

**Hearing Officer Meeting Minutes
October 22, 2015**

A meeting of the City of Yuma's Hearing Officer was held on Thursday, October 22, 2015, at City Hall Room 190, One City Plaza, Yuma, AZ.

HEARING OFFICER in attendance was Pamela Walsma.

CITY OF YUMA STAFF MEMBERS present included Galovale Galovale, Civil Engineer; Rodney Short, Assistant City Engineer; Bobette Bauermann, Principal Planner; Alyssa Linville, Associate Planner; Richard Munguia, Planning Technician; and Stephanie Guzman, Administrative Assistant.

Walsma called the meeting to order at 9:30 a.m.

CONSENT CALENDAR

Walsma approved the minutes of September 24, 2015.

PUBLIC HEARINGS

VAR-11460-2015: *This is a request by SignMasters LLC, on behalf of Awars LTD, LLC, for a variance to increase the permitted sign height within the setback from 4' to 17' and to increase the allowable sign face area for a free-standing sign from 24 square feet to 50 square feet in the Transitional (TR) District. The property is located at 2051 W 25th Street, Yuma, AZ.*

Alyssa Linville, Associate Planner, summarized the staff report, recommending **DENIAL**.

QUESTIONS FOR STAFF

Walsma asked what the purpose of the size limitations were in the Transitional District. **Linville** said the purposes of the limitations were to protect the residential properties. She also stated it decreased the impact of a commercial appearance.

Walsma asked if the proposed variance was granted, would there be similar signage requests. **Linville** said there was already existing variances that have been approved in the area similar to the proposed request.

APPLICANT/APPLICANTS REPRESENTATIVE

Greg Villalpando, 1165 S. 4th Avenue, stated there were many businesses with larger signs in the same area and the new signage would not have any type of effect on the surrounding properties.

Walsma asked if there was a problem with vandalism on the existing monument sign. **Villalpando** said yes.

Walsma asked if the applicant was in agreement with the conditions of approval. **Villalpando** said yes.

OPEN PUBLIC COMMENT

None

DECISION:

Walsma granted the requested Variance, subject to the Conditions of Approval in Attachment A, stating that the four criteria had been met.

Walsma adjourned the meeting at 9:42 a.m.

Minutes approved and signed this 24th day of March, 2016.



Pamela Walsma, Hearing Officer