.6% classify themselves as Hispanic. Proportionally, a higher percentage of people identifying themselves as Hispanic live in the Northwest Yuma Planning Area than do in Yuma County and Arizona as a whole. Compared to Yuma County and the State of Arizona the Northwest Yuma Planning Area has a higher proportion of people aged 5 to 24. Approximately 43% of people living in the Planning Area live in areas recognized by the U.S. Department of Housing and Urban Development (HUD) as a Colonia

In general, the CAG felt that the planning area is a highly dense population area that lacks necessary infrastructure improvements as well as fire services, law enforcement services, trash abatement, to name a few. and recommended adding new goals, objectives, and policies that encourage adding new improvements and support needed services. Some of the infrastructure improvements and the services that the CAG members wanted to see identified in the Plan include: sidewalks on 5th Street; construction of parks or maintenance of green areas; improving street conditions; neighborhood clean up campaigns; graffiti abatement; street lights; widening of local roads; school bus stops on 16th Street area; extension of sewer lines on Pagent Avenue, North of 10th Place; storm drain sewer; more police patrolling the area; more signage for speed limits, among others.



Figure 2: CAG Members discussing topics with staff

**NW Yuma Planning Area Citizen Advisory Group Report  
Overview of Planning Area Update Process**



## **Community Meeting, January 14, 2009**

On July 29, 2009 Long Range Planning staff hosted a community meeting for the NW Yuma Planning Area which was held at the Yuma County Department of Development Services in Yuma, Arizona. Approximately 37 area residents attended the community meeting. The agenda for the community meeting can be found in Appendix A.

The purpose of the community meeting was to gather all the issues of concern to the NW Yuma Planning Area Residents. The meeting was also held so that residents who would be interested in serving on the Citizen Advisory Group could be identified. The entire 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 NW Yuma Planning Area Background Study. The background study contains information regarding demographics, land use, and economic development in the NW Yuma Planning Area.

According to the 2000 US Census, the total population of the NW Yuma Planning Area is 13,028 of which 67.6 % classify themselves as Hispanic. This is 17.6% more than the percentage of Yuma County as a whole, where 50.5% of people classify themselves as Hispanic. Also compared to Yuma County and the State of Arizona, it is interesting to note that the NW Yuma Planning Area has a younger population proportionally of people aged 5 to 24.

Between January 1, 2000 and December 31, 2008 the Board of Supervisors approved nine rezonings within the Planning Area. Together these nine rezonings cover approximately 6.2 acres. Seven of the nine rezonings occurred in a relatively small area that is bounded by Avenue B, Magnolia Street, 8<sup>th</sup> Street and 10<sup>th</sup> Street. Three of the nine rezonings represent a significant shift in land use (residential to commercial usage, or vice versa). The other six rezonings were to increase the density or intensity of an existing commercial or residential use.

The most significant change to land use designations in the Planning Area occurred in 2004 when Major Amendment 2004-PA-05 created the Estate Residential land use designation and redesignated 342.8 acres of Low Density Residential to Estate Residential. The Estate Residential land use designation was created to serve as a buffer to the Agriculture land use designation located to the west and the Agriculture/Industrial land use designation to the north. The Estate Residential land use also acts as a buffer for the Low Density Residential land use located to the east and south.

Six of the remaining eleven changes in land use designation were from Medium Density Residential to Mixed Use. These changes were small in size and are in character with existing land use patterns in the Planning Area where a mix of residential and commercial use is common. Four of the changes were minor adjustments to the type of residential density permitted and do not represent a major change to the land use pattern of the Planning Area. One change was from a commercial to a residential use, but at only eight acres it effects only a small area.



## **Breakout Groups**

The community meeting was divided into three breakout groups. The topics of these three groups were: land use, transportation/infrastructure, and community facilities. A county staff member facilitated discussion on each of these topics, during which residents voiced their concerns on the topics. The issues raised by area residents were recorded on large sheets of paper. These were used in an exercise later in the meeting in which residents would use dot stickers to indicate which issues they felt were the most important to the area.

The breakout group exercise revealed that residents in attendance at the community meeting believe that the planning area lacks necessary infrastructure improvements and services such as fire and law enforcement services, trash abatement, sidewalks, construction of parks and green areas, neighborhood clean ups, and graffiti abatement.

<i>Comments</i>	<i># of Dots</i>
<b>Land Use</b>	
Allow for commercial land use designations on 8th Street.	0
No change is necessary.	3
Keep densities at 1 house per lot in the vicinity of 5th St. between Ave. B & C.	2
Designate areas that allow parks.	2
Promote commercial areas on Avenue C.	1
<b>Transportation</b>	
Widening of local streets.	0
Speed control on Avenue C & Crane Street.	2
More signage for speed limits.	0
Avenue C to Avenue D, 8th Street road widening.	1
Widening Avenue C to 1st Street.	0
Safety crossing on Verde Street to get to school.	3
Maintenance of May Avenue and Columbia Avenue.	1
People driving too fast on Columbia and Clifford Way.	0
Maintenance of Clowser Nicole Lane.	2
No school bus stops on 16th Street area. Not safe for kids.	1
Funds for street lights. Possible alternative funding w/o affecting residents in cost.	3
<b>Community Services</b>	
Extension of sewer line on Pagent Avenue.	3
Storm sewer on Pagent Avenue between 8th and 10th Streets.	2
Trash abatement & Neighborhood clean up.	9
More zoning enforcement.	0
Graffiti abatement.	5
More police enforcement	7

Table 1: Comments from 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 Yuma County 2010 Comprehensive Plan is based. Achieving these goals is the focal point of the individual elements of the Plan.

