



South Gila Valley Planning Area Citizen Advisory Group Report



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Yuma County Department of Development Services
April 2010

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South Gila Valley Planning Area Citizen Advisory Group Report **Executive Summary**

A series of three Citizen Advisory Group meetings were held between November of 2009 and March 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.

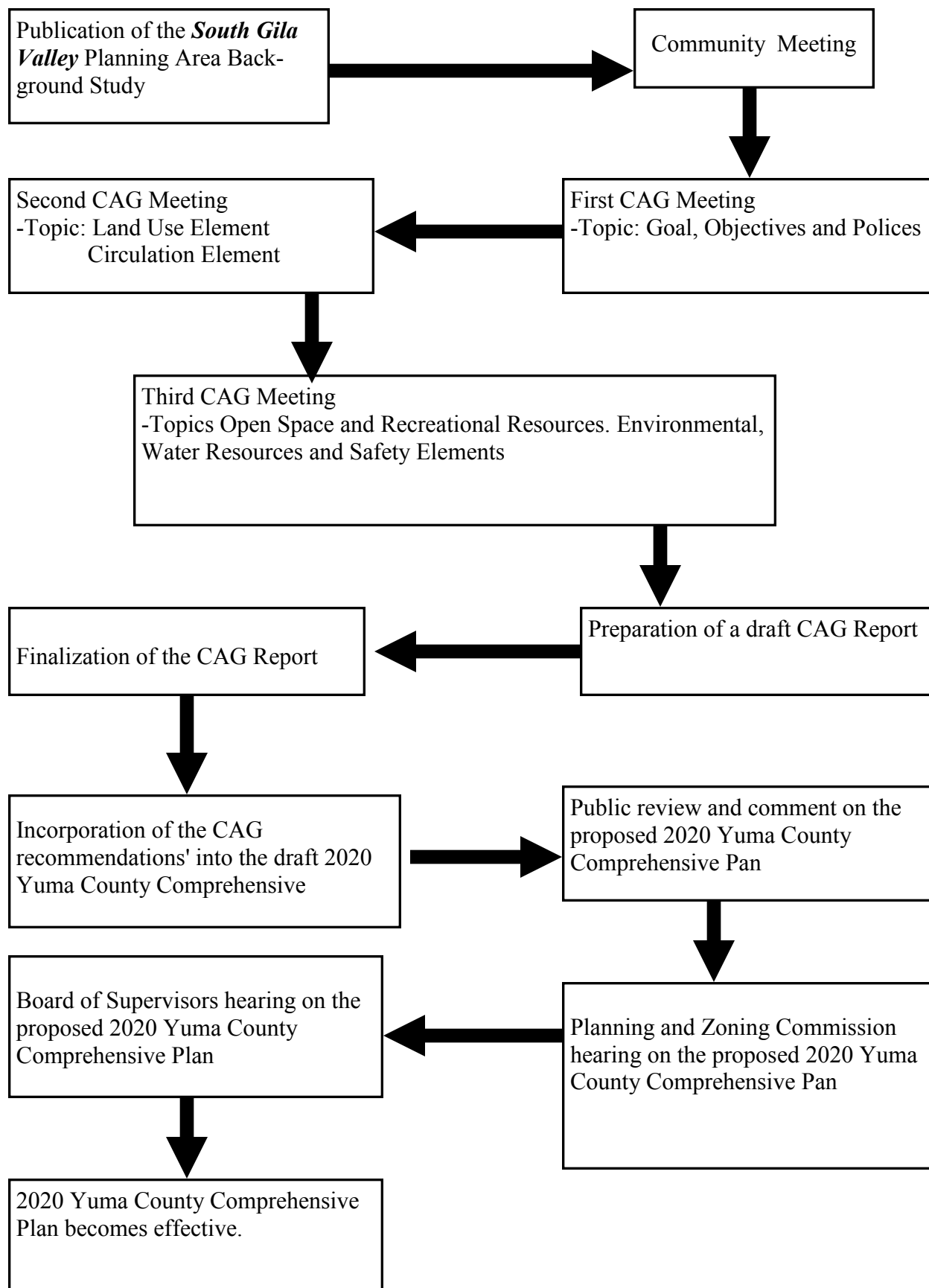
The South Gila Valley Planning Area covers the northern portion of the area covered under the Joint Land Use Plan which remains unincorporated and is therefore under the planning jurisdiction of Yuma County. The 2000 U.S. Census reported a population of 3,091 people living within the boundaries of the Planning Area, of which 61.7% classify themselves as Hispanic.. Proportionally, a higher percentage of people identifying themselves as Hispanic live in the South Gila Valley Planning Area than do in Yuma County and Arizona as a whole. Compared to Yuma County and the State of Arizona the South Gila Valley Yuma Planning Area has a younger population. The age cohort with the greatest percentage of people in it for the South Gila Valley Plan Area is the one that covers people from 5 to 9 years old.

In general, the CAG felt that the planning area should be kept primarily as an area devoted for agricultural production with protection of agricultural areas as a primary resource and limiting increments in housing density. Similarly, limiting any commercial development to existing/pre-established commercial corridors in the area of Highway 95 and Pacific Avenue. There was also some emphasis placed on promoting and keeping open spaces and establishing additional recreational opportunities along the river, while maintaining areas for river preservation. Other issues include: Keeping 5 acre lots or larger; improving surface roads within and around College Acres; Prohibiting traffic flow to River through College Acres (Shannon & Co. 8 1/4 St); Increasing law enforcement presence; etc.



Figure 2: CAG Members

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



Community Meeting, October 1, 2009

On October 1, 2009 Planning staff hosted a community meeting for the South Gila Valley Planning Area which was held at the Yuma County Department of Development Services in Yuma, Arizona. Approximately 17 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 all the issues of concern to the South Gila Valley 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 South Gila Valley Planning Area Background Study. The background study contains information regarding demographics, land use, and economic development in the South Gila Valley Planning Area.

