



South Mesa Sub Regional Planning Area Citizen Advisory Group Report



Long Range Planning Section
Yuma County Department of Development Services
2009

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*A special thanks to the Orange Grove Elementary
School for providing the meeting facility*

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South Mesa Citizen Advisory Group Report **Executive Summary**

The South Mesa Citizen Advisory Group Report is the fourth in a series of seven citizen reports that will be prepared by the 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 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 be valuable precursor to the efforts by Yuma County to develop the Yuma County 2020 Comprehensive Plan for adoption by the end of 2010. Figure 2 on page 8 outlines the Plan update process.

The update of the Yuma County 2010 Comprehensive Plan for the South Mesa Planning Area began with the publication of a background study in March 2008. The background study examined demographic, housing and economic development between 2000 and 2008 trends in the planning area. A copy of the South Mesa Planning Area Background Study can be obtained online http://www.co.yuma.az.us/dds/PDF/PZ_SMesa_0608.pdf.

On May 21, 2008, a community meeting for the South Mesa Planning Area was held at the Orange Grove Elementary School. Approximately 60 area residents attended this community meeting. The purpose of this meeting was to gather information from the residents regarding the future development of the Planning Area and at the same time to create a Citizen Advisory Group (CAG) for future discussion 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 information and comments to be utilized in the process of updating the Plan to better reflect the needs of the South Mesa 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. Also a representative of ADOT served as Technical Advisor to the CAG. This member participated fully with CAG in reviewing the plan and making recommendations for changes; however, the member was not included in the consensus building process regarding the final acceptance of the CAG report.

A series of four Citizen Advisory Group meetings were held between September of 2008 and April of 2009 in this planning area. At these meetings the CAG reviewed goals, objectives and policies of the Plan and the following elements of the Yuma County 2010 Comprehensive Plan: Land Use Element, 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.

South Mesa Citizen Advisory Group Report
Executive Summary

The South Mesa Citizen Advisory Group is recommending three major changes to Chapter 3– Goals, Policies and Objectives. The changes are related to maintaining the rural character of the area, improving the rural transportation system and enhancing public safety.

At all the CAG meetings, the issue that drew the most interest and concern from members was to allow two acre lots south of County 17th Street to County 19th Street from Avenue 1E to Avenue 4E as shown on Figure 8 on page 15. The CAG felt the need to improve road infrastructure in the same area where they wanted to allow two acre lots. The CAG came up with a list of the roads that they would like to see improved in the Yuma County 2020 Comprehensive Plan. See figure 11 on page 19.

The lack of traffic signage was also one of the issues discussed during the four CAG meetings. Some of the specific signage issues identified by the CAG included: a four way stop sign on the intersection of Avenue B and County 18th Street and a traffic light on Avenue B and County 19th Street. Also speed limit signs and signage with phone numbers to report zoning violations and illegal dumping of trash.

Additional issues that the CAG wanted to see identified in the Plan include: The construction of a solid waste transfer site near the landfill located south of County 19th Street and Avenue 4E, a community clean up day, and a recreational plan to address open space and recreational facilities in the South Mesa Planning area of the Yuma County 2020 Comprehensive Plan.

CAG members were informed during the last CAG meeting of the proposed annexation, known as the Estancia development, by the City of Yuma in the South Mesa Planning Area. According to a newspaper article the property owners requested the annexation of large parcels that were currently in agriculture production for the construction of a master planned community with mixed uses. This proposal, if constructed as planned, would represent a major change to the rural character of the area that CAG wishes to see maintained.

