

**Design and Historic Review Commission Meeting Minutes
April 10, 2024**

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, April 10, 2024 at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

DESIGN AND HISTORIC REVIEW COMMISSION MEMBERS present included Vice Chairman Amanda Coltman, Commissioners Juan Leal-Rubio, William Moody, James Sheldahl and Sandra Anthony. Chairman Tom Rushin and Commissioners Chris Hamel were absent.

STAFF MEMBERS present included Jennifer Albers, Assistant Director of Planning; Robert Blevins, Principal Planner; Amelia Domby, Senior Planner; Erika Peterson, Associate Planner; Guillermo Moreno-nunez, Assistant Planner; Zenia Fiveash, Assistant Planner; Meredith Burns, Assistant Planner; John LeSueur, Assistant City Attorney and Alejandro Marquez, Administrative Specialist.

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

APPROVAL OF MINUTES

March 13, 2024

Motion by Commissioner William Moody, second by Commissioner Sandra Anthony to APPROVE the minutes of March 13, 2024. Motion carried unanimously, (4-0) with three absent.

Commissioner James Sheldahl arrived at 4:01 p.m.

ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION

DHRC-42488-2024: *This is a request by MIC Homes, Inc., on behalf of Markal Investments, Inc., AZ Corp, to construct a new single-family dwelling and an accessory dwelling unit, in the Century Heights Conservancy Residential Historic District, for the property located at 792 S. 2nd Avenue, Yuma, AZ.*

Guillermo Moreno-nunez, Assistant Planner summarized the staff report and recommended **APPROVAL.**

QUESTIONS FOR STAFF

Commissioner William Moody asked if the proposed project was using both horizontal slider and single hung windows. **Moreno-nunez** answered yes.

Commissioner Juan Leal-Rubio asked if the property had been recently rezoned. **Moreno-nunez** replied that the property had recently been split from two lots into three separate lots in 2021. **Commissioner Juan Leal-Rubio** then asked if the property had gone through a lot-split process and if the zoning was already in place. **Moreno-nunez** replied yes.

Commissioner Sandra Anthony stated that the proposed project was going to be an improvement to the neighborhood.

APPLICANT / APPLICANT'S REPRESENTATIVE

Tim Rush, 792 S. 2nd Ave, Yuma, AZ, was available for questions.

Commissioner Leal-Rubio asked when construction of the proposed project was going to begin. **Rush** answered construction will begin once all the permits have been approved.

Commissioner William Moody asked why there a mix of different types of windows. **Rush** answered that the architect installed those types of windows so that the project would be easily approved.

Commissioner James Sheldahl commented that the proposed project would be a nice addition to the neighborhood. **Commissioner James Sheldahl** went on to say that he agreed with **Commissioner William Moody** that single hung windows would have been more appropriate rather than sliding windows.

PUBLIC COMMENT

None

Motion by Commissioner Juan Leal-Rubio, second by Commissioner James Sheldahl, to APPROVE Case Number DHRC-42488-2024 as presented. Motion carried unanimously, (5-0) with two absent.

COMMISSION DISCUSSION

Robert Blevins, Principal Planner, gave a brief discussion on 433 S. 1st Avenue Alternative plans for development.

Commissioner William Moody asked what year was the home approved for demolition. **Blevins** replied 2006. **Moody** then asked if the property was owned by the City of Yuma. **Blevins** answered no. **Moody** asked if the Housing Authority of the City of Yuma (HACY) had purchased the property. **Blevins** stated at that time the property was owned by a private owner. **Moody** asked for confirmation on why HACY wants to demolish the home after eighteen years, even if the home had been remodeled and lived in since then. **Blevins** stated that initially the home was to be demolished 2006, but it was decided later not to move forward with the demolition.

Blevins then commented that the Commission could decide in a later hearing to set a time limit on Historic review cases. **Commissioner William Moody** agreed.

Vice Chairman Amanda Coltman stated that a time limit for Historic Review Cases should be discussed at a future hearing, then asked if the discussion could be added to the next agenda. **Blevins** replied yes.

Commissioner James Sheldahl stated that in 1994 when he moved right behind the address in question the owners of the home were Amanda Cedillo and her husband who was born in the home in the early 20's and lived there for 80 years, and then asked if the non-profit branch of HACY were the current occupants. **Blevins** stated he does not know exactly which branch of HACY are the current occupants.

Commissioner James Sheldahl went on to say that when he purchased the Pancrazi home it had the same extensive termite damage as this home, and that the previous owner had repaired the home. **Commissioner James Sheldahl** then stated that he had also done some repairs to his home, and that he feels that this home could be repaired as well and that he would hope to see it restored instead of demolished.

Commissioner James Sheldahl then commented that he watched the historic train depot burn down a couple of weeks ago and that he would be disappointed to see another historic home be demolished or destroyed.

Commissioner Juan Leal-Rubio stated that he was in favor of setting time limits to Historic Review cases, and then asked if staff could provide any updates and information about the train depot. **Blevins** stated that staff will give a presentation at a future hearing.

Jennifer Albers, Assistant Director of Planning commented that information on the train depot is available on the Historic Properties Viewer.

Commissioner William Moody asked for confirmation if HACY had already obtained an approval for demolition. **Blevins** replied yes.

Commissioner James Sheldahl commented that he was in agreement that a time limit on Historic Review Cases should be discussed.

Vice Chairman Amanda Coltman agreed.

INFORMATION ITEMS

Staff

None

Administrative Approvals

None

National Heritage Area

None