According to the 2000 US Census, the total population of the South Gila Valley Planning Area is 3,091 of which 61.7 % classify themselves as Hispanic. This is 11.2% more than the percentage of Yuma County as a whole, where 50.5% of people classify themselves as Hispanic. Compared to Yuma County and Arizona as a whole the Gila Valley Planning Area has a younger population. In the age cohorts from birth to 20 years and younger this planning area has proportionally much more of its population in these age cohorts.

Between January 1, 2000 and December 31, 2008 the Board of Supervisors approved sixteen rezonings within the Planning Area. These rezonings reinforced existing land use patterns, specific areas became more residential, industrial, or agricultural in nature. Ten of these rezonings changed the subject parcels to a zoning district that allows for industrial uses, three were to light industrial and seven to heavy industrial. There were six rezonings from light industrial to heavy industrial. All occurred in a small area bounded by Pacific Avenue, 12th Street, Avenue 3E, and Highway 95. There were two rezonings from a Rural Area zoning district to a residential zoning district.

Since the creation of the JLUP in 1996, there have been only four amendments to the land use designation maps in the Gila Valley Planning Area to date. One amendment allowed a small expansion of the existing industrial area. Two amendments were to allow for residential uses in areas that were not being previously used for agricultural purposes. The final amendment was for 125 acres of land that was previously classified as Nonconforming were designated as Agriculture. Areas that were classified as Nonconforming represented holes in the land use designation map, as Nonconforming is not a true land use designation but rather represents unclassified areas in the Plan that are made up entirely of nonconforming uses and land use densities. The Agriculture designation was chosen because it most closely matches the Plan's vision for the area, the perseverance of currently existing agriculture activities, and existing residences, without increasing residential densities.

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.

The breakout group exercise revealed that residents in attendance at the community meeting believe that the planning area should be kept primarily as an area devoted for agricultural production with protection of agricultural areas as a primary resource and limiting increments in housing density.

<i>Comments</i>
Land Use
No Commercial on County 8th Street, East of Pacific Avenue.
Do no increase housing density in the area of College Acres.
Maintain Agriculture as a primary resource in Planning Area.
Keep 5 acre lots or larger in Planning Area.
Limit any commercial development.
Open Space and recreation along river/river preservation.
Transportation
Stop traffic to River through College Acres (Shannon & Co. 8 1/4 Street).
Surface roads within and around College Acres.
Block access to levee through Avenue 4 1/2 E.
Community Services
More Law Enforcement.

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.

November 12, 2009 Meeting

Long Range Planning staff hosted a meeting of the South Gila Valley Planning Area Citizen Advisory Group to discuss Chapter 3-Goals, Objectives and Police on November 12, 2009 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 B starting on page 34.



Figure 4: 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.

**South Gila Valley Planning Area Citizen Advisory Group Report
Goals, Objectives, and Policies**

Comments From Community Meeting	Citizen Advisory Group’s Recommended Changes
No commercial on County 8th Street, East of Pacific Avenue	<p><i>Pages 3-2 through 3-4, read as follows:</i></p> <p>Goal (existing): Maintain Land Use Compatibility.</p> <p>Objective (existing): Monitor land use patterns to ensure development occurs in a coordinated, contiguous and comprehensive manner.</p> <p>Policy (existing): Yuma County will designate land use classifications in a manner that is complementary and/or compatible with adjacent land uses and the surrounding environment.</p>
Do not increase housing density in the area of College Acres	<p>Goal (existing) Agricultural & Rural Sustainability.</p> <p>Objective (existing): Adopt programs that support retention of agriculture activities and the county’s rural character.</p> <p>Policy (existing): Yuma County will continue to support studies and programs that assist the agricultural community.</p>
Maintain Agriculture as a primary resource in Planning Area.	<p>Policy (existing): Yuma County will develop incentives to encourage voluntary participation that prevents the conversion of agricultural lands to higher density uses and supports compatible agricultural uses.</p>
Keep 5 acre lots or larger in Planning Area.	<p>Objective (existing): Mitigate conflicts between agriculture and residential land use.</p> <p>Policy: Yuma County will identify productive agricultural areas where the placement of new development would cause noncontiguous land use patterns.</p>
Limit any commercial development	<p><i>Change Pages 3-11 through 16 under Yuma (South Gila) Planning Area as follows:</i></p> <p>Goal (existing): Sustain Agriculture and Rural Character.</p> <p>Objective: Enhance and optimize the productivity of prime agricultural lands.</p>
Open Space and recreation along river/river preservation	<p>Goal (new): Plan for proper commercial and industrial corridors</p> <p><i>Objective (new): Promote commercial and industrial development along major transportation corridors.</i></p> <p><i>Policy (new): Yuma County will support the designation of commercial and industrial land use classifications in areas with adequate infrastructure.</i></p> <p><i>Objective (new): Adopt polices that support retaining agricultural activities on prime agriculture lands and associated activities.</i></p>

Table 2: Citizen Advisory Group Recommended Changes to Chapter 3

**South Gila Valley Planning Area Citizen Advisory Group Report
Goals, Objectives, and Policies**

Comments From Community Meeting	Citizen Advisory Group’s Recommended Changes
<p>Land Use comments continued.</p>	<p><i>Policy (new): Yuma County will support land use designations and policies that promote parcel sizes from five to forty acres in size, in prime agricultural lands in order to maintain the current agriculturally compatible rural style of development.</i></p> <p>Goal (existing): Advocate Open Space and Recreational Resource Development:</p> <p><i>Objective (new): Create recreational opportunities along the Gila and Colorado River corridors while positively impacting the natural environment.</i></p> <p><i>Policy (new): Yuma County will work with local residents, local government, state and federal agencies to identify opportunities for the development of recreational facilities within the Gila Valley and Colorado River corridor.</i></p>