South Mesa Citizen Advisory Group Report
Location

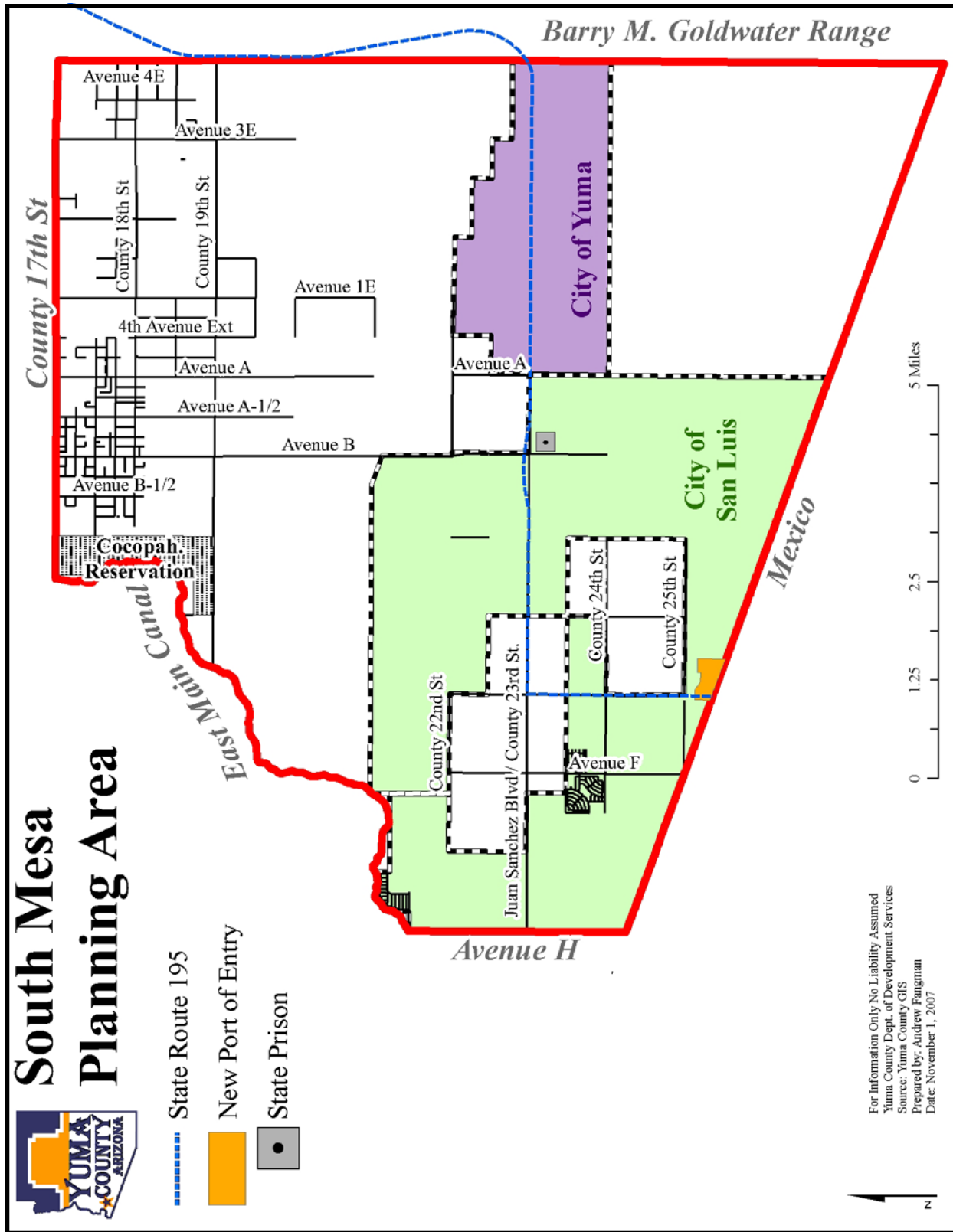
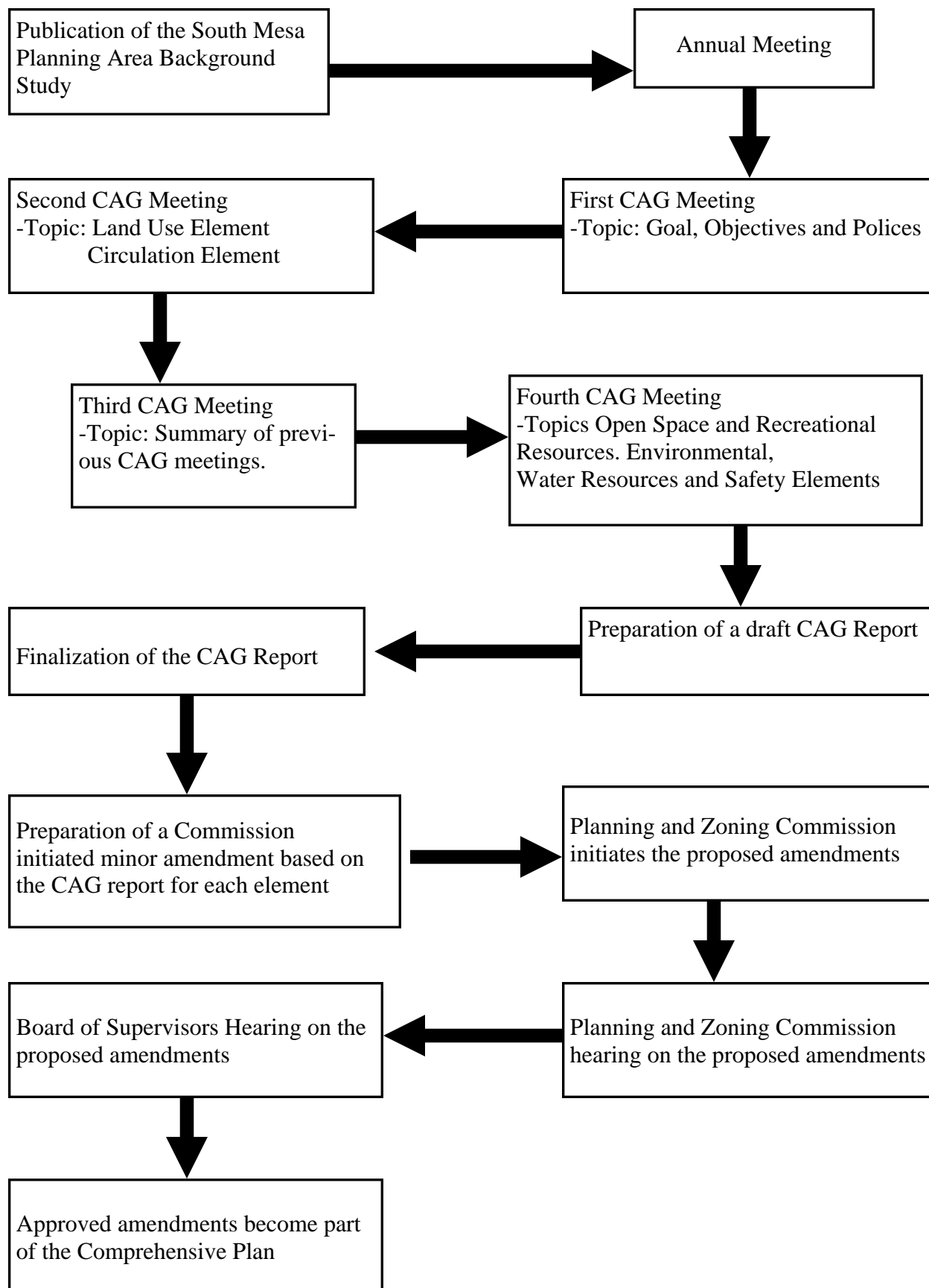


Figure 1

**South Mesa Citizen Advisory Group Report
Overview of Planning Area Update Process**



Community Meeting, May 21, 2008

On May 21, 2008 a community meeting for the South Mesa Planning Area was held at Orange Grove Elementary School in Somerton, Arizona. Approximately 60 area residents attended the community meeting. The agenda for the community meeting can be found in Appendix A on page 31.

The purpose of the community meeting was to gather issues of concern of South Mesa 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 annual meeting began with a presentation on the South Mesa Planning Area Background Study. The background study contains information regarding demographics, land use and economic development in the South Mesa Planning Area.

The South Mesa Planning Area is a rural area that is surrounded to the west, northwest and north by the incorporated communities of San Luis, Somerton and Yuma, as depicted in Figure 1 on page 7. In 2000 the U.S. Census recorded a population of 1,380, of which 66.2% classify themselves as Hispanic.

Between January 1, 2000 and August 31, 2007, 234 housing units were constructed/placed in the Planning Area. Of these, 66% were site-built single family homes, 26% were manufactured homes and 8% were mobile homes. Nearly all building/placement permits were issued for a relatively concentrated area, bounded by County 17th Street, Avenue 4E, County 18th Street and Avenue C. Residential building permits were issued for parcels totaling 571 acres. Almost all of this land was previously in citrus production. Development is concentrated in this area because this is where the privately held land within the planning area is located.

There are 829 privately owned parcels in the planning area: 97% of these parcels are larger than one acre. Nearly half of the privately owned parcels are between two and five acres in size. Another 24% of parcels are between one and two acres in size. All this illustrates that residential development in the Planning Area is almost exclusively rural in nature with homes being constructed on parcels larger than one acre and usually on parcels larger than two acres.

Breakout Groups

The annual meeting was divided into three breakout groups. The topics of these three groups were (1) land use, (2) transportation, and (3) 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 used dot stickers to indicate which issues they felt were the most important to the area.

