

MINUTES
Public Meeting
San Luis City Council
San Luis Council Chambers
1090 E. Union Street
February 18, 2015
6:30 p.m.

APPROVED by Council
Date: March 11, 2015
Clerk's Office: /s/ S. Cornelio

CALL TO ORDER/ROLL CALL

Mayor Gerardo Sanchez called the Public Meeting to order at approximately 6:34 p.m.

ROLL CALL

PRESENT: Mayor Gerardo Sanchez
Vice-Mayor Matias Rosales
Council Member Ruben Walshe
Council Member Gloria Torres
Council Member Maria C. Ramos
Council Member Africa Luna-Carrasco-arrived at 6:45 p.m.
Council Member Mario Buchanan Jr.

OTHERS PRESENT: Robert Eads, City Administrator
Sonia Cornelio, City Clerk
Tadeo A. de la Hoya, Director of Operations
Glenn Gimbut, City Attorney
Daniel Paz, IT Director
Eulogio Vera, Public Works Director
Geraldine Gutierrez, Asst. to Council/PIO
Hank Green, Fire Chief
James Neujahr, Police Chief
Jenny Torres, Community Development Director
John Starkey, Building Safety Director
Jose Guzman, Assistant Planner
Katie St. Louis, Finance Director
Olivia Jenkins, Utilities Director
Francisca Guzman, Simultaneous Translator
Luis Cabrera, Resident
Guillermina Fuentes, Resident
Pamela Green, Visitor
Lucy Lopez, San Luis AZ News
Cesar Neyoy, Bajo El Sol

DISCUSSION ITEM:

**1. Public discussion on any and all matters regarding the proposed Development Agreement with Riedel Construction, Inc., and rezoning Case No. 2014-0112 as both pertain to proposed subdivision known as Las Quintas de San Luis 2.
DISCUSSION ITEM ONLY, NO ACTION CAN BE TAKEN**

Mr. John Starkey, Building Safety Director/Zoning Administrator, informed that the original application was received on April 21, 2014, to rezone the mentioned parcels from Rural Area Residential (RA-10) to Medium-High Density Residential (R-2). It was presented to the Planning & Zoning Commission in July 2014, because of the complexity of the areas proposed to develop; staff requested the commission to continue this item for the developer to provide more details on the development plans. It was continued until September 2014 and during that meeting the developer asked to continue the item to the November 2014 meeting. He added that during the November 2014 meeting it was requested to change the zoning from RA-10 to R1-6, rather than R-2, which would be 6,000 sq. ft. lot minimum and one house per lot. A development plan was submitted with the proposed subdivision. Mr. Starkey presented Mayor, Council and staff with a draft of the proposed subdivision. He mentioned that after the Commission recommended approval of the rezoning, they recommended that this item be presented before Council. Furthermore, he mentioned that this item was presented before Council on January 2015, and it was recommended that another public hearing be held for the public to have more information. He added that staff posted the information on the City of San Luis website, 133 letters were mailed to the property owners within 300 ft. of the two parcels that are proposed to be rezoned, a publication was done in the Yuma Sun, Bajo El Son and San Luis Arizona News. He informed that flyers were available at the three (3) reception counters at City Hall, and there were 355 flyers to all the properties located in adjacent subdivisions. Mr. Starkey introduced Mr. Kevin Burge, Core Engineering Group, PLLC.

Mayor G. Sanchez asked what other requirements did the City requested from the developer.

Mr. Starkey replied that it was required that it will be only one (1) story homes, a maximum height of 15 ft., the developer was to pay for 50% of the cost for putting street lights and it was also required that the developer put curb, sidewalks, and gutters on County 22nd Street between the subdivision and 10th Avenue.

Mr. Kevin Burge, Core Engineering Group, PLLC, stated that his firm was asked to review the impacts of adding additional traffic to the area, with 112 proposed lots for the area, based on the Trip Generation Manual, published by the Institute of Traffic Engineers, the traffic works out to be 672 total trips per day on a peak day, based on

existing traffic draws, there will be 60% to the north (County 22nd Street) and about 40% exiting west along Torres Street, it should be noted that Torres Street has an existing stub it was planned to be expanded in that direction at some point. But based on six (6) trips a day, there will be 100 to 120 in the morning exiting along Torres Street. He added that this should not affect the level of service on Torres Street.

Council Member M. Buchanan Jr. asked what will be the peak hours on Torres Street and if Mr. Burge has ever been in that area during peak hours. He commented that there are three (3) schools located in that area.

Mr. Burge replied that he is familiar with the area, but has not had the chance to be in that area during peak hours.

Mayor G. Sanchez opened the public meeting to the public.