Table 2: Citizen Advisory Group Recommended Changes to Chapter 3

**South Gila Valley Planning Area Citizen Advisory Group Report
Goals, Objectives, and Policies**

Comments From Community Meeting	Citizen Advisory Group’s Recommended Changes
Stop traffic River through College Acres (Shannon & Co. 8 1/4 Street)	<p>Change Pages 3-18 under Yuma (South Gila) Planning Area as follows:</p> <p>Goal (existing): Strengthen Rural Transportation System</p> <p><i>Objective (new): Assist communities in the South Gila Planning Area in improving their transportation systems.</i></p>
Surface roads within and around College Acres.	<p><i>Policy (new): Yuma County will conduct an in-depth assessment of the existing road network noting deficiencies in the South Gila Planning Area.</i></p>
Block access to levee through Avenue 4 1/2 E	<p>Goal: Fiscal Responsibility (existing).</p> <p>Objective (existing): Investigate alternative funding sources and obtaining equitable fair share contributions from the development community.</p>
More law enforcement.	<p><i>Policy (new): Working with area residents Yuma County will identify all possible funding mechanisms for the identified road improvements.</i></p> <p>Change Page 3-25 under South Gila Planning Area as follows:</p> <p>Goal (existing): Support Existing Emergency Plans & Programs:</p> <p>Objective (existing): Implement specific measures to improve emergency response and mitigation efforts.</p> <p><i>Policy (new): Yuma County will support the improvement of emergency services in areas currently deficient or lacking adequate law enforcement response time.</i></p>

Table 2: Citizen Advisory Group Recommended Changes to Chapter 3

Chapter 4D—Yuma, Foothills, & South County Planning Area-Land Use Element

Chapter 4D includes *Map 4B 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.



Figure 5: Church in Gila Valley

January 28th, 2010 Meeting

Long Range Planning staff hosted a second meeting of the South Gila Valley Planning Area Citizen Advisory Group to review additional changes to Chapter 3-Goals, Objectives & Policies related to the South Gila Valley Planning Area.. The CAG members also discussed Chapter 4D—Yuma, Foothills, & South County Planning Area-Land Use Element. The meeting was held at the Yuma County Department of Development Services, Aldrich Hall. Ten members of the CAG attended this meeting. Kevin Eatherly, representing the Yuma Crossing National Heritage Area, also gave a brief presentation on the East Wetlands Restoration Project. A copy of the agenda and meeting notes can be found in Appendix C starting on page 38.

Discussion on Changes

Based on feedback received from CAG members at first CAG meeting, staff prepared a revised table of proposed changes to Chapter 3. The CAG reviewed the revised changes of Table 2 and came to a consensus on the changes. Table 2, shown on previous pages, reflects all revised changes. There was also a drawing sessions to the land use and zoning maps. Most notable suggested changes made by CAG members include changing the land use designation in the vicinity of the SE corner of 8th Street and Pacific Avenue to commercial; and matching land use designation with zoning for that specific area in the South Gila Valley planning area. No other land use changes were proposed, other than keeping areas in Agriculture and limiting housing density.

Issues Identified by the CAG for Insertion into Chapter 4D:

- **No Commercial/Industrial Lands Uses on 8th Street east of Pacific Avenue** – There was a consensus among the CAG members that properties along 8th Street east of Pacific Avenue should be kept agriculture or semi-rural so that future land uses are compatible with the surrounding environment. Any commercial or industrial land should be limited to parcels that front Pacific Avenue
- **Limit commercial Development**— CAG members emphasized the need to keep commercial development concentrated along the Pacific Avenue commercial corridor, which is between 8th Street and Interstate 8. This area is currently designated for industrial use, CAG members felt that transitioning of some the land currently designated as industrial to commercial would be acceptable.
- **Limit Residential Development** – CAG members felt that land use designations should support existing residential densities, but that no additional neighborhoods should be constructed on land that is currently being used for agricultural purposes.