**South Mesa Citizen Advisory Group Report
Community Meeting**

<i>Comments</i>	<i># of Dots</i>
Land Use	
Allow higher densities to split properties from 5 acres to 2½ acres from County 17 th Street to County 18 th Street and from Avenue 3E to Avenue 4E.	26
Limited Commercial and Industrial Areas	12
Do not support Spot Zoning	2
Keep rural character of the area	3
Special Use for churches with no time limits, no time limits for Temporary Special Use permits.	1
More enforcement for code violations	2
Roaming animals. Coordinate with animal control. Cattle getting loose.	4
Transportation	
Area near 17th 3/4 and Avenue A 1/4 very dark, need street lights and signage is bad.	3
When will Avenue A 1/4 be paved ?	2
Teenagers drive ATV's creating dust and dangerous situations enforcement needed. No speed limit signs in some areas.	2
17 3/4-ATV's driving all around need more information on how to protect property from ATV impact and encroachment. Kids with no helmets, need enforcement for safety.	3
Need Sheriff to meet with neighbors and focus on ATV problem before someone gets hurt.	2
Vacant lots need fencing and ways to keep ATV's, kids and trash off the properties.	1
No speed limit signs. Speed limit is needed on Avenue B. Avenue C and County 18 th Street has no speed limit sign. Need more control on roads to control traffic and speed signage is needed.	4
Distance between school bus stops too far	1
Needs a 4-way stop at intersection of Avenue B and County 18 th Street.	7
Rotate sheriff officers into this area (from the foothills) to patrol the area.	2
Community Services	
New high school or expansion to existing elementary school	4
Police, Fire and EMS services should be improved. New sheriff's station, not enough police service. More than one person needed at the fire station.	6

Table 1

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, 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 10, 2008 Meeting

A meeting of the South Mesa Citizen Advisory Group to discuss Chapter 3-Goals, Objectives and Policies was held September 10, 2008, 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 33.



Figure 6: 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. A suggested modification to Chapter 3 to address each issue raised at the annual 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 annual 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.

**South Mesa Citizen Advisory Group Report
Goals, Objectives and Policies**

Related Comments From Community Meeting	Citizen Advisory Group's Recommended Changes
Allow higher densities to split properties from 5 acres to 2 1/2 acres from County 17th Street to County 18th Street and from Avenue 3E to Avenue 4E.	<p>On page 3-14 under South Mesa Sub-Regional Planning Area add the following:</p> <p>Goal: Maintain the rural character of the area.</p> <p>Objective: Adopt polices that support retention of the area's rural character and agriculture activity.</p> <p>Policy: In order to maintain the current agricultural compatible rural style of development, land use designations that support lots two to five acres in size should be maintained.</p> <p>Policy: Any commercial or industrial development should be limited in scope and compatible with the rural residential nature of the Planning Area.</p>
Limit commercial and industrial areas	
Do not support Spot Zoning	
Keep rural character of the area.	
Needs a 4-way stop at intersection of Avenue B and County 18th Street	<p>On page 3-14 under South Mesa Sub-Regional Planning Area add the following:</p> <p>Goal: Strengthen the rural transportation infrastructure in the South Mesa Planning Area.</p> <p>Objective: Improve signage.</p> <p>Policy: Yuma County will work with area residents to identify and correct areas where road signage is deficient.</p>
Area near 17 3/4 Street and Avenue A 1/4 very dark, need street lights and signage. Needs better traffic signs. Needs more control of roads to control traffic, speed and signage.	
When will Avenue A 1/4 be paved?	
No speed limit signs. Speed limit is needed on Avenue B, Avenue C and County 18th Street. Have no speed limit signs.	

Table 2

**South Mesa Citizen Advisory Group Report
Goals, Objectives and Policies**

Related Comments From Community Meeting	Citizen Advisory Group's Recommended Changes
Police, Fire, and EMS services should be improved. New Sheriff's station. Not enough police service. More than one person needed at the fire station.	<p>On Page 3-14 under South Mesa Sub-Regional Planning Area add the following policy:</p> <p>Goal: Enhance public safety.</p> <p>Objective: Better enforcement of laws, ordinances and regulations.</p> <p>Policy: Yuma County will work with area residents to identify areas that need to be closely scrutinized for zoning violations.</p> <p>Policy: Yuma County will work with area residents to better educate the public about rules and regulations regarding the operation of all terrain vehicles.</p>
Lots of accidents on Avenue B and Avenue A 1/2 between County 17th Street and County 18th Street.	
Rotate sheriff officers into this area (from the Foothills) to patrol the area.	
Teenagers drive ATV's creating dust and dangerous situations, enforcement needed. Need Sheriff to meet with neighbors and focus on ATV problem.	
Better enforcement of code violations. Regulate uses that have stored junk, cattle getting loose; have roaming animals coordinate and with animal control.	
Vacant lots need fencing and ways to keep ATV's, kids and trash off the properties.	
Special Use Permits for churches with no time limits, no time limits for Temporary Special Use Permits.	By definition Temporary Special Use Permits must have a time limit on them.
New high school or expansion to existing elementary school	Policies regarding school expansion and busing are made by various school districts that serve the Planning Area and not by Yuma County
Distance between school bus stops too far.	

Table 2 (contt.)

Chapter 4D—South Mesa Planning Area-Land Use Element

Chapter 4D includes Map 4D-6 Comprehensive Plan Land Use Designations which depicts the land use designation for the planning area. 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.

December 3, 2008 and February 4, 2009 Meetings

Two meetings of the South Mesa Citizen Advisory Group to discuss Chapter 4D—South Mesa Planning Area-Land Use Element were held at Orange Grove Elementary School.

Four members of the CAG and the TAC attended the December meeting and six members of the CAG and the TAC attended the February meeting. A copy of the meeting agendas and meeting notes can be found in Appendix C starting on page 38 and in Appendix D on page 43.



Figure 7: CAG Members

Discussion on Issues

Staff identified all 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 South Mesa 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

- Maintain the current agricultural compatible rural style of development by maintaining land uses compatible with the rural character of the planning area.
- More enforcement for code violations.
- Allow higher densities from County 17th Street to County 18th Street and from Avenue 3E to Avenue 4E.
- Change the land use designation of the area located from County 17th Street to County 18th Street and from Avenue 1E to Avenue 4E to a land use designation that allows five acre parcels. The existing land use designation for this area is Agriculture Rural Residential (A-RR) which allows a minimum of ten acre parcels. The proposed change to Agriculture Rural Development (A-RD) would allow five acre parcels and would be compatible with existing parcels.