Chapter 3 defines a *goal*, an *objective*, and a *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.

### **October 29, 2009 Meeting**

Long Rage Planning staff hosted a meeting of the NW Yuma Planning Area Citizen Advisory Group to discuss Chapter 3-Goals, Objectives and Police on October 29, 2009 at the Yuma County Department of Development Services.

Twelve members of the CAG attended this meeting. A copy of the meeting agenda and meeting notes can be found in Appendix B .



*Figure 3: CAG Members*

## **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. Suggested modifications to Chapter 3 to address each issue raised at the community meeting was then prepared by staff. These suggested modifications are shown in 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. Changes on which a consensus was reached on recommending are shown in the right-hand column of Table 2 on pages 11 to 13.

**NW Yuma Planning Area Citizen Advisory Group Report  
Goals, Objectives, and Policies**

<b>Comments From Community Meeting</b>	<b>Citizen Advisory Group’s Recommended Changes</b>
<p>Allow for commercial land use designation on 8<sup>th</sup> Street.</p>	<p>Change Pages 3-11 through 15 under NW Yuma Planning Area as follows:</p> <p>Goal (existing): Support Economic Development Through Land Use Planning.</p> <p>Objective (new): To promote economic development within key areas of the Northwest Yuma Planning Area.</p>
<p>No change is necessary.</p>	<p>Policy (new): Yuma County will encourage commercial and/or industrial corridors along transportation corridors and where there is adequate infrastructure in place.</p> <p>Goal (existing): Protect and Provide for Open Space &amp; Recreational Resources.</p>
<p>Keep densities at 1 house per lot in the vicinity of 5<sup>th</sup> Street between Avenue B&amp;C.</p>	<p>Goal (new): Develop Additional Parks &amp; Recreational Resources.</p> <p>Objective (new): Establish initiatives and allocate resources toward creating and maintaining parks and recreational facilities.</p>
<p>Designate areas that allow parks.</p>	<p>Policy (new): Yuma County will work with local residents, local government, state and federal agencies to identify opportunities for the development of recreational facilities in residential developments.</p>
<p>Promote commercially designated areas on Avenue C.</p>	<p>Goal (new): Maintain Land Use Compatibility.</p> <p>Objective (new): Develop land use patterns consistent with the existing character of the NW Yuma Planning Areas.</p> <p>Policy (new): Yuma County will promote appropriate land use densities in infill development and areas to be re-developed.</p>

Table 2: Citizen Advisory Group Recommended Changes to Chapter 3

**NW Yuma Valley Planning Area Citizen Advisory Group Report  
Goals, Objectives, and Policies**

Comments From Community Meeting	Citizen Advisory Group's Recommended Changes
Widening of local roads	Change Pages 3-18 under NW Yuma Planning Area as follows:  Goal (existing): Strengthen Transportation System
Speed control on Avenue C & Crane St.	Objective (new): Assist communities in the NW Yuma Planning Area in improving their transportation systems.
More signage for speed limits.	Policy (new): Yuma County will conduct an in-depth assessment of the existing transportation system noting deficiencies in the NW Yuma Planning Area.
Avenue C to Avenue D, 8 <sup>th</sup> Street road widening	Goal: Fiscal Responsibility (existing).  Objective (existing): Investigate alternative funding sources and obtaining equitable fair share contributions from the development community.
Widen Avenue C to 1 <sup>st</sup> Street.	Policy (new): Working with area residents Yuma County will identify all possible funding mechanisms for the identified road improvements.
Safety crossing on Verde Street to get to school.	
Maintenance of May Avenue and Columbia Avenue.	
People driving fast on Columbia and Clifford Way	
Maintenance of Clowser-Nicole Lane.	
No school bus stops on 16 <sup>th</sup> Street area. Not safe for kids.	
Funds for street lights. Possible alternative funding w/o affecting residents too much n cost.	