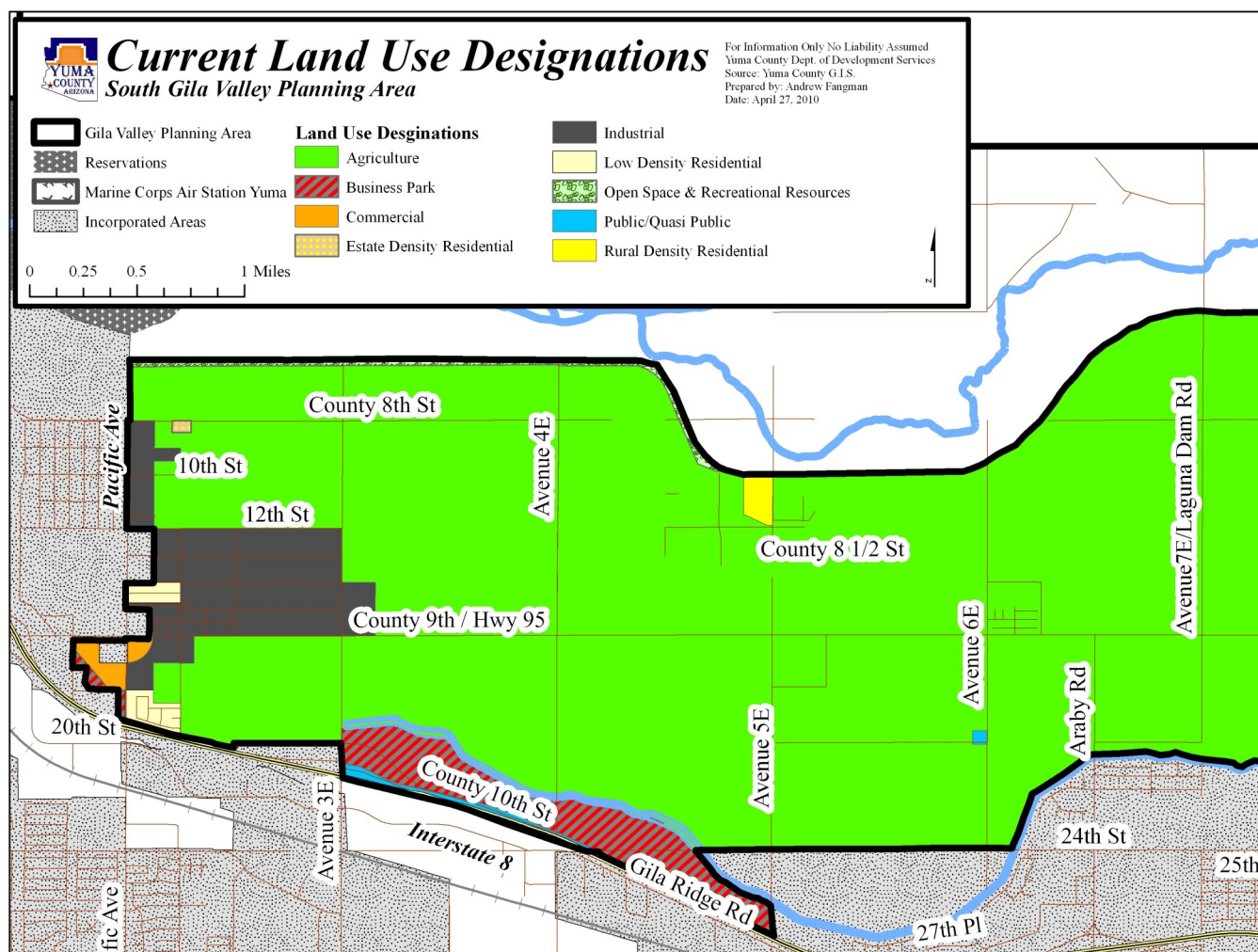


Figure 6: Existing Land Use Designation of the eastern Portion of the South Gila Planning Area

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.

March 3, 2010 Meeting

Long Range Planning Staff hosted a meeting of the South Gila Valley Planning Area Citizen Advisory Group to discuss the Open Space & Recreational Resources Element, the meeting was held on March 3, 2010, at the Department of Development Service. Eight members of the CAG attended this meeting. A copy of the meeting agenda and meeting notes can be found in Appendix D starting on page 41.

CAG Identified Issues

- A joint effort between local residents, local government, state and federal agencies to identify opportunities for the development of recreational facilities within the Gila Valley and Colorado River corridor.
- The need to preserve and protect open spaces and to provide for more recreational opportunities along and within the Gil and Colorado River.
- Open space should be managed in manner to ensure that its recreational use does not negatively impact nearby landowners and residents.
- Provisions to deal with the large amount trash/litter generated by recreational use of public land in the vicinity of the Colorado/Gila confluence needs to be made.



Figure 7: Gila River, north of College Acres.

CAG Meetings

The South Gila Valley Planning Area Citizen Advisory Group discussed Chapter 6—Circulation Element on January 28, 2010 and March 3, 2010, at the Department of Development Services.

A copy of the meeting agenda and meeting notes can be found in Appendix C starting on page 38.

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

There was an open dialogue between staff and CAG members. CAG members had two major concerns regarding transportation issues in the planning area. These include:

Access to Gila River – Public lands located in the immediate vicinity of the confluence of the Colorado River and the Gila River, north of the levee, are popular and heavily used as a recreational area. A lack of clearly defined and marked way to access this area from Highway 95 has caused problems for area residents and land owners, as many users are accessing this area by trespassing over private property. A legal, clearly defined, and marked route from Highway 95 to the confluence needs to be established.

Maintenance of local roads – There is need for Yuma County to review the development of a policy that would provide for maintenance and upgrade of local roads, such as College acres, to help mitigate dust and to provide a safer and more liable means of access.

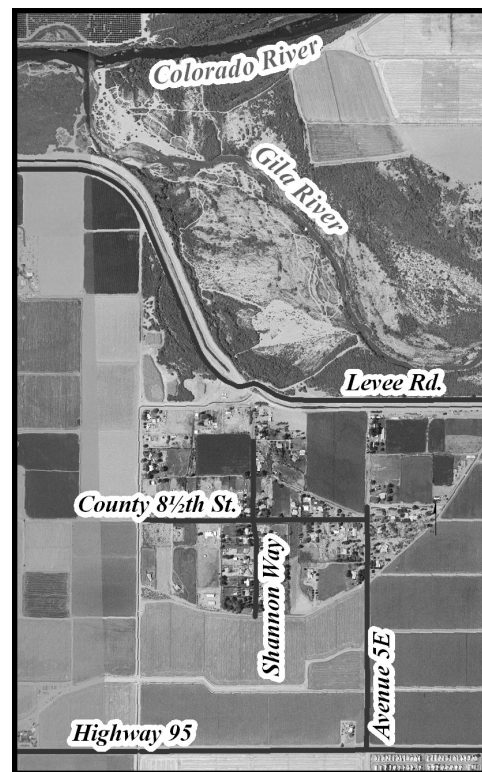


Figure 8: Dirt road along canal heading towards Gila River levee

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

The CAG members identified two environmental concerns:

- Dust caused by vehicular traffic on unpaved roads, particularly in the College Acres area
- Illegal dumping of trash particularly in areas behind the levees



Figure 10: Dirt road facing leading to Gila River levee, with College Acres in the background

Water Resources Element

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

March 3, 2010 Meeting

A meeting of the South Gila Valley Citizen Advisory Group met to discuss the Water Resources Element was held on this date at the Department of Development Services. Eight members of the CAG attended this meeting. A copy of the meeting agenda and meeting notes can be found in Appendix D starting on page 42.

Discussion on the Water Resources Element

The CAG members had no comments on the Water Resource Element of the South Gila Valley Planning Area.

CAG Identified Issues

- None.



Figure 11: Gila River and Colorado River confluence

Safety Element

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.

March 3, 2010 Meeting

The South Gila Valley Planning Area Citizen Advisory Group met to discuss Chapter 7B-*Safety Element* of the Yuma County 2010 Comprehensive Plan on March 3, 2010 at the Yuma County Department of Development Services. Eight members of the CAG attended this meeting. A copy of the meeting agenda and meeting notes can be found in Appendix D starting on page 41.

Discussion on the Safety Element

CAG members agreed that the area lacks sufficient code enforcement and would like to see more patrols by the Sheriff's office.

CAG Identified Issues

- Support the improvement of safety and emergency services in the planning area to meet the needs and demands of its residents.

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

Staff explained to the CAG members that a housing element is being proposed as a new addition to the Comprehensive Plan. The Housing Element would identify housing opportunities and deficiencies in Yuma County and ways that Yuma County can work with residents and other organizations and entities to assure the effective development of new housing opportunities, protect and enhance existing residential neighborhoods, and revitalize of deteriorating areas to better accommodate the housing needs of Yuma County residents.