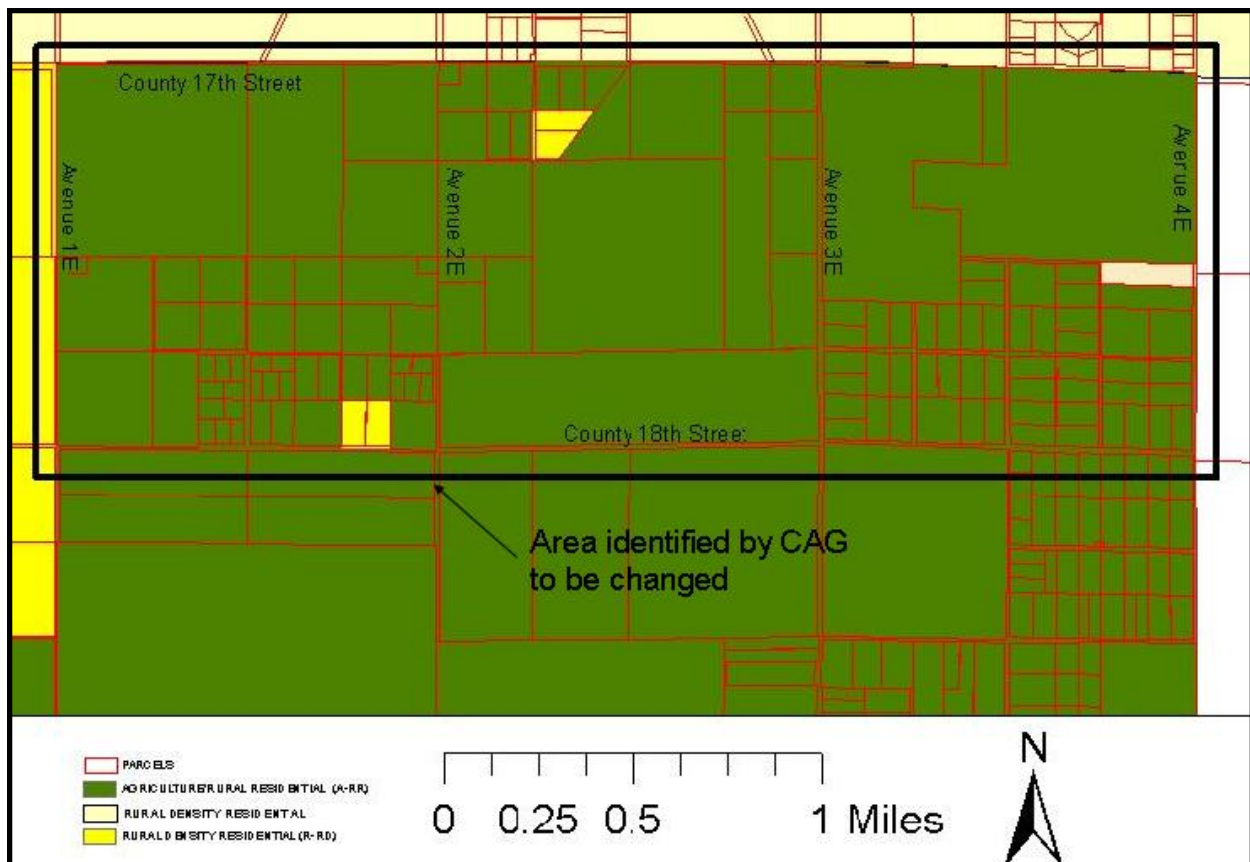


Figure 8: possible changes to A-RD

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

CAG members want to coordinate land use and zoning changes with future road improvements to allow 2 1/2 acre parcels in the area of County 17th Street to County 18th Street and from Avenue 3E to Avenue 3 1/2 E where two acres parcels are allowed with a Range Disclosure Statement by the buffer area of the Barry M. Goldwater Range. The buffer requirements are identified in Section 4.12 of the Yuma County Comprehensive Plan.

The separation of the commercial and industrial uses is another issue raised by the CAG members. There are a few areas designated for commercial and industrial uses. The southeast corner of Avenue B and County 19th Street is where most of the commercial and industrial uses are located. The area is designated for heavy industrial, light industrial and commercial. The CAG members suggested no changes to this area but suggested one change to two existing commercial land use designations located along County 18th, one on Avenue B ^{1/2} and the other on Avenue A ^{1/2}. CAG members feel that these two commercial land use designations were out of place and they should be moved to Avenue B on County 18th Street. (See figure 8 below)

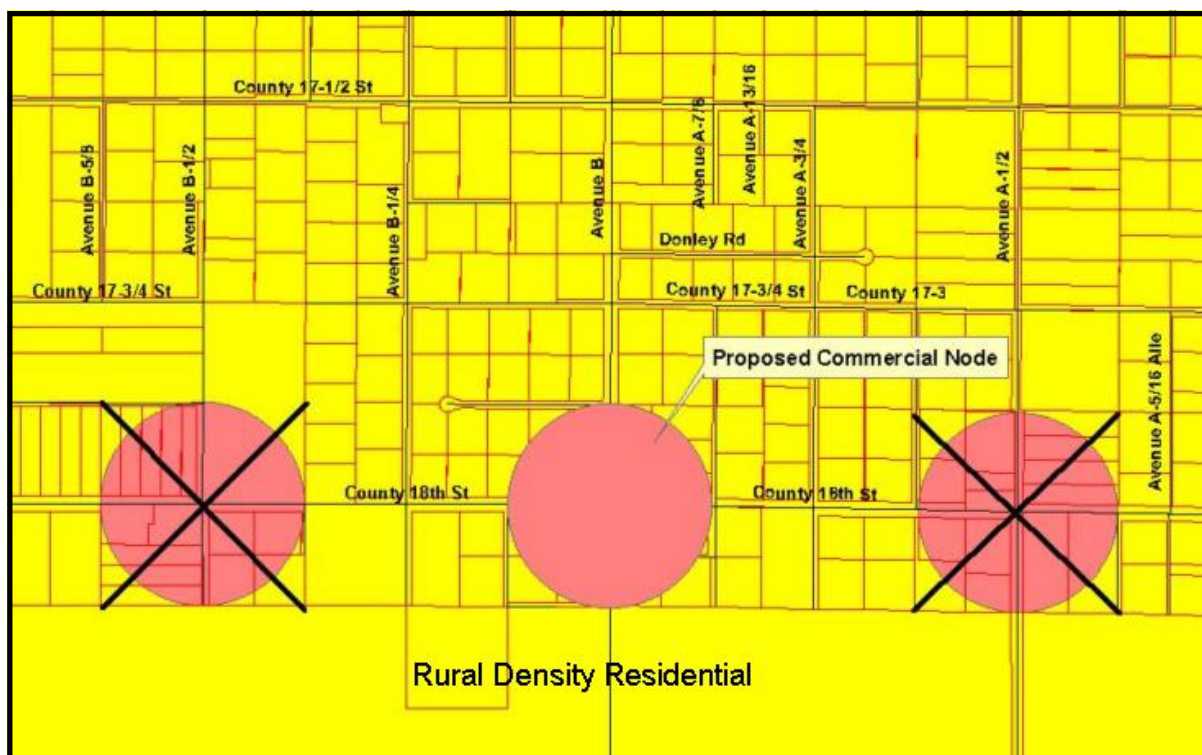


Figure 8: Commercial nodes along County 18th Street

December 3, 2008 and February 4, 2009 Meetings

Two meetings of the South Mesa Citizen Advisory Group to discuss Chapter 6—South Mesa Planning Area-Land Use Element were held at Orange Grove Elementary School.

Four members of the CAG and the TAC attended the December meeting and six members attended the February meeting. A copy of the meeting agenda and meeting notes can be found in Appendix C starting on page 38 and in Appendix D on page 43.

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

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 South Mesa Planning area, New section in Section 6.6 is being proposed to reflect those comments and issues to the circulation element of the Yuma County 2010 Comprehensive Plan.



Figure 9: Stop sign

Proposed Section 6.6 Citizen Advisory Groups Recommended Transportation Improvements

The Citizens Advisory Group made recommendations on transportation improvement projects for their planning area. Those recommendations contained in proposed section 6.6.3 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.

