

**Design and Historic Review Commission Meeting Minutes
September 12, 2018**

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, September 12, 2018, at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

DESIGN AND HISTORIC REVIEW COMMISSION MEMBERS present included Chairman Rushin, Commissioners Chris Hamel, David Koopmann, Juan Leal-Rubio, and James Sheldahl. Commissioners Ron Hayes, and Bill Moody were absent.

STAFF MEMBERS present included Dan Symer, Assistant Director of Community Development/Zoning Administrator; Robert Blevins, Principal Planner; Richard Munguia, Associate Planner; and Amelia Griffin, Administrative Assistant.

Chairman Rushin called the meeting to order at 4:00 p.m. and noted there was a quorum present.

APPROVAL OF MINUTES

April 11, 2018
May 9, 2018
July 11, 2018
August 22, 2018

Motion by Hamel second by Koopmann to APPROVE the minutes of April 11, 2018, May 9, 2018, July 11, 2018, and August 22, 2018. Motion Carried unanimously (5-0)

ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION.

DHRC-23007-2018: *This is a request by 4 Powers Contracting, on behalf of B&G Family Limited Partnership, for exterior modifications to convert two existing residential units to commercial uses. Modifications include new: paint, roofing, parking lot, landscaping, wall, and lighting at 557 & 559 S. 4th Avenue, in the Century Heights Conservancy Residential Historic District.*

Robert Blevins, Principal Planner summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

Commissioner Leal-Rubio asked if the alley has been improved. **Blevins** said no, and explained it was improved further north. **Leal-Rubio** asked if it was a requirement to improve the alley. **Blevins** said it was not a requirement for approval of this request. **Blevins** added Engineering would also be reviewing the plans. **Leal-Rubio** asked if the proposed parking adhered to minimum development standards. **Blevins** said yes.

Koopmann asked if there were two separate lots on the L shaped arrangement. **Blevins** said yes.

APPLICANT / APPLICANT'S REPRESENTATIVE

Wesley Splawn, 10565 Las Colinas Avenue, Yuma, AZ, was available for questions.

Robert Gutierrez, 3819 W. 25th Street, Yuma, AZ, was available for questions.

Hamel commented it was good to see buildings being repurposed. **Hamel** asked if the main access to the property would be on 4th Avenue. **Splawn** said access to the property would be from the alley. **Splawn** added that the applicant was required to pave the alley from property corner to property corner.

PUBLIC COMMENT

None

MOTION

Motion by Leal-Rubio, second by Hamel, to **APPROVE** Case Number DHRC-23007-2018 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (5-0).

DHRC-23139-2018: *This is a request by Lindsay Benacka, on behalf of the City of Yuma, for historic review of a new mural, on a utility cabinet located in front of 274 S. Main Street, in the Main Street Historic District.*

Richard Munguia, Associate Planner summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Lindsay Benacka, 254 S. Main Street, Yuma, AZ, stated this was the first mural of a beautification project of the NexGen Program. She added this mural celebrated the identity of Yuma and the Downtown District.

Hamel complimented the colors used on the painting.

Leal-Rubio asked if the City Code restricted signage from covering store fronts. Munguia stated the mural was not considered signage.

Sheldahl said the mural complimented the property.

PUBLIC COMMENT

None

MOTION

Motion by Koopmann, second by Leal-Rubio, to **APPROVE** Case Number DHRC-23139-2018 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (5-0).

DHRC-23007-2018: *This is a request by Architecture West, on behalf of Yuma Palms 1031, LLC, for a new storefront and façade for Mor Furniture, located at 1448 S. Yuma Palms Parkway, in the General Commercial (B-2) District.*

Robert Blevins, Principal Planner summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Victor Guzman, 1851 W. 24th Street, Yuma, AZ, was available for questions.

Hamel asked for a proposed time frame for the Ulta and Mor Furniture store fronts.

Dan Kwiatkowski, Inland Commercial Real Estate, 1448 S. Yuma Palms, Yuma, AZ, explained Ulta would be completed before Mor furniture. He explained the façade would be done concurrently. Hamel said there would be heavy foot-traffic during the Christmas season. Kwiatkowski said there may be a temporary barricade to keep the foot-traffic flowing.

PUBLIC COMMENT

None

MOTION

Motion by Hamel, second by Sheldahl, to APPROVE Case Number DHRC-23007-2018 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (5-0).

INFORMATION ITEMS

Staff

Dan Symer, Assistant Director of Community Development/Zoning Administrator, stated staff would be proposing an amendment to the DHRC By-laws to allow the DHRC Commission to participate via telephone.

Administrative Approvals

DHRC-17430-2018: This is a request by Comstock Air, on behalf of Tommy Cockburn, to replace 6 HVAC units at 548 and 560 S. Madison Avenue, in the Century Heights Conservancy Residential Historic District.

DHRC-18337-2018: A request to replace doors, windows and repaint the rear building at 734 S. 2nd Avenue in Century Heights Conservancy Residential Historic District.

DHRC-20752-2018: This is a request by Jenal Engineering Corp., on behalf of Yuma County, for a new diesel fuel tank located at 141 S. 3rd Avenue, with Old Town/Bed and Breakfast Overlay/Infill Overlay/Public (OT/BB/IO/P) District zoning.

National Heritage Area

Rushin stated Lowell Perry, Executive Director of the Yuma Crossing National Heritage Area would be attending a DHRC meeting in the near future.

Commission

Commissioner Koopmann asked if there were any potential issues when developing in the Historic District. **Blevins** explained that development costs were high for vacant lots. He added that the Infill Overlay Incentive has reduced development costs. **Blevins** said staff would have a presentation on the Infill Incentive Plan at the next scheduled DHRC meeting.

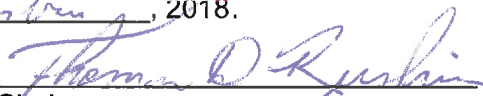
Public

None

ADJOURNMENT

The meeting was adjourned at 4:35 p.m.

Minutes approved this 26 day of September, 2018.


Chairman