CAG Proposed Text Changes

The following pages detail how the text of the Yuma County 2010 Comprehensive Plan would need 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**. Text to be removed is shown with a line through it, like ~~this~~. Existing text is shown in normal font.

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4D South Gila Valley Planning Area

Goal :	Maintain Land Use Compatibility.
Objective:	Monitor land use patterns to ensure development occurs in a coordinated, contiguous and comprehensive manner .
Policy:	Yuma County will designate land use classifications in a manner that is complementary and/or compatible with adjacent land uses and the surrounding environment
Goal:	Agricultural & Rural Sustainability.
Objective:	Adopt programs that support retention of agriculture activities and the county’s rural character.
Policy:	Yuma County will continue to support studies and programs that assist the agricultural community.
Policy:	Yuma County will develop incentives to encourage voluntary participation that prevents the conversion of agricultural lands to higher density uses and supports compatible agricultural uses.
Objective:	Mitigate conflicts between agriculture and residential land use.
Policy:	Yuma County will identify productive agricultural areas where the placement of new development would cause noncontiguous land use patterns.
Goal:	Sustain Agriculture and Rural Character.
GOAL:	PLAN FOR PROPER COMMERCIAL AND INDUSTRIAL CORRIDORS
OBJECTIVE:	PROMOTE COMMERCIAL AND INDUSTRIAL DEVELOPMENT ALONG MAJOR TRANSPORTATION CORRIDORS.

South Gila Valley Planning Area Citizen Advisory Group Report
CAG Proposed Text Changes—Chapter 3-Goals, Polices, and Objectives

POLICY:	YUMA COUNTY WILL SUPPORT THE DESIGNATION OF COMMERCIAL AND INDUSTRIAL LAND USE CLASSIFICATIONS IN AREAS WITH ADEQUATE INFRASTRUCTURE.
OBJECTIVE:	ADOPT POLICES THAT SUPPORT RETAINING AGRICULTURAL ACTIVITIES ON PRIME AGRICULTURE LANDS AND ASSOCIATED ACTIVITIES
POLICY:	YUMA COUNTY WILL SUPPORT LAND USE DESIGNATIONS AND POLICIES THAT PROMOTE PARCEL SIZES FROM FIVE TO FORTY ACRES IN SIZE, IN PRIME AGRICULTURAL LANDS IN ORDER TO MAINTAIN THE CURRENT AGRICULTURALLY COMPATIBLE RURAL STYLE OF DEVELOPMENT.
Goal:	Advocate Open Space and Recreational Resource Development..
OBJECTIVE:	CREATE RECREATIONAL OPPORTUNITIES ALONG THE GILA AND COLORADO RIVER CORRIDORS WHILE POSITIVELY IMPACTING THE NATURAL ENVIRONMENT.
POLICY:	YUMA COUNTY WILL WORK WITH LOCAL RESIDENTS, LOCAL GOVERNMENT, STATE AND FEDERAL AGENCIES TO IDENTIFY OPPORTUNITIES FOR THE DEVELOPMENT OF RECREATIONAL FACILITIES WITHIN THE GILA VALLEY AND COLORADO RIVER CORRIDOR.
Goal:	Strengthen Rural Transportation System.
OBJECTIVE:	ASSIST COMMUNITIES IN THE SOUTH GILA PLANNING AREA IN IMPROVING THEIR TRANSPORTATION SYSTEMS.
POLICY:	YUMA COUNTY WILL CONDUCT AN IN-DEPTH ASSESSMENT OF THE EXISTING ROAD NETWORK NOTING DEFICIENCIES IN THE SOUTH GILA PLANNING AREA.
Goal:	Fiscal Responsibility.
Objective:	Investigate alternative funding sources and obtaining equitable fair share contributions from the development community.

South Gila Valley Planning Area Citizen Advisory Group Report
CAG Proposed Text Changes—Chapter 3-Goals, Polices, and Objectives

POLICY:	WORKING WITH AREA RESIDENTS YUMA COUNTY WILL IDENTIFY ALL POSSIBLE FUNDING MECHANISMS FOR THE IDENTIFIED ROAD IMPROVEMENTS.
Goal:	Support Existing Emergency Plans & Programs.
Objective:	Implement specific measures to improve emergency response and mitigation efforts.
POLICY:	YUMA COUNTY WILL SUPPORT THE IMPROVEMENT OF EMERGENCY SERVICES IN AREAS CURRENTLY DEFICIENT OR LACKING ADEQUATE LAW ENFORCEMENT RESPONSE TIME.

South Gila Valley Planning Area Citizen Advisory Group Report
CAG Proposed Text Changes - Chapter 4D—Land Use Element

Issues:

- Commercial zoning on County 8th Street, East of Pacific Avenue.
- Do not increase housing density in the area of College Acres.
- Maintain Agriculture as a primary resource in Planning Area.
- Keep 5 acre lots or larger in Planning area.
- Limit any commercial development.

PROPOSED TEXT CHANGES TO ADDRESS ISSUES:

- **YUMA COUNTY WILL PLAN FOR PROPER COMMERCIAL AND INDUSTRIAL CORRIDORS.**
- **YUMA COUNTY WILL PROMOTE COMMERCIAL AND INDUSTRIAL DEVELOPMENT ALONG MAJOR TRANSPORTATION CORRIDORS.**
- **YUMA COUNTY WILL SUPPORT THE DESIGNATION OF COMMERCIAL AND INDUSTRIAL LAND USE CLASSIFICATIONS IN AREAS WITH ADEQUATE INFRASTRUCTURE.**
- **YUMA COUNTY WILL ADOPT POLICIES THAT SUPPORT RETAINING AGRICULTURAL ACTIVITIES ON PROME AGRICULTURE LANDS AND ASSOCIATED ACTIVITES.**
- **YUMA COUNTY WILL SUPPORT LAND USE DESIGNATIONS AND POLICIES THAT PROMOTE PARCEL SIZES FROM FIVE TO FORTY ACRES IN SIZE, IN PROME AGRICULTURAL LANDS IN ORDER TOMAINTAIN THE CURRENT AGRICULTURALLY COMPATIBLE RURAL STYLE OF DEVELOPMENT.**

Issues:

- Allow for Open Space and recreation along river for river preservation.