Proposed Section 6.6.3 South Mesa Planning Area

- Installation of speed limit signs and stop signs on identified locations by residents where road signage is deficient.
- A four way stop is needed at the intersection of Avenue B and County 18th Street and more control on roads to control traffic and speed signage is needed.
- Coordinate road improvements with the Yuma County Capital Improvement Program.
- Provide enhanced connectivity from the South Mesa area to Yuma.
- Maintain and improve roads in Figure 11 that have been identified by CAG members.
- Strengthen the rural transportation system in the South Mesa Planning Area.
- Regulate the use of ATV's in the planning area to prevent accidents and reduce dust problems.



Figure 10: Avenue B

South Mesa Citizen Advisory Group Report
Circulation Element



Figure 11: Roads requested to be improved

South Mesa Citizen Advisory Group Report
Open Space and Recreational Resources

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 address strategies to acquire and conserve open space and recreational resources.

April 8, 2008 Meeting

A meeting of the South Mesa Citizen Advisory Group to discuss Chapter 5 Open Space and Recreation Resources and Chapter 7 Environmental Element of the Comprehensive Plan was held on April 8, 2009 at Orange Grove Elementary School.

Five members of the CAG attended this meeting. A copy of the meeting agenda and meeting notes can be found in Appendix E starting on page 46.

Discussion on Open Space and Recreational Resources Element

Chapter 5—Open Space and Recreational Resources Element was reviewed by having CAG members write down their concerns regarding open space and recreation. The CAG then reviewed the comments and came to a consensus on what the most important Open Space and Recreation issues facing the planning area were.

Based on input from the CAG a recreational plan should be proposed to address open space and recreational facilities in the South Mesa Planning area of the Yuma County 2020 Comprehensive Plan. CAG members would like to see a recreational plan for the governmental land located south of County 19th with the separation of ATV users and horse and pedestrian recreation being a key element of this plan.



Figure 12: CAG and TAC members

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

The Environmental Element was reviewed and CAG members came to a consensus on the following issues:

- Continue preserving the designated special habitat management areas for the flat-tailed lizard.
- Prevent the illegal disposal of solid waste and sewage on public or private lands.
- Support programs to educate the public on recycling.
- Support solar energy for residential, commercial and industrial developments and encourage the use and access to solar energy.
- Support the construction of a new solid waster transfer site near the existing landfill.
- Create a clean up program in the planning area once a year for bulk trash pick up.
- Provide signage with phone numbers to call and report illegal dumping.



Figure 13: CAG members

Chapter 7A—Water Resources

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

April 8, 2008 Meeting

During the meeting held on April 8, 2009 CAG members also discussed Water Resources and the Safety Element contained in Chapter 7A and 7B of the Comprehensive Plan.

Five members of the CAG attended this meeting. A copy of the meeting agenda and meeting notes can be found in Appendix E starting on page 46.

Discussion on Water Resources

The only issue brought up by CAG member regarding Water Resources in the South Mesa Planning Area was the availability of water and access to irrigation water in all land use decisions and development proposals. Yuma County Subdivision Ordinance in Section 4.31 requires adequate water supply for subdivisions, however, water adequacy is not required for non-subdivision developments. More research was needed regarding irrigation water.

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 minimize their impact.

Discussion on the Safety Element

Most of the safety issues were:

- Signage for speed limits and traffic control lights for the intersection of Avenue B and County 19th Street.
- Enforcement for ATV's that create dust and dangerous situations.
- Residents have identified the need for better police, fire and emergency medical services and better enforcement of laws, ordinances and regulations to enhance public safety.
- Signage to distinguish between city and county jurisdictions if the proposed annexation by the City of Yuma is approved.

New Housing Element

The County will include a new element to the Yuma County 2020 Comprehensive Plan. Staff took this opportunity to discuss any issues regarding housing in the planning area.

Discussion on the New Housing Element

The only issue regarding housing was the implementation of a program to replace mobile homes with manufactured homes in the South Mesa Planning Area.

CAG Proposed Text Changes

The following pages detail how the text of the Yuma County 2010 Comprehensive Plan needs to be modified in order to implement all the CAG recommended changes. These proposed changes are in strike-bold format. Text to be added is shown in all bold and all uppercase, like **THIS**.

4D South Mesa Planning Area

GOAL:	MAINTAIN THE RURAL CHARACTER OF THE AREA
OBJECTIVE:	ADOPT POLICES THAT SUPPORT RETENTION OF THE AREA’S RURAL CHARACTER AND AGRICULTURE ACTIVITY.
POLICY:	IN ORDER TO MAINTAIN THE CURRENT AGRICULTURAL COMPATIBLE RURAL STYLE.
POLICY:	ANY COMMECIAL OR INDUSTRIAL DEVELOPMENT SHOULD BE LIMITED IN SCOPE AND COMPATIBLE WITH THE RURAL RESIDENTIAL NATURE OF THE PLANNING AREA.
GOAL:	STRENGTHEN THE RURAL TRANSPORTATION SYSTEM IN THE SOUTH MESA PLANNING AREA.
OBJECTIVE:	IMPROVE STREET SIGNAGE.
POLICY:	YUMA COUNTY WILL WORK WITH AREA RESIDENTS TO IDENTIFY AND CORRECT AREAS WHERE ROAD SIGNAGE IS DEFICIENT.
GOAL:	ENHANCED PUBLIC SAFETY
OBJECTIVE:	BETTER ENFORCEMENT OF LAWS, ORDINANCES AND REGULATIONS.
POLICY:	YUMA COUNTY WILL WORK WITH AREA RESIDENTS TO IDENTIFY AREAS THAT NEED TO BE CLOSELY SCRUTINIZED FOR ZONING VIOLATIONS.
POLICY:	YUMA COUNTY WILL WORK WITH AREA RESIDENTS TO BETTER EDUCATE THE PUBLIC ABOUT RULES AND REGULATIONS REGARDING THE OPERATION OF ALL-TERRAIN VEHICLES.

South Mesa Citizen Advisory Group Report
**CAG Proposed Text Changes - Chapter 4D.3—Land Use Element,
South Mesa Planning Area**

Issues:

Preservation and promotion of agricultural lands and activities and low density housing.

Implement more effective code enforcement by the county in order to abate junk, trash, other debris and illegal temporary land uses.