Table 2: Citizen Advisory Group Recommended Changes to Chapter 3

**NW Yuma Planning Area Citizen Advisory Group Report  
Goals, Objectives, and Policies**

<b>Comments From Community Meeting</b>	<b>Citizen Advisory Group’s Recommended Changes</b>
Extension of sewer lines on Pagent Avenue, North of 10 <sup>th</sup> Place.	Change Page 3-11 under NW Yuma Planning Area as follows:  Goal (new): Improve Infrastructure, Public Facilities and Services.
Colonia sewer project good for the area, “we don’t need anything else”.	Objective (existing): Identify infrastructure needs to improve deficient and/or lacking public services.
Pagent Avenue between 8 <sup>th</sup> Street and 10 <sup>th</sup> Street does not drain properly. No storm sewer.	Policy (new): Yuma County will work with area residents to identify of and support the application for grants that could be used to improve water and wastewater infrastructure
Trash behind apartments on Pagent Avenue & 10 <sup>th</sup> Place. County needs to clean up.	Policy (new): Yuma County will work with area to identify of and support the application for grants that could be used to hold yearly neighborhood clean up and graffiti abatement campaigns.
Neighborhood clean up.	Change Page 3-25 under NW Yuma Planning Area as follows:  Goal (existing): Support Existing Emergency Plans & Programs:
Alleys with trash.	Objective (existing): Implement specific measures to improve emergency response and mitigation efforts:
More zoning enforcement.	Policy (new): Yuma County will support the improvement of emergency services in areas that have experienced growth.
Graffiti Abatement.	Goal: Enhanced public safety  Objective: Better enforcement of laws, ordinances, and regulations
Not enough police patrol on roads.	Policy: Yuma County will work with area residents to identify areas that need to be closely scrutinized for zoning violations.

Table 2: Citizen Advisory Group Recommended Changes to Chapter 3

## **Chapter 4D—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.



Figure 4: CAG Members

### **November 19th, 2009 Meeting**

Long Range Planning staff hosted a second meeting of the NW Yuma Planning Area Citizen Advisory Group to review additional changes to Chapter 3-Goals, Objectives & Policies related to the NW Yuma Planning Area. The CAG members also discussed the Land Use Element. The meeting was held at the Yuma County Department of Development Services, Aldrich Hall. Eleven members of the CAG attended this meeting. The Code Enforcement Section also gave a brief presentation on the code enforcement process. A copy of the meeting agenda and meeting notes can be found in Appendix C starting on page 38.

### **Issues Identified by the CAG for Insertion into the Land Use Element**

Staff identified the ideas and issues received from the public at the community meeting and selected all those that could be addressed under the Land Use Element. A list of issues was developed for insertion into the Land Use Element which would reflect the concerns of the CAG regarding the most important land use issues facing the NW Yuma Planning Area

- **More commercial development** – There was a consensus among the CAG members that more commercial development should be allowed in following areas where the necessary infrastructure support such development is available:
  - 8th Street corridor (between the Thacker Lateral and Avenue C)
  - Avenue C
- **Economic development** –Economic development should be a key consideration when any decision regarding land use is made.
- **Lower density residential** – The CAG is concerned that much of the Planning Area, the Avenue B & C Colonia in particular is designated for higher density style of residential development than is supported by current zoning and existing infrastructure. Areas of specific concern include:
  - Restricting development along 5<sup>th</sup> Street to no more than one dwelling unit per parcel
  - Areas in the Avenue B & C Colonia that are currently designated as Medium Density Residential would be more appropriately designated as Low Density Residential.

## **Open Space & Recreational Resources Element**

The Open Space & Recreational Resources Element is contained in Chapter 5 of the Comprehensive Plan and addresses the following:

- Provide references to define open space.
- Review and inventory existing lands designated as open space and recreational resources.
- Address strategies to acquire and conserve open space and recreational resources.
- Outline plan criteria so the Yuma County Parks and Recreation Department can operate more effectively.

### **February 4, 2010 Meeting**

Long Range Planning Staff hosted a meeting of the NW Yuma Planning Area Citizen Advisory Group to discuss the Open Space & Recreational Resources Element, the meeting was held on February 4, 2010, at the Department of Development Service. Nine members of the CAG attended this meeting. A copy of the meeting agenda and meeting notes can be found in Appendix D.

### **CAG Identified Issues**

Staff identified the ideas and issues received from the public at the community meeting and selected all those that could be addressed under Open Space & Recreational Resources Element. A list of issues was developed for insertion into Open Space & Recreational Resources Element which would reflect the concerns of the CAG regarding the most important land use issues facing the NW Yuma Planning Area

- The lack of green areas or parks in the Planning Area
- The need to establish green areas and offering of recreational opportunities for residents of the planning area. The CAG members, with assistance from planning staff, identified several sites that could be used as potential parks/open spaces. Some of these sites include County owned and/or maintained storm water retention basins that are either currently being for parks or have the potential for such use.
- The Riebe Avenue retention basin was identified as the most ideal location for the construction of any park facilities
- Yuma County should support and work with local residents, organizations, state government, and the federal government to identify possible funding mechanism for construction and maintenance of park facilities.



*Figure 5: Riebe Avenue Retention Basin*

## **CAG Meetings**

The NW Yuma Planning Area Citizen Advisory Group discussed Chapter 6—Yuma Planning Area-Circulation Element on November 19, 2009, at the Department of Development Services.

Eleven members of the CAG attended this meeting. A copy of the meeting agenda and meeting notes can be found in Appendix C.

## **Circulation Element**

The Circulation Element is contained in Chapter 6 of the Comprehensive Plan and identifies existing transportation plans. Key issues and concerns originating from public participation are then addressed.

