

**Hearing Officer Meeting Minutes  
August 27, 2020**

A meeting of the City of Yuma's Hearing Officer was held on Thursday, August 27, 2020, in City Council Chambers, One City Plaza, Yuma, AZ.

**HEARING OFFICER** in attendance was Pamela Walsma.

**CITY OF YUMA STAFF MEMBERS** present included Scott McCoy, Assistant City Attorney; Alyssa Linville, Assistant Director/Zoning Administrator; Erika Peterson, Assistant Planner and Chad Brown, Associate Planner.

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

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**CONSENT CALENDAR**

**Walsma** approved the minutes of June 11, 2020.

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**PUBLIC HEARINGS**

**VAR-30904-2020:** *This is a request by Sign Masters, LLC, on behalf of Seventh Day Adventist/Church School, for a variance to increase the maximum allowable height of a sign from 6' to 12' in the Low Density Residential (R-1-6) District, for the property located at 1681 S. 6th Avenue, Yuma, Arizona.*

**Erika Peterson, Assistant Planner**, summarized the staff report, recommending **APPROVAL**.

**QUESTIONS FOR STAFF**

**Walsma** asked if other churches and schools in the area had similar sign heights. **Peterson** stated yes.

**APPLICANT/APPLICANTS REPRESENTATIVE**

**Angelita Benitez, Principal of Seventh Day Adventist, 1681 S. 6th Avenue, Yuma, AZ**, said the new sign would attract the public's attention to the school.

**Greg Villalpando, 1165 S. 4th Avenue, Yuma, AZ, Sign Masters LLC.**, thanked staff for their professionalism.

**OPEN PUBLIC COMMENT**

None

**DECISION**

**Walsma** granted the variance, subject to the Conditions of Approval in Attachment A, finding the four criteria have been met.

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**VAR-31151-2020:** *This is a request by the Robert Bentley, for a variance to reduce the street side setback from 3' to 0' to accommodate the placement of a carport, in the Recreational Vehicle Subdivision (RVS) District, 5707 E. 32nd St., unit 864, Yuma, AZ.*

**Chad Brown, Associate Planner**, summarized the staff report, recommending **APPROVAL**.

**QUESTIONS FOR STAFF**

**Walsma** asked if the applicant agreed to the conditions in Attachment A. **Brown** stated yes. **Walsma** then reviewed the yellow sheet comments, all of which expressed concerns about eliminating all carport setbacks in the neighborhood. **Brown** said this application and design would only affect this property.

**APPLICANT/APPLICANTS REPRESENTATIVE**

**Robert Bentley, 5707 E. 32<sup>nd</sup> Street Unit 864, Yuma, AZ**, thanked the city. **Bentley** said after considering multiple options to avoid interference with the intersection, he believed this proposal would work best.

**Walsma** asked if he agrees with the conditions provided by the City. **Bentley** stated yes.

**OPEN PUBLIC COMMENT**

**Rex Bails, representing ACC committee**, said he is in favor of the proposal.

**DECISION**

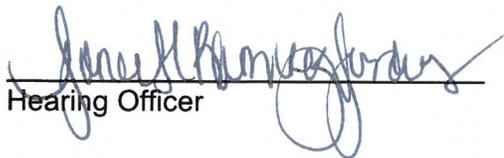
**Walsma** granted the variance, subject to the Conditions of Approval in Attachment A, finding the four criteria have been met.

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**Walsma** adjourned the meeting at 9:50 a.m.

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Minutes approved and signed this 8<sup>th</sup> day of October, 2020.

  
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Hearing Officer