- **MAINTAIN THE CURRENT RURAL STYLE OF DEVELOPMENT BY MAINTAINING LAND USES COMPATIBLE WITH RURAL CHARACTER OF THE PLANNING AREA.**
- **CHANGE EXISTING COMMERCIAL LAND USE DESIGNATIONS FROM COUNTY 18TH STREET AND AVENUE A 1/2 AND B 1/2 TO AVENUE B.**
- **CHANGE EXISTING LAND USE DESIGNATION FROM A-RR TO A-RD THAT ALLOWS FIVE ACRE PARCELS IN THE AREA OF COUNTY 17TH STREET TO COUNTY 18TH STREET AND FROM AVENUE 1E TO AVENUE 4E.**
- **MAINTAIN THE SEPARATION OF COMMERCIAL AND INDUSTRIAL USES FROM RURAL RESIDENTIAL.**

5.11 CITIZEN ADVISORY GROUPS IDENTIFIED ISSUES

5.11.1 SOUTH MESA PLANNING AREA ISSUES

- **CREATE A RECREATIONAL PLAN TO ADDRESS OPEN SPACE AND RECREATIONAL FACILITIES IN THE SOUTH MESA PLANNING AREA OF THE YUMA COUNTY 2020 COMPREHENSIVE PLAN.**
- **GOVERNMENTAL LAND LOCATED SOUTH OF COUNTY 19TH STREET TO BE USED AS A RECREATIONAL AREA FOR ATV USERS AND PEDESTRIAN RECREATION.**

6.6 CITIZEN ADVISORY GROUPS RECOMMENDED TRANSPORTATION IMPROVEMENTS

6.6.1 SOUTH MESA PLANNING AREA ISSUES

- **INSTALLATION OF SPEED LIMIT SIGNS AND STOP SIGNS ON IDENTIFIED LOCATIONS BY RESIDENTS WHERE ROAD SIGNAGE IS DEFICIENT.**
- **A FOUR WAY STOP AT THE INTERSECTION OF AVENUE B AND COUNTY 18TH STREET AND MORE CONTROL ON ROADS TO CONTROL TRAFFIC AND SPEED SIGNAGE IS NEEDED.**
- **NEW TRAFFIC LIGHT AT THE INTERSECTION OF AVENUE B AND COUNTY 19TH STREET.**
- **COORDINATE ROAD IMPROVEMENTS WITH THE YUMA COUNTY CAPITAL IMPROVEMENT PROGRAM.**
- **STRENGTHEN THE RURAL TRANSPORTATION SYSTEM IN THE SOUTH MESA PLANNING AREA.**

7.6 CITIZEN ADVISORY GROUPS IDENTIFIED ENVIRONMENTAL ISSUES

7.6.1.1 SOUTH MESA PLANNING AREA ISSUES

- **CONTINUE PRESERVING THE DESIGNATED SPECIAL HABITAT MANAGEMENT AREAS FOR THE FLAT-TAILED HORNED LIZARD WITHIN THE PLANNING AREA.**
- **PREVENT THE CONVERSION OF AGRICULTURAL LAND INTO OTHER USES IN AREAS IDENTIFIED FOR AGRICULTURAL RESOURCES TO PREVENT ENVIRONMENTAL IMPACTS TO RESIDENTS AND WILDLIFE.**
- **PREVENT THE ILLEGAL DISPOSAL OF SOLID WASTE AND SEWAGE ON PUBLIC OR PRIVATE LANDS.**
- **SUPPORT PLANS TO DEVELOP PROGRAMS TO EDUCATE THE PUBLIC ON RECYCLING.**
- **SUPPORT SOLAR ENERGY FOR RESIDENTIAL, COMMERCIAL AND INDUSTRIAL DEVELOPMENT AND ENCOURAGE THE USE AND ACCESS TO SOLAR ENERGY.**
- **SUPPORT THE CONSTRUCTION OF A NEW SOLID WASTE TRANSFER SITE NEAR THE EXISTING LANDFILL.**
- **CREATE A CLEAN UP PROGRAM IN THE SOUTH MESA PLANNING AREA ONCE A YEAR FOR TRASH PICK UP.**
- **PROVIDE SIGNAGE WITH PHONE NUMBERS TO CALL AND REPORT ILLEGAL DUMPING.**

7A.10 CITIZEN ADVISORY GROUPS IDENTIFIED WATER RESOURCES ISSUES

7A.10.1 SOUTH MESA PLANNING AREA ISSUES

- **CONSIDER WATER RESOURCE AVAILABILITY IN ALL LAND USE DECISIONS AND DEVELOPMENT PROPOSALS.**
- **COORDIANTE AVAILABILITY OF IRRIGATION WATER FOR RESIDENTIAL AND AGRICULTURE PARCELS WITH MORE THAN ONE ACRE IN SIZE.**

7B.6 CITIZEN ADVISORY GROUPS IDENTIFIED SAFTEY ISSUES

7B.6.1 SOUTH MESA PLANNING AREA ISSUES

Implement more effective code enforcement by the county in order to abate junk, trash, other debris and illegal temporary land uses.

- **AREA RESIDENTS HAVE IDENTIFIED THE NEED FOR BETTER POLICE, FIRE AND EMERGENCY MEDICAL SERVICES AND BETTER ENFORCEMENT OF LAWS, ORDINANCES AND REGULATIONS TO ENHANCE PUBLIC SAFETY.**
- **BETTER ENFORCEMENT OF CODE VIOLATIONS REGARDING ROAMING ANIMALS, CATTLE GETTING LOOSE AND TRASH ON PRIVATE PROPERTIES.**
- **ENCOURAGE ENFORCEMENT FOR ATVS THAT CREATE DUST AND DANGEROUS SITUATIONS IN RESIDENTIAL AREAS.**
- **SIGNAGE FOR SPEED LIMITS AND TRAFFIC CONTROL LIGHTS FOR THE INTERSECTION OF AVENUE B AND COUNTY 19TH STREET.**

Appendix A
May 12, 2008
Community Meeting



South Mesa Planning Area Community Meeting Agenda

DATE: Wednesday, May 21, 2008
TIME: 5:30 P.M.
PLACE: Orange Grove Elementary School, 3525 West County 16½ Street, Somerton
Arizona

STAFF: Development Services - Long Range Planning
Anne Eichberger, Manager
Andrew Fangman, Planner III
Fernando Villegas, Planner II
Juan Leal Rubio, Planner II
Russell Lambert, Planner II
Angelica Gomez, Office Specialist II

Welcome and Introductions.

Process Overview.

Presentation - South Mesa 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.

Appendix B
September 10, 2008
Meeting



Citizen Advisory Group Meeting #1

**South Mesa Planning Area
Aldrich Hall, Yuma, Arizona**

September 10, 2008, 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 Polices**
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**

South Mesa Citizen Advisory Group Report
Appendix B

YUMA COUNTY CITIZENS ADVISORY GROUP MEETING
REGULAR MEETING NOTES
September 10, 2008

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

The meeting was held at Aldrich Hall, 2351 West 26th Street, Yuma, AZ 85364.

Andrew Fangman, Planner III, introduced staff, welcomed the Citizen Advisory Group members and stated the meeting was a follow-up meeting from the Annual Community Meeting held in May at Orange Grove Elementary School. Mr. Fangman said the intent of the meeting was to talk about issues and ideas that were brought up at the previous meeting pertaining to the Yuma County 2010 Comprehensive Plan. Mr. Fangman indicated to the members they would be reviewing the Goals, Objectives and Policies of Chapter 3 of the Plan which would assist staff on gathering comments and information for the South Mesa Planning Area. He read the comments received related to Chapter 3 and noted they were grouped by topic. Mr. Fangman also read the comments received on densities and noted they were not in any specific order.