## **Discussion on the Circulation Element**

Staff identified the ideas and issues received from the public at the community meeting and selected all those that could be addressed under Circulation Element. A list of issues was developed for insertion into Circulation Element which would reflect the concerns of the CAG regarding the most important land use issues facing the NW Yuma Planning Area.

- **Road Safety** – CAG members brought up a number of safety issues (see table 2, page 12) and transportation issues that make the road network inefficient. Such issues need to be addressed in the Planning area. Therefore, there was a consensus that Yuma County needs to conduct an in-depth assessment of the existing transportation system noting deficiencies in the NW Yuma Planning Area.
- **5<sup>th</sup> Street**—A consensus was reached that making 5th Street between Avenue B and Avenue C safe for pedestrians. A lack of sidewalks, narrowness, amount and speed of traffic, and the number of school bus stops, has created a situation of significant hazard for pedestrians along this stretch of road.
- **Maintenance and improvement of local roads** – There is need for Yuma County examine additional ways to fund the maintenance and upgrade of local roads, as well as other necessary road improvements that would bring roads in the planning area up to current standards (sidewalks and road widening) and obtain equitable fair share contributions from the development community.



Figure 6: 5th Street and Avenue C



## **Environmental Element**

The Environmental Element of the Comprehensive Plan is contained in Chapter 7. The stated purpose of the Environmental Element is to:

- Ensure compliance with existing State and Federal Environmental Laws, Regulations, and Executive Orders.
- Recognize the value and condition of existing natural resources in the county and their ecological value.
- Determine the extent to which development activities are required to comply with the goals, objectives and policies contained within The Plan.
- Promote the use of natural resources in the county in a manner that provides for continued economic viability.

## **Discussion on the Environmental Element**

Staff identified the ideas and issues received from the public at the community meeting and selected all those that could be addressed under the Environmental Element. A list of issues was developed for insertion into Environmental Element which would reflect the concerns of the CAG regarding the most important environmental issues facing the NW Yuma Planning Area.

- **Illegal Dumping:** As illegal dumping as major issue concern in the Planning Area to help address this issue by:
  - **Community Clean Up Day:** Yuma County will work with area residents to help organize a community clean up day that will target areas most effect by illegal dumping, the County will available what resources it has available for this effort including assistance with any possible grant applications.
  - **Enforcement:** Yuma County shall work in conjunction with local agencies to monitor, maintain and enforce penalties to those dumping. Illegally.
- **Graffiti:** As graffiti as major issue concern in the Planning Area to help address this issue by:
  - **Graffiti Clean Up:** Yuma County will work with area residents to help abate graffiti the County will available what resources it has available for this effort
  - **Graffiti Abatement Ordinance:** Yuma County will study the benefits and draw-backs of a graffiti abatement ordinance which would require removal of graffiti with in a reasonable amount of time.



Figure 7: Graffiti is a problem in the Planning area

## **Water Resources Element**

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The Water Resources Element is contained in Chapter 7A in of the Comprehensive Plan and addresses the following:

- Authority to address water resource issues
- Existing water plans
- Existing conditions and trends
- Wastewater management

### **February 4, 2010 Meeting**

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A meeting of the NW Yuma County Citizen Advisory Group to discuss the Water Resources Element was held on this date at the Department of Development Services. Nine members of the CAG attended this meeting. A copy of the meeting agenda and meeting notes can be found in Appendix D.

## **Discussion on the Water Resources Element**

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Staff identified the ideas and issues received from the public at the community meeting and selected all those that could be addressed under the Water Resources Element. A list of issues was developed for insertion into the Water Resources Element which would reflect the concerns of the CAG regarding the most important water and wastewater issues facing the NW Yuma Planning Area.

- The lack of a centralized sewage treatment facilities and dependency on individual septic tanks could contaminate the groundwater.
- Yuma County will work with area residents to identify of and support the application for grants that could be used to improve water and wastewater infrastructure

## **Safety Element**

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The Safety Element is contained in Chapter 7B of the Comprehensive Plan and overviews existing safety plans, assesses the nature of these hazards and lists projects and actions to minimize their impact. The Element does not address in-depth responder capabilities, specific procedures used in emergencies or detailed emergency operational strategies.

### **February 4, 2010 Meeting**

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The NW Yuma Planning Area Citizen Advisory Group met to discuss Chapter 7B-*Safety Element* of the Yuma County 2010 Comprehensive Plan on February 4, 2010 at the Yuma County Department of Development Services. Nine members of the CAG attended this meeting. A copy of the meeting agenda and meeting notes can be found in Appendix D.

### **Discussion on the Safety Element**

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CAG members agreed that the area lacks sufficient code enforcement and expressed concern over public safety and as such would like to see more support from the Sheriff's office.

### **CAG Identified Issues**

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Staff identified the ideas and issues received from the public at the community meeting and selected all those that could be addressed under the Safety Element. A list of issues was developed for insertion into the Safety Element which would reflect the concerns of the CAG regarding the most important safety issues facing the NW Yuma Planning Area.