PROPOSED TEXT CHANGES TO ADDRESS ISSUES:

- **YUMA COUNTY WILL ADVOCATE OPEN SPACE AND RECREATIONAL RESOURCE DEVELOPMENT.**
- **YUMA COUNTY WILL CREATE RECREATIONAL OPPORTUNITIES ALONG THE GILA AND COLORADO RIVER CORRIDORS WHILE POSITVELY IMPACTING THE NATURAL ENVIRONMENT.**
- **YUMA COUNTY WILL WORK WITH LOCAL RESIDENTS, LOCAL GOVERNMENT, STATE AND FEDERAL AGENCIES TO IDENTIFY OPPORTUNITIES FOR THE DEVELOPMENT OF RECREATIONAL FACILITIES WITHIN THE GILA VALLEY AND COLORADO RIVER CORRIDOR.**
- **YUMA COUNTY WILL SUPPORT A JOINT EFFORT BETWEEN LOCAL RESIDENTS, LOCAL GOVERNMENT, STATE AND FEDERAL AGENCIES TO IDENTIFY OPPORTUNITIES FOR THE DEVELOPMENT OF RECREATIONAL FACILITIES WITHIN THE GILA VALLEY AND COLORADO RIVER CORRIDOR.**
- **YUMA COUNTY UNDERSTANDS THE NEED TO PRESERVE AND PROTECT OPEN SPACES AND TO PROVIDE FOR MORE RECREATIONAL OPPORTUNITIES ALONG AND WITHIN THE GIL AND COLORADO RIVER.**
- **OPEN SPACE SHOULD BE MANAGED IN MANNER TO ENSURE THAT ITS RECREATIONAL USE DOES NOT NEGATIVELY IMPACT NEARBY LANDOWNERS AND RESIDENTS.**
- **YUMA COUNTY WILL CREATE PROVISIONS TO DEAL WITH THE LARGE AMOUNT TRASH/LITTER GENERATED BY RECREATIONAL USE OF PUBLIC LAND IN THE VICINITY OF THE COLORADO/GILA CONFLUENCE NEEDS TO BE MADE.**

Issues:

- Stop traffic through College Acres (Shannon & Co. 8 1/4 Street).
- Surface roads within and around College Acres.
- Block access to levee through Avenue 4 1/2 E.
- More law enforcement.

PROPOSED TEXT CHANGES TO ADDRESS ISSUES:

- **YUMA COUNTY WILL ASSIST COMMUNITIES IN THE SOUTH GILA VALLEY PLANNING AREA IN IMPROVING TRANSPORTATION SYSTEMS.**
- **YUMA COUNTY WILL CONDUCT AN IN-DEPTH ASSESSMENT OF THE EXISTING ROAD NETWORK NOTING DEFICIENCIES IN THE SOUTH GILA VALLEY PLANNING AREA.**
- **WORKING WITH AREA RESIDENTS YUMA COUNTY WILL IDENTIFY ALL POSSIBLE FUNDING MECHANISMS FOR THE IDENTIFIED ROAD IMPROVEMENTS.**
- **YUMA COUNTY WILL SUPPORT THE IMPROVEMENT OF EMERGENCY SERVICES IN AREAS CURRENTLY DEFICIENT OR LACKING ADEQUATE LAW ENFORCEMENT RESPONSE TIME.**
- **THOSE PUBLIC LANDS LOCATED IN THE IMMEDIATE VICINITY OF THE CONFLUENCE OF THE COLORADO RIVER AND THE RIVER, NORTH OF THE LEVEE, ARE POPULAR AND HEAVILY USED AS A RECREATIONAL AREA. A LACK OF CLEARLY DEFINED AND MARKED WAY TO ACCESS THIS AREA FROM HIGHWAY 95 HAS CAUSED PROBLEMS FOR AREA RESIDENTS AND LAND OWNERS, AS MANY USERS OF THIS AREA ARE ACCESSING THIS AREA BY TRESPASSING OVER PRIVATE PROPERTY. A LEGAL, CLEARLY DEFINED, AND MARKED ROUTE FROM HIGHWAY 95 TO THE CONFLUENCE NEEDS TO BE ESTABLISHED. PROVISIONS TO DEAL WITH THE LARGE AMOUNT TRASH/LITTER GENERATED ON THIS SITE ALSO NEED TO BE MADE.**

South Gila Valley Planning Area Citizen Advisory Group Report
CAG Proposed Text Changes - Chapter 7– Environmental Element

Issues:

- Dust control.
- Illegal dumping of trash behind the levee

PROPOSED TEXT CHANGES TO ADDRESS ISSUES:

- **DUST CAUSED BY VEHICULAR TRAFFIC ON UNPAVED ROADS, PARTICULARLY IN THE COLLEGE ACRES AREA IS CREATING AN ENVIRONMENTAL NUISANCE**
- **ILLEGAL DUMPING OF TRASH PARTICULARLY IN AREAS BEHIND THE LEVEES IS CREATING AN ENVIRONMENTAL NUISANCE**

South Gila Valley Planning Area Citizen Advisory Group Report
CAG Proposed Text Changes - Chapter 7A—Water Resources

Issues:

- None.

PROPOSED TEXT CHANGES TO ADDRESS ISSUES:

- **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.**

NW Yuma Planning Area Citizen Advisory Group Report
CAG Proposed Text Changes - Chapter 7B—Safety Element

Issues:

- CAG members expressed safety concerns and would like to see more patrols from Sherriff's office in the area.
- Lack of zoning enforcement.