Nancy Rodriguez, 3272 East County 18th Street, Yuma, said she has not been able to sell two acres of her property due to the density issue of only allowing one home per 5-acres. She indicated that several residents were in favor of changing that area to a smaller density. Ms. Rodriguez asked how many lots had water rights.

Pat Morgan, 3743 West County 17th Street, Somerton, stated that all of the lots in her area had water rights.

Ms. Rodriguez said she did not have water rights.

Mr. Villegas stated they were probably referring to the Unit B Irrigation District.

Mr. Morgan noted she was outside of the District.

Mr. Villegas said most of the comments received in May were related to transportation and staff had little comments regarding land use. He noted that several residents were ok with their lot sizes and densities in that area.

Ms. Rodriguez mentioned that some residents used the color dot system and noted on the map they wanted to split their lots from 5-acre parcels to smaller lots.

Mr. Fangman asked how small of a lot were residents requesting to have in that area.

Ms. Rodriguez stated 2-acre lots.

Lucy Shipp, 2788 West County 17th Street stated the Board of Supervisors left these densities at 5-acres because of road improvement issues.

South Mesa Citizen Advisory Group Report
Appendix B

Mr. Villegas stated this area was restricted because of the proximity to the bombing range. He explained that the parcels closer to the range were limited to 5-acres for the first half mile and for the next half mile they were restricted to no less than 2.5-acres.

Mr. Fangman explained to the members the classification of each color on the map.

Mr. Morgan said that if you were not in the district you could not use the water. He noted that the Bureau was requiring the Water Districts cover all entitlements for wells North of 14th Street.

Mr. Fangman read the next Goal, Objective and Policy regarding better Enforcement of Laws, Ordinances and Regulations.

Mr. Morgan asked staff how they felt about requiring residents to build a visual barrier.

Mr. Fangman stated there were buffer requirements for storing junk on properties which came into place in 2006.

Mr. Knowles said there were issues with kids riding ATV's in the South Mesa Area.

Mr. Fangman read the next Goals, Objectives and Policy. He said the goal to strengthen the Rural Transportation system in the South Mesa Planning Area could be put into the Plan. He asked the members if there were any issues with missing signs.

Ms. Rodriguez said a resident at the meeting was concerned with truck drivers coming from Mexico and how they did not respect signs.

Mr. Fangman indicated this was an enforcement issue.

Mr. Rodriguez stated there was an issue with bus stop signs.

Mr. Morgan noted the County could build road pull outs for school buses and indicated it should be part of a road building plan.

Mr. Villegas noted staff would invite the School District to the next meeting.

Ms. Shipp said the members could call Public Works regarding speed signs on Avenue B and Avenue C.

Mr. Fangman stated there was a concern with having time limits on churches. He noted a Temporary Special Use Permit was needed to have a time frame or it would not be considered a temporary use.

Mr. Fangman read the next comments related to Elementary Schools and said these issues were sent from the School Districts. He noted staff would open up the meeting to discuss any other concerns the members might want to address.

South Mesa Citizen Advisory Group Report
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Mr. Morgan asked if School Districts were given an opportunity to comment on applications submitted to the County.

Mr. Fangman said they were informed but never commented.

Mr. Villegas informed the members of a possible high school to be built in Somerton in the next five to ten years.

Ms. Rodriguez stated they were interested in splitting their 5-acre parcel into a 2.5-acre parcels.

Mr. Fangman stated he would address this issue at the next meeting and noted it would be scheduled in late October.

Meeting adjourned.

Appendix C
December 3, 2008
Meeting



Citizen Advisory Group Meeting #2

**South Mesa Planning Area
Orange Grove, Somerton, Arizona**

December 3, 2008, 5:30 PM

Agenda

- 1. Call to Order**
- 2. Introductions**
- 3. Work session on potential changes to Chapter 4D – South Mesa Planning Area**
- 4. Drawing session for specific changes to the Land Use Map**
- 5. Drawing session for specific changes to the Zoning map in the South Mesa Planning Area**
- 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 and Recreational Resources, Chapter 7 – Environmental Element, Chapter - 7A Water Resources and Chapter - 7B Safety Element

YUMA COUNTY CITIZENS ADVISORY GROUP MEETING
REGULAR MEETING NOTES
December 3, 2008

Staff members present were Andrew Fangman; Planner III, Fernando Villegas, Planner II; Angelica Gomez, Office Specialist II and Supervisor Antonio “Tony” Reyes was also present.

The meeting was held at Orange Grove Elementary School in Somerton, Arizona.

Andrew Fangman, Planner III, introduced staff, welcomed the Citizen Advisory Group (CAG) members and noted the meeting was a follow-up from the first meeting held in September at Development Services.

Fernando Villegas, Planner II, informed the members they would review Chapter 4D, South Mesa Planning Area and Chapter 6, Circulation Element. Mr. Villegas gave a brief update on comments received at the last CAG meeting relating to Chapter 3 and read the long and short term needs gathered from the last meeting. He said the South Mesa Area had only two issues regarding transportation and read them to the members.

Supervisor Reyes said he wanted to be sure what information was being inputted in the Plan and how these issues would fit in.

Mr. Fangman noted one of the changes was related to grant funds and that the State would require all communities to have a Comprehensive Plan which would provide more points for grant applications.

Fae Kahn, 18607 South Avenue 3½ E, Yuma, said she was concerned with the development in her area. She commented that too many lights had been set up due to construction of the new Port of Entry.

Supervisor Reyes stated he was also being impacted with all the development in his neighborhood.

Mr. Villegas informed the neighbors they would be discussing the Circulation Element. He continued with the Land Use Section of Chapter 4D and read the types of densities and Land Use categories noted in the South Mesa Area.

Nancy Rodriguez, 3220 East County 18th Street, Yuma, said many residents who attended the annual meeting voted in favor of smaller parcels in this area because of the stored junk on abandoned parcels.

Mr. Villegas informed the members of the existing Auxiliary Airport and asked the members if they were in favor of changing the Land Use designation from ten to five acres.

South Mesa Citizen Advisory Group Report
Appendix C

Pat Morgan, 3743 West County 17th Street, Somerton, said that area should be left at ten acres.

Ms. Rodriguez said she would like to see a smaller designation in that specific area which would not allow so much junk to be stored on these properties.

Mr. Villegas informed the members that by changing the Land Use designation from ten to five acres would not reduce the junk and noted these changes would only make the area compatible with zoning. He informed the members that they needed to concentrate on how the South Mesa area should look in ten years. Mr. Villegas said they would continue to see more Minor Amendments if the area was left the way it was now.

Mr. Fangman explained that the land use category was not created when the plan was developed in 2001. He said that a new category was recently added called Ag Rural Development to the plan.

Ms. Rodriguez commented that several residents voted in favor to change this area to five acre parcels.