- Support the improvement of safety and emergency services in the planning area to meet the needs and demands of its residents.
- Yuma County will work with area residents to identify areas that need to be closely scrutinized for zoning violations.
- Yuma County should put more effort in providing and following through in its code enforcement process.

**Appendix A**  
**July 29, 2009**  
**Community Meeting**



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## **NW Yuma Planning Area Community Meeting Agenda**

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DATE: Wednesday, July 29, 2009  
TIME: 5:30 P.M.  
PLACE: Yuma County Department of Development Services, 2351 W. 26<sup>th</sup> Street, Yuma, Arizona.

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STAFF: Development Services - Long Range Planning  
Paul Melcher, Planning Director  
Nancy Ngami, Community Planning Coordinator  
Andrew Fangman Planner III  
Fernando Villegas, Planner II  
Juan Leal Rubio, Planner II  
Angelica Gomez, Office Specialist II

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- 1. Welcome and Introductions.**
- 2. Process Overview.**
- 3. Avenue B&C Sewer Project update by Nancy Ngai**
- 4. Presentation – NW Yuma Planning Area Background and Findings.**  

<http://www.co.yuma.az.us/dds/studies.htm>
- 5. Breakout Sessions:**
  - Land Use**
  - Transportation/Infrastructure**
  - Community Facilities**
- 6. Presentation Summaries for Breakout Session Findings:** Presentation to the entire group
- 7. Issues Prioritization.** - Dots Voting for Top Priorities
- 8. Wrap Up.**
- 9. Adjourn.**

***NW Yuma Planning Area Citizen Advisory Group Report***  
**Appendix A**

NW Yuma Planning Area Community Meeting  
July 29, 2009

The meeting was held at the Department of Development Services, Aldrich Hall, 2351 W. 26<sup>th</sup> Street, Yuma, AZ.

Staff members present were Maggie Castro, Planning Section Manager; Andrew Fangman, Planner III; Juan Leal Rubio, Planner II; Fernando Villegas, Planner II; John Mahon, Planner II; Nancy Ngai, Community Planning Coordinator; Jack Amaral, Senior Deputy Zoning Inspector; Steve Steenhard, Deputy Zoning Inspector; Angelica Gomez, Office Specialist II; Tina Karriker, Office Specialist II and Robert Pickels, County Administrator was also present.

**Juan Leal Rubio**, Planner II, welcomed the public, introduced staff and discussed a few housekeeping items. He informed the residents that staff would identify issues regarding community facilities, land use and transportation later in the meeting. He then asked Ms. Nancy Ngai to give a brief update on the Avenue B&C Sewer project update.

**Nancy Ngai**, Community Planning Coordinator, gave a brief overview on the Avenue B&C Sewer project. She encouraged residents to participate in the update of the NW Yuma Planning Area and to address any needs in their neighborhood.

A resident questioned how many property owners were being affected by this project

**Ms. Ngai** stated there were 782 parcels involved in the Avenue B&C project.

**Ramon Aguayo**, 8130 Apache Lane, Yuma, stated he wanted the meeting to be held in Spanish because there were many residents who did not speak or understand English.

**Mr. Leal Rubio** stated a second meeting would be held on August 13<sup>th</sup>, in Aldrich Hall to accommodate those residents who do not speak English. Mr. Leal Rubio indicated this meeting was the start of a process that would lead into the updating of the plan to better reflect the needs and demands of the Yuma Planning Area. Mr. Leal Rubio stated it was required by law to have a 2010 Comprehensive Plan (Plan) which would provide guidelines for future development in the area. He informed the residents that staff would identify issues regarding community facilities, land use and transportation. Mr. Leal Rubio asked the residents to be part of the Citizens Advisory Group (CAG) who will meet within a month to discuss any topics of concern that may come up during tonight's meeting. He then proceeded to do a presentation of the Northwest NW Yuma Planning Area. Mr. Leal Rubio asked the residents if there were any comments or questions.

**Karen Gronewold**, 3899 West 4<sup>th</sup> Street, Yuma, asked who will pay for this.

**Mr. Leal Rubio** stated this was a meeting to facilitate the updating of the Plan which will guide the development of the NW Yuma Planning Area in the future. He noted that if any improvements were needed there was funding available through grants and noted it would benefit the area.

**Andrew Fangman**, Planner III, stated staff was here to gather question and concerns from the residents.

**Ms. Gronewold** stated that all the mentioned improvements sounded good, but was very concerned about the funding and who would be paying for these improvements.

***NW Yuma Planning Area Citizen Advisory Group Report***  
**Appendix A**

**Mary Draper**, 305 South Figueroa Avenue, Yuma, asked if the money to finish paying off the sewer project would be put on their property taxes.

**Ms. Ngai** stated this meeting was not about the sewer project and in a couple of weeks residents would receive a notification on when the next meeting for the sewer project would be held.