Mr. Martin Velasco, 1646 N. 9th Avenue, San Luis, Arizona, stated that he is against the proposed Las Brisas 2 Subdivision. He stated that as an affected party he would like to comment about the traffic in that area, the problem will be during peak hours. He added that traffic study and an assessment study should be done. He mentioned that the City should assure that the correct egress and ingress routes in that area are used. Furthermore, he mentioned that he recalls that during a meeting it was cited that Torres Street was built to accept and sustain additional traffic flow in that area. He added that during that same meeting someone made a clarification and stated that it was never intended as such. Furthermore, he added that he is not against growth, but believes that the City should grow on the right direction. He asked if other potential areas have been looked at for this subdivision. He mentioned that another concern is that this new subdivision will be adjacent to agriculture land which will be a place at risk, as agriculture is very important in the community. He asked if soil studies have been performed to assure homeowners wellbeing. He also asked who will be responsible if there is damage to private properties due to soil movements, will it be the developer, the City or who will be responsible to incur cost. He stated that Mayor and Council should make the correct decision.

Mrs. Guillermina Fuentes, 1630 N. 9th Avenue, San Luis, Arizona, stated that the traffic report given by Mr. Burge is not an accurate statement. She mentioned that peak hours on this area are between 5:30 a.m. to 8:30 a.m. and not 9:00 a.m. as stated. She added that nobody knows exactly the problem with the traffic in that area, but the residents living there. She commented that in June 2014, when the developer applied for the change of zoning, the developer submitted the wrong application, and then went publicly showing her application. She mentioned that she believes that the developer is already aware of the land use regulations. She pointed out Chapter 9.5.1 to 9.5.3 of the Planning and Zoning Commission Responsibilities and read Chapter 9.6, which addresses the location of uses to minimize changes in existing topography, minimize changes go the natural terrain, restricts development on sensitive land, such as step

slope. The principles responsibility of subdivision regulations are: the project does not disrupt existing services, like overburden existing roads, diminish the environmental quality of the area like excessive cuts on the hills sides or the subdivision should not create safety hazards by building in land/slight area. Furthermore, she mentioned that it looks like the written regulations are the affected areas in this proposed subdivision, not only the traffic that affects a street not finished by the same developer. She added that it is not fair that the Mayor and Council takes into consideration a developer that has not finished a street, so this means that the subdivision is not completely finished. She commented that homeowners in Las Quintas 1 subdivision paid for their lots for a complete development and the developer has not finished the project and now she is presenting Las Quintas 2. Mrs. Fuentes asked if Council knows how many empty lots are in Las Quintas 1; she stated that these empty lots are a target of violence, people throw trash, etc. She added that there are more than 500 empty lots. She commented that developers come to the City to make money. She stated that all affected property owners from Las Quintas 1 have expressed their concerns and are putting their trust in the Mayor and Council that everything will be reviewed before a subdivision is approved. She thanked the Mayor and Council for allowing her to express her concerns.

Mr. Jose Hernandez, 1606 9th Avenue, San Luis, AZ, stated that his concern is what is going to happen with all heavy equipment that will be used for this project. He commented that he was a witness and worked for the contractor that built City Hall. He added that the building got affected when the pavement was done and for this reason the building was damaged. Mr. Hernandez stated that the housing around the proposed subdivision will be affected by the use of the equipment. He commented that there are a lot of people against this project. He proposed Mayor and Council to build a green area instead of the proposed development, since the City lacks of City parks.

Mr. Jesus Cruz, Torres Street and 10th Avenue, San Luis, Arizona, stated that these streets have a heavy traffic flow and it is very dangerous for children coming out of school. He asked Mayor and Council to take into consideration to place a stop sign in that area.

Council Member G. Torres commented that she has received several concerns of people living in that area. She added that her main concern is the traffic that this new subdivision will cause.

Council Member A. Luna-Carrasco commented that this was brought before Council in a Work Session for discussion and to have the developer present. She asked if staff knows why the developer is not present during this meeting.

Mayor G. Sanchez commented that this item is being discussed during this meeting because the property owners around the proposed subdivision area were not informed and also it is an opportunity for the owner and the developer to show up and they

cannot be forced to be present. He stated that he would like to know if there are any comments from the public, since this is a controversial topic.

Mr. John Starkey, Building Safety Director, commented on the suggestion made by Mr. Jose Hernandez. He added that he has envisioned an area that is Federal Land that can be used for Parks, all the City will have to do is to design the park. He mentioned that this is something that staff will have to think of, since there is no park in that area.

Vice-Mayor M. Rosales clarified that the City is not proposing the development it is a developer proposing the project, and this is why it is being discussed by Mayor and Council.

There were other comments from the public, but were made from their seats and were non-audible for the record.

2. Adjournment

MOTION: Vice-Mayor M. Rosales/Council Member A. Luna-Carrasco to adjourn the meeting at approximately 7:17 p.m. Motion passed unanimously.



Certification of Council Minutes

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Public meeting of the San Luis City Council held on February 18, 2015. I further certify the meeting was dully called and held and that the quorum was present and that the City Council approved these minutes at their Regular Council meeting held on March 11, 2015.

Dated this 12th day of March, 2015.

/s/ Sonia Cuello, City Clerk