Supervisor Reyes explained that if the area was changed to five acres, later it could not be re-zoned.

Mr. Villegas asked the members to identify any area that needed to be changed to a different designation.

Supervisor Reyes informed the members that any color change done to the map would only change the designation of the area and not the zoning.

Mr. Villegas stated the zoning would stay the same.

Mr. Fangman continued with the Circulation Element and asked the members to identify any transportation issues or improvements needed in the area.

Supervisor Reyes noted that County 17 ½ Street did not come across on one side and there were many roads like this one. Mr. Reyes recommended that staff develop a list which could be put in the plan on a needed basis within the next ten years.

Mr. Morgan indicated that County B ½ street needed to be connected to Highway 95 and noted Avenue A and 3E were other roads needing improvement.

Mr. Villegas noted there was a portion on County 18th Street that was improved. He informed the members they could also include public transportation regarding buses in this element.

Mr. Morgan questioned what the Military thought about the area being changed.

South Mesa Citizen Advisory Group Report
Appendix C

Mr. Fangman informed the members about the buffer zones close to the military boundary.

Mr. Villegas reviewed the comments received at the last community meeting and explained how they were gathered. He informed the members that the next meeting would be held in January 2009.

Meeting adjourned at 6:45p.m.

Appendix D

February 4, 2009

Meeting



Citizen Advisory Group Meeting #3
Orange Grove Elementary School, Somerton, Arizona
February 4, 2009, 5:30 PM

Agenda

- 1. Call to Order**
- 2. Introductions and Overview**
- 3. Summary of the two previous CAG meetings.**
- 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. Drawing session for specific changes to the Land Use Map**
- 6. Drawing session for specific changes to the Zoning Map**
- 7. Discussion and workshop on Chapter 6 – Circulation Element**
Workshop in which the CAG will identify desired transportation improvements.
- 8. Next Meeting:**

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

South Mesa Citizen Advisory Group Report
Appendix D

YUMA COUNTY CITIZENS ADVISORY GROUP MEETING
REGULAR MEETING NOTES

February 4, 2009

Staff members present were Fernando Villegas, Planner II; Juan Leal Rubio, Planner II; and Angelica Gomez, Office Specialist II.

The meeting was held at Orange Grove Elementary School in Somerton, Arizona.

Fernando Villegas, Planner II, introduced staff and welcomed the Citizen Advisory Group (CAG) members to the meeting. Mr. Villegas informed the members about the lack of involvement staff has had with this particular area and that it has been difficult to gather information. He gave a brief summary of the items discussed in the two previous meetings. Mr. Villegas explained that staff developed a Goals, Objectives and Policies sheet from the comments received at the last meeting.

Jose de la Vara, 16212 South Avenue A½, Somerton, said he was surprised that only three people wanted to keep the rural character of the area.

Mr. Villegas continued to review the recommended changes made to the land use map at the second meeting.

Nancy Rodriguez, 3220 East County 18th Street, Yuma, stated she would like to change the 5-acre parcel designation to 2.5-acre parcels. She said this would help control the junk found in several of the 5-acre parcels located in her area.

Juan Leal Rubio, Planner II, stated there was an Auxiliary Air Field close to this area and noted there could be a problem with the change. He explained the heavy use by the Marine Corps Air Station for training of their aircraft. Mr. Rubio stated he was not sure if the Board would support 2 acre lots from Avenue 1E to Avenue 2½ E.

Ms. Rodriguez asked how she could convince the Board to approve her requested change.

Mr. Villegas stated this was the first step in gathering information and noted that changes would be sent to the Board as a recommendation. He read the recommended changes made to the zoning map and asked the members if they wanted to add any more changes.

Mr. Rubio stated any changes approved on the land use map would have an affect on zoning and in order for zoning to be in character with the area it would need to be compatible with the land use.

Mr. Villegas continued with the Circulation Element of Chapter 6 and reviewed some of the comments received at the last meeting regarding roads and other needed improvements. There were no more comments from the members and he noted the last meeting to review Chapter's 5, 7 and 7A would be held in April.

Meeting Adjourned at 7:05 p.m.

Appendix E

April 8, 2009

Meeting



Citizen Advisory Group Meeting #4
Orange Grove Elementary School, Dateland, Arizona
April 8, 2009, 5:30 PM

Agenda

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

South Mesa Citizen Advisory Group Report
Appendix E

March 8, 2009

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

The meeting was held at Orange Grove Elementary School in Somerton, Arizona.

Fernando Villegas, Planner II, introduced staff and welcomed the Citizen Advisory Group (CAG) members to the meeting. Mr. Villegas gave a brief explanation on the new annexation being proposed by the City of Yuma (COY) and noted there would be a hearing on April 15th at 5:30 p.m. at City Hall. Mr. Villegas stated the proposed annexation was not compatible with the rural style being requested by the members for this area.

Nancy Rodriguez, 3272 East County 18th Street, Yuma, asked what would happen with the water issue in this area.

Andrew Fangman, Planner III, stated the water would come from the City's allocation and would run from the nearest area in the vicinity.

Fae Kauk, 18607 South Avenue 3½ E, Yuma, noted this issue would fall on the developer and not the residents.

Mr. Villegas stated the COY was proposing to annex only large properties like agriculture farms and not small residential lots. He indicated the request has come from the land owners in this area and noted the City would have to apply for a Major Amendment to the General Plan.

Mr. Fangman stated this area was covered by the 2010 Comprehensive Plan and as soon as the annexation was complete it would be covered under the City of Yuma's General Plan.

Mr. Villegas continued with an open discussion on Open Space and Recreational Resources for Chapter 5.

The members stated they wanted to designate areas for ATV's, enforce active management funded by user fees and identify areas of public land that were suitable for horse recreation. The members also wanted to develop a recreational area for the South portion of County 19th Street.

Mr. Villegas continued with an open discussion on the Environmental Element of Chapter 7.

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The members stated they wanted to prevent environmental impacts to residential areas and wildlife, build signs to stop illegal dumping and designate an area to dispose tires.

Mr. Fangman stated a transfer site was needed for disposing of tires. He indicated it could be adjacent to the landfill.

The members stated that an annual spring clean up would help alleviate the trash that gets disposed on empty lots.

Mr. Villegas indicated that air quality and noise control could be added to the Environmental Element.

Mr. Villegas continued with an open discussion on Water Resources in Chapter 7A and stated he included the comment on considering water resources availability for all proposed subdivisions.

The members agreed with the comment for Chapter 7A.

Mr. Villegas continued with an open discussion on the Safety Element of Chapter 7B.

The members stated they would like to have more signs that distinguish areas between the City and County and noted the need for a stop light at Avenue B and County 19th Street.

Mr. Fangman gave a brief explanation on the new Housing Element that would be incorporated to the update of the 2010 Comprehensive Plan. He indicated there were enough funds to help residents upgrade their homes.

Mr. Rodriguez indicated there were a lot of older mobile homes that could tap into these funds to upgrade their homes⁴⁹.

Meeting adjourned at 6:50 p.m.