**Patrick Schmidgall**, 3704 West 4<sup>th</sup> Street, Yuma, asked staff what their 15 year plan was for this area.

**Mr. Fangman** gave a brief explanation on the Plan so residents could understand this process.

**Robert Ramsey**, 2715 West 5<sup>th</sup> Street, Yuma, asked if mobile homes would be entitled to connect to sewer.

**Mr. Fangman** stated that the trailer parks located in this district would have an opportunity to hook up.

**Kent Patrick**, 3400 Columbia, Yuma, asked if it would be possible to do the sewer system and improvements first before the streets were redone.

**Mr. Fangman** stated he would pass this comment to the appropriate department.

**Hila Boyer**, 4705 West 8<sup>th</sup> Street, Yuma, asked if she was going to be involved in this process.

**Mr. Leal Rubio** stated staff would appreciate the residents participation on the CAG group.

**Bob Burkholder**, 2727 West Clifford Lane, Yuma, stated that all these problems were because of the cesspools in the Avenue B&C area. He indicated that he does not want to pay any more taxes because of these projects.

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

**Fernando Villegas**, Planner II, read the comments and needs on Community Facilities.

**Mr. Fangman** read the comments and needs on Transportation.

**Mr. Leal Rubio** read the comments and needs on Land Use. He thanked the residents and encouraged them to be part of the CAG group.

**Gayle Castricone**, 3620 West 5<sup>th</sup> Street, Yuma, asked if the CAG group was a new process.

**Mr. Fangman** stated this process was done back in 2001 when the Plan was first put together.

Meeting adjourned at 7:00 p.m.

**Appendix B**  
**October 29, 2009**  
**Meeting**





## **Citizen Advisory Group Meeting #1**

**NW Yuma Planning Area  
Aldrich Hall, Yuma, Arizona**

**October 29, 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**

## ***NW Yuma Planning Area Citizen Advisory Group Report***

### **Appendix B**

The meeting was held at the Department of Development Services, Aldrich Auditorium, 2351 West 26<sup>th</sup> Street, Yuma, Arizona.

Staff members present were Nancy Ngai, Community Planning Coordinator; Paul Melcher, Planning Director; Andrew Fangman, Planner III; Juan Leal Rubio, Planner II; Angelica Gomez, Office Specialist II; and Kathie Brown, Office Specialist II.

The meeting was called to order at 6:43 p.m. following the Avenue B and C Colonia Steering Committee Meeting.

**Andrew Fangman**, Planner III, gave a brief overview of the Citizen's Advisory Committee process. He stated the goal was to have the 2020 Comprehensive Plan rewritten by December 2011. He indicated that the members would be redrawing the maps at the next meeting.

**Juan Leal-Rubio**, Planner II, read all of the comments received at the community meeting on Chapter 3 Goals, Objectives and Policies and asked the members if there were any changes.

**Gayle Castricone**, 3620 West 5<sup>th</sup> Street, Yuma, commenting on the density issue, stated her concerns about the infrastructure, fire services, law enforcement services, street conditions, traffic flow and safety issues particularly for the school children.

**Andrew Fangman** said that future development shouldn't be allowed if the existing infrastructure could not support it.

**Paulo Escalante**, 3845 West 8<sup>th</sup> Street, Yuma, agreed and stated the need for sidewalks specifically in the area around 5<sup>th</sup> Street.

Several members discussed acquiring more land for parks and parks in County owned retention basins.

**Mr. Fangman** stated that it was easier to acquire land from the Federal Government for open space uses.

**Nancy Ngai**, Community Planning Coordinator, stated that the Flood Control District had funds in their budget for improvements but not for maintenance of parks.

**Ms. Castricone** indicated that the parks in their neighborhood were not and would not be safe until there was new infrastructure.

**Ms. Ngai** indicated that new housing would bring in new infrastructure and Mr. Fangman suggested that now was the appropriate time to identify where they should be.

**Maximo Zamora**, 630 South Vaughn Avenue, Yuma, asked the improvements to 5<sup>th</sup> Street be prioritized.

The citizens (Ms. Castricone, Ms. Pierson and Mr. Zamora) and Mr. Leal-Rubio discussed signage with respect to imminent danger. Mr. Leal-Rubio indicated he would report back to the group concerning the process for reporting these situations.

**Ms. Castricone** commented on the neighborhood clean-ups and the lack of zoning enforcement following them. She suggested that if the fines were more reasonable they would be more enforceable and she asked for clarification on how to work with the County since they have already identified and documented these issues.

**Mr. Fangman** acknowledged that something in the process was not working and needed to be identified.

**Ms. Castricone** added that crime (gangs, syringes in the canal) was a huge issue for the area and they couldn't wait ten years like they did for the sewer system.

***NW Yuma Planning Area Citizen Advisory Group Report***  
**Appendix B**

**Mr. Fangman** mentioned part of the reason for the slow process was based on State law but he suggested reviewing the process to have the community provide more feedback.

**Mr. Leal-Rubio** suggested a meeting with the Zoning Enforcement Section with a presentation on the actual process and to expose any issues the community has. Ms. Castricone said they already understood the process.