PROPOSED TEXT CHANGES TO ADDRESS ISSUES:

- **SUPPORT EXISTING EMERGENCY PLANS & PROGRAMS.**
- **IMPLEMENT SPECIFIC MEASURES TO IMPROVE EMERGENCY RESPONSE AND MITIGATION EFFORTS.**
- **ENHANCED PUBLIC SAFETY**
- **BETTER ENFORCEMENT OF LAWS, ORDINANCES, AND REGULATIONS**
- **YUMA COUNTY WILL WORK WITH AREA RESIDENTS TO IDENTIFY AREAS THAT NEED TO BE CLOSELY SCRUTINIZED FOR ZONING VIOLATIONS.**
- **SUPPORT THE IMPROVEMENT OF SAFETY AND EMERGENCY SERVICES IN THE PLANNING AREA TO MEET THE NEEDS AND DEMANDS OF ITS RESIDENTS.**
- **YUMA COUNTY SHOULD PUT MORE EFFORT IN PROVIDING AND FOLLOWING THROUGH IN ITS CODE ENFORCEMENT PROCESS**

Appendix A
October 1, 2009
Community Meeting



Gila Valley Planning Area Community Meeting Agenda

DATE: Thursday, October 1, 2009
TIME: 5:30 P.M.
PLACE: DDS-Aldrich Auditorium, 2351 W. 26thth Street, Yuma, Arizona.

STAFF: Development Services - Long Range Planning
Paul Melcher, Planning Director
Maggie Castro, Community Planning Manager
Andrew Fangman Planner III
Fernando Villegas, Planner II
Juan Leal Rubio, Planner II
John Mahon, Planner II
Angelica Gomez, Office Specialist II

1. Welcome and Introductions.

2. Process Overview.

3. Presentation – Gila Valley Planning Area Background and Findings.

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

4. Breakout Sessions:

Land Use
Transportation/Infrastructure
Community Facilities

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

6. Issues Prioritization. - Dots Voting for Top Priorities

7. Wrap Up.

8. Adjourn.

South Gila Valley Planning Area Citizen Advisory Group Report
Appendix A

South Gila Planning Area Community Meeting
October 3, 2009

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

Staff members present were Paul Melcher, Planning Director; Andrew Fangman, Planner III; Juan Leal Rubio, Planner II; John Mahon, Planner II; Karen Hemby, Planner I; Steve Steenhard, 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 noted that the intention of the 2010 Comprehensive Plan (Plan) update would reflect the needs of the planning area. The Plan was used to coordinate development and growth in the unincorporated areas of Yuma County. He informed the residents that the Joint Land Use Plan was designed to achieve the use of land based on community input and how the Yuma metro area should grow. Mr. Leal Rubio also informed the residents that a Citizen Advisory Group (CAG) would be formed to review issues, objectives and any recommendations that the residents might suggest. He informed the residents that staff would identify issues regarding community facilities, land use and transportation later in the meeting. Mr. Leal Rubio gave a brief presentation on the South Gila Planning Area Background Study to the residents. He asked if there were any more questions on the purpose of this meeting.

There were no questions and the attendees broke out into three areas to write down their concerns regarding land use, transportation and community facilities.

Mr. Leal Rubio read the comments received regarding land use, transportation and community facilities. He asked the residents if there were any more comments needed in any of the mentioned areas.

Mr. Leal Rubio encouraged residents to participate as a CAG member for their planning area. There were no more comments or questions from the residents.

Meeting adjourned

Appendix B
November 12, 2009
Meeting



Citizen Advisory Group Meeting #1

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

November 12, 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**

South Gila Valley Planning Area Citizen Advisory Group Report
Appendix B

South Gila Planning Area
CITIZENS ADVISORY GROUP MEETING #1
REGULAR MEETING NOTES
November 12, 2009

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

Staff members present were Andrew Fangman, Planner III; Juan Leal Rubio, Planner II 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 staff would review all comments received at the community meeting and would add more comments if needed. He then gave a brief discussion on the 2010 Comprehensive Plan (Plan) and noted it was needed to help develop and manage growth in Yuma County.

Andrew Fangman, Planner III, gave a brief explanation on the main goals for the Citizen Advisory Group (CAG) and noted the meeting was to find out the needs of the South Gila Planning Area to better serve the community. Mr. Fangman stated that with these results staff would be able to prepare the first draft of the Plan.

Patricia Kenyon, 8528 South Shannon Way, Yuma, stated she would like to see the contents of one of the planning areas.

Mr. Leal Rubio read all the comments received from the community meeting and also read the goals, objectives and policies that were created for the South Gila Planning Area to the members.

Phil Seward, 8891 South 48th Avenue, Yuma, stated he was concerned with not allowing commercial on County 8th Street, east of Pacific Avenue.

Mr. Fangman stated there were not many requests to change land use patterns based on the comments received at the community meeting.

Mr. Seward stated that the comment relating to commercial not being allowed east of Pacific Avenue was a radical change.

Mr. Leal Rubio clarified the first comment to Mr. Seward relating to commercial and explained that staff was addressing this comment with a goal, objective and policy that will monitor land use patterns in Yuma County. He informed the members that staff will develop a better goal, objective and policy for this comment.

Mr. Leal Rubio continued with the next comment received on Open Space and read the goal, objective and policy that would help create recreational opportunities along the Gila and Colorado River.

Mr. Seward stated that the buffer zone along the river needed to be kept more uniform because of all the hunting and fishing that goes on in that area.

Mr. Fangman stated the green line following the levy was active farm land.

Mr. Seward stated the problem was that sportsmen couldn't travel the river if there was no buffer zone.

Jackie Miller, 4720 East County 8½, Yuma, asked who owned Avenue 4E to the Levy because it was being blocked by the property owner.

South Gila Valley Planning Area Citizen Advisory Group Report
Appendix B

Mr. Leal Rubio noted staff had developed a goal that would help strengthen rural transportation in the South Gila Planning Area.

Mrs. Kenyon stated she wanted to change the word transportation to roads.

Mr. Leal Rubio replied he would change the wording from transportation to road network.

Mr. Seward was concerned with making decisions for thousands of people that live in the planning area.

Mr. Fangman stated these comments were only recommendations and not decisions.

Mr. Leal Rubio asked if there were issues with law enforcement.

Mrs. Kenyon stated one issue was that College Acres does not exist on city or county maps.

Mr. Fangman stated staff would bring a map to the next meeting showing where College Acres exists on the map.

Mr. Leal Rubio informed the members that they would be discussing Land Use at the next meeting. There were no more questions from the members.