**Mr. Fangman** said they could explore a quarterly report mapping zoning violations to keep everyone informed.

**Ms. Ngai** mentioned the success a neighborhood group in Tucson in a high crime area had in forcing out a slumlord by logging over 100 calls to the Sheriff's department within a few months.

**Mary Kay Bann**, 395 South May Avenue, mentioned potentially involving the Health District as she personally had done in the past to clean up trash and cars that did not run.

**Mr. Fangman** stated a need for better cross-department communication between DDS and the Health District.

**Mr. Leal-Rubio** indicated that Code Enforcement would be invited to next meeting.

**Ms. Bann** said she was starting a neighborhood watch along Vaughn and May Avenues for anyone who was interested.

The next meeting date was tentatively set for November 19, 2009.

The meeting adjourned at 8:00 p.m.

# **Appendix C**

## **November 19, 2009**

### **Meeting**



## **Citizen Advisory Group Meeting #2**

**NW Yuma Planning Area  
Aldrich Hall, Yuma, Arizona**

**November 19, 2009, 5:30 PM**

### **Agenda**

- 1. Call to Order**
- 2. Introductions**
- 3. Presentation on the Code Enforcement Process for the NW Yuma Planning Area.**
- 3. Review of additional changes to Chapter 3—Goals, Objective & Policies related to the NW Yuma 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*

***NW Yuma Planning Area Citizen Advisory Group Report***  
**Appendix C**

CITIZENS ADVISORY GROUP MEETING #2  
NORTH WEST YUMA PLANNING AREA  
REGULAR MEETING NOTES  
November 19, 2009

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

Staff members present were Paul Melcher, Planning Director; Andrew Fangman, Planner III; Juan Leal Rubio, Planner II; Jack Amaral, Senior Deputy Zoning Inspector; Terri Spring, Deputy Zoning Inspector and Angelica Gomez, Office Specialist II.

**Juan Leal Rubio**, Planner II, welcomed the public, introduced staff and discussed a few housekeeping items. Mr. Leal Rubio informed the residents that Jack Amaral, Senior Deputy Zoning Inspector would be doing a brief.

**Jack Amaral**, Senior Deputy Zoning Inspector and Terri Spring, Deputy Zoning Inspector gave a brief presentation to the Citizen Advisory Group (CAG) on the code enforcement process for the North West Yuma Planning Area.

**Maximo Zamora**, 650 South Vaughn Avenue, Yuma, asked if the County would enforce zoning on homes with patios or other structures that were built twenty years ago with no permits.

**Mr. Amaral** stated it would be enforceable if it was turned in by a neighbor.

**Gayle Castricone**, 3620 West 5<sup>th</sup> Street, Yuma, thanked zoning enforcement for their presentation.

**Mr. Leal Rubio** continued with Chapter 3 and reviewed the changes made at the last CAG meeting. There were no comments from the members and he continued with the drawing session for specific changes to the Land Use and Zoning Map.

**Andrew Fangman**, Planner III, gave a basic explanation on the Land Use map categories to the members.

**Ana Navejar**, 3300 Columbia Avenue, Yuma, stated she does not want to see commercial zoning on Avenue C from First Street to Eighth Street.

**Abel Bravo**, 1071 South Avenue C, Yuma, stated he would like to see commercial in that area.

**Mr. Leal Rubio** noted that Mixed Use would be a better option for this area.

**Paulo Escalante**, 3845 South 8<sup>th</sup> Street, Yuma, asked if the businesses on 8<sup>th</sup> Street were legal.

**Mr. Leal Rubio** stated the businesses were legal and noted staff could change the Land Use map to match the Zoning Map because a majority of properties were already zoned Commercial.

**Hila Boyer**, 4705 West 5<sup>th</sup> Street, Yuma, questioned if there were any plans of widening 8<sup>th</sup> Street.

**Ms. Navejar** stated the widening would be on 8<sup>th</sup> Street between Avenue C and Avenue D.

**Mr. Escalante** stated he would like to see the orange color on the map be changed to low density residential which would prevent three homes being built on half an acre.

***NW Yuma Planning Area Citizen Advisory Group Report***  
**Appendix C**

**Ms. Castricone** stated this area does not have the infrastructure for these types of projects.

**Mr. Leal Rubio** stated the area being requested to be changed from medium density residential to low density residential was South of 8<sup>th</sup> Street.

**Mr. Leal Rubio** continued with Chapter 6 of the Circulation Element and gave a brief discussion on the transportation plan. He noted that there was not much information in the 2010 Comprehensive Plan (Plan) regarding transportation for the NW Yuma Planning Area. Mr. Leal Rubio gave examples of projects that were proposed when developing the Plan and were now completed.

**Mr. Escalante** stated he would like to see new streets and sidewalks in Donovan Estates and the West Crane area to be included in the 2020 Plan.

**Mr. Leal Rubio** stated he would invite the Engineering division to provide a listing of the different road projects for the North West Yuma Planning Area for the next meeting. There were no more questions from the members.

**Mr. Leal Rubio** asked members when they would like to meet again for the 3<sup>rd</sup> meeting. There was a consensus from the CAG members to meet until the second or third week in January.