The meeting adjourned at 6:45p.m.

Appendix C

January 28, 2010

Meeting



Citizen Advisory Group Meeting #2

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

January 28, 2010, 5:30 PM

Agenda

- 1. Call to Order**
- 2. Introductions**
- 3. Presentation on the East Wetlands Restoration Project by City of Yuma Staff.**
- 3. Review of additional changes to Chapter 3—Goals, Objective & Policies related to the South Gila Planning Area.**
- 4. Drawing session for specific changes to the Land Use Map.**
- 5. Drawing session for specific changes to the Zoning map.**
- 6. Discussion and workshop on Chapter 6 – Circulation Element**
Workshop in which the CAG will identify desired transportation improvements
- 7. Discussion of and setting of future C.A.G. meeting date.**
- 8. Next Meeting: T.B.A.**

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

South Gila Valley Planning Area Citizen Advisory Group Report
Appendix C

South Gila Planning Area
CITIZENS ADVISORY GROUP MEETING #2
REGULAR MEETING NOTES
January 28, 2010

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

Staff members present were Andrew Fangman, Planner III; Juan Leal Rubio, Planner II; Steve Steenhard, Deputy Zoning Inspector; Angelica Gomez, Office Specialist II and Tricia Ramdass, Office Specialist II. Also in attendance was Kevin Eatherly, of the City of Yuma.

Juan Leal Rubio, Planner II, welcomed the public, introduced staff and discussed a few housekeeping items. Juan clarified meeting schedules and reiterated that dates were tentative until final meeting notices were mailed out.

Kevin Eatherly, City of Yuma, gave a presentation of the East Wetlands Restoration Project that was requested by the members at the last meeting. The presentation showed the project process “before” and “after,” to include clearing of non-native plants and trees, re-planting of indigenous vegetation, water channels created and demonstrated the general improvement and growth resulting from this development. Mr. Eatherly fielded questions and concerns from members.

Mr. Leal Rubio went over changes made to Chapter 3 – Goals, Objectives & Policies related to the South Gila Planning Area and noted the changes were final.

The drawing session was opened to allow residents to draw on the maps and show what changes they would like to see related to zoning and land use.

The members indicated that they would like to keep the area Agricultural and noted they did not want development to the east of Pacific Avenue. They also indicated they would like to see more industrial/commercial development along Pacific Avenue between County 8th Street and (City) 12th Street.

Phil Seward, 8891 South 48th Avenue, Yuma requested that the noise zone areas be shown on maps for consideration in future development.

Mr. Leal Rubio stated that they could provide the information if development was being considered.

The members requested that Agenda item 6, discussion and workshop on Chapter 6 Circulation Element be moved to the next meeting.

Meeting adjourned at 7:02 p.m.

Appendix D
March 3, 2010
Meeting

South Gila Valley Planning Area Citizen Advisory Group Report
Appendix D



South Gila Planning Area
CITIZENS ADVISORY GROUP MEETING #3
REGULAR MEETING NOTES
March 3, 2010

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

Staff members present were Andrew Fangman, Planner III; Juan Leal Rubio, Planner II; Steve Steenhard, Deputy Zoning Inspector; and Angelica Gomez, Office Specialist II. Also in attendance was Bruce A. Fenske, of the Arizona Department of Transportation (ADOT).

Juan Leal Rubio, Planner II, welcomed the public, introduced staff and discussed a few housekeeping items. He informed the members that Mr. Fenske would be doing a project update on State Route 195, I-8 to US 95.

Bruce Fenske, Development Engineer, gave a brief presentation on State Route 195, I-8 to US 95 to the members. He noted they were in the middle of the design concept process, which would end up with a design concept report and then a recommendation for an alternative for the State Transportation Board. Mr. Fenske stated the Board would then accept or reject the transportation routes recommended within the State Highway system. He noted the project would be ready by March 2011 and all adjoining property owners would be notified by mail about the project.

Patricia Kenyon, 8528 South Shannon Way, Yuma, stated that Alternative A would back up Avenue 3E because it would bring in more traffic.

Mr. Fenske noted this was not the only alternative for Avenue 3E.

Mr. Leal Rubio noted he had made copies of Chapter 5; Open Space & Recreational Resources, Chapter 6; Circulation Element and Chapter 7; Environmental Element and asked the members to review them at home and submit any additional comments via e-mail, phone or through mail to him.

Barbara Wolford, 4584 East County 8½, Yuma, asked how the City of Yuma acquired land from the County.

Andrew Fangman, Planner III stated it was done through the annexation process which required fifty-one percent of land owners to be in favor of the area to be annexed.

Mr. Leal Rubio explained to the members that a final draft report of the background study would be mailed with all the requested changes and also thanked them for their time in helping develop the South Gila Background Study.

Meeting adjourned at 7:00 p.m.

South Gila Valley Planning Area Citizen Advisory Group Report
Appendix D

South Gila Planning Area
CITIZENS ADVISORY GROUP MEETING #3
REGULAR MEETING NOTES
March 3, 2010

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Staff members present were Andrew Fangman, Planner III; Juan Leal Rubio, Planner II; Steve Steenhard, Deputy Zoning Inspector; and Angelica Gomez, Office Specialist II. Also in attendance was Bruce A. Fenske, of the Arizona Department of Transportation (ADOT).

Juan Leal Rubio, Planner II, welcomed the public, introduced staff and discussed a few housekeeping items. He informed the members that Mr. Fenske would be doing a project update on State Route 195, I-8 to US 95.

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Patricia Kenyon, 8528 South Shannon Way, Yuma, stated that Alternative A would back up Avenue 3E because it would bring in more traffic.

Mr. Fenske noted this was not the only alternative for Avenue 3E.

Mr. Leal Rubio noted he had made copies of Chapter 5; Open Space & Recreational Resources, Chapter 6; Circulation Element and Chapter 7; Environmental Element and asked the members to review them at home and submit any additional comments via e-mail, phone or through mail to him.

Barbara Wolford, 4584 East County 8½, Yuma, asked how the City of Yuma acquired land from the County.

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Meeting adjourned at 7:00 p.m.