Meeting adjourned at 7:50p.m.

# **Appendix D**

## **February 4, 2010**

### **Meeting**





## **Citizen Advisory Group Meeting #3**

**NW Yuma Planning Area  
Aldrich Hall, Yuma, Arizona**

**February 4th, 2010, 5:30 PM**

### **Agenda**

- 1. Call to Order**
- 2. Introductions and Overview**
- 3. C.I.P update for the NW Yuma Planning Area presented by Engineering Staff.**
- 4. 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*
- 5. Discussion on Chapter 7 – Environmental Element**  
*An opportunity for CAG members to discuss any changes that they wish to see to Chapter 7*
- 6. Discussion on Chapter - 7A Water Resources**  
*An opportunity for CAG members to discuss any changes that they wish to see to Chapter 7A*
- 7. Discussion on Chapter - 7B Safety Element**  
*An opportunity for CAG members to discuss any changes that they wish to see to Chapter 7B*
- 8. Discussion on the next step of the Citizen Advisory Group process**

***NW Yuma Planning Area Citizen Advisory Group Report***  
**Appendix D**

CITIZENS ADVISORY GROUP MEETING #3  
**NORTH WEST YUMA PLANNING AREA**  
REGULAR MEETING NOTES  
February 4, 2010

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

Staff members present were Andrew Fangman, Planner III; Juan Leal Rubio, Planner II; John Savicky, Senior Civil Engineer; Angelica Gomez, Office Specialist II and Tricia Ramdass, Office Specialist II.

**Juan Leal Rubio**, Planner II, welcomed the public, introduced staff and discussed a few housekeeping items. He noted there would be an update on the different improvement projects located near the North West Yuma Planning Area given by John Savicky as requested by the members at the last meeting.

**John Savicky**, Senior Civil Engineer, noted the three projects in the North West Yuma Planning Area were the Avenue C project which extends from Eighth Street to Figueroa; the Eighth Street project between Avenue C and D and the Fifth Street project between Avenue B and C. Mr. Savicky gave a brief explanation on each of the projects in the planning area to the members.

**Ana Navejar**, 3300 West Columbia Avenue, Yuma, was concerned with the question relating to Pageant Avenue and Eighth Street noted it did not drain properly.

**Mr. Leal Rubio** stated this was only a comment received from a resident at the community meeting.

**Mr. Savicky** stated drainage systems were only located on major arterial roads and noted Pageant Avenue was not a major road. He also indicated that the Fifth Street project would be very costly because the County would have to acquire and relocate mobile homes and also purchase property.

**Gayle Castricone**, 3620 West 5<sup>th</sup> Street, Yuma, asked if there were other alternatives to improving Fifth Street and adding sidewalks on one side.

**Mr. Savicky** stated eighty letters were sent to the residents for a right-a-way dedication on Fifth Street and only ten letters were sent back.

**Ms. Castricone** stated she would like staff to note in the background study that sidewalks were needed on Fifth Street. She asked Mr. Savicky if he would help draft up a professional letter for the Fifth Street Safe Kid Improvement campaign she will be working on next year.

**Mr. Leal Rubio** continued to discuss the Open Space & Recreational Resources Element of Chapter 5 and asked the members if there were any comments or changes.

The members indicated there was an empty lot between May and Vaughn Avenue which would be good for recreation purposes instead of a retention basin.

**Andrew Fangman**, Planner III, noted that some retention basins were being used as parks.

**Ms. Castricone** stated that she would like to see a park to be built in the near future.

**Paulo Escalante**, 3845 8<sup>th</sup> Street, Yuma, stated he would like to see a recreational park on Eighth Street near the lanes.

**Ms. Navejar** informed the members that a retention basin would be built on Eighth Street between Avenue C & D.

***NW Yuma Planning Area Citizen Advisory Group Report***  
**Appendix D**

**Mr. Leal Rubio** informed the members he would have more information at the next meeting on retention basins. He also informed the members there was space for some riverfront development. Mr. Leal Rubio continued with the Environmental, Water Resources and Safety Element of Chapter 7 and asked if there were any comments or changes.

**Ms. Castricone** stated there was a lot of illegal dumping at the Ferguson ditch located between Vaughn Avenue and Avenue C.

**Mr. Leal Rubio** noted there was an illegal hotline to report illegal dumping which was enforced by our department.

**Maria Gonzalez**, 733 Clifford Street, Yuma, stated she would like to see more recycling containers in her area.

**Mr. Leal Rubio** stated that residents could contract with Suburban Sanitation bins for recycling.

**Ms. Castricone** also noted there have been problems with graffiti in her area. She informed staff about the “Adopt a wall graffiti abatement project” she has been working on and gave a brief explanation about the campaign. She asked if the County could develop a graffiti ordinance for this problem.

**Mr. Leal Rubio** noted the City of Yuma had a graffiti abatement program available for residents. He informed the residents that the next step would be to develop a draft report with all the information received from the past meetings. Mr. Leal Rubio noted he would let the members know when the report would be available for them to view.

Meeting adjourned at 7:30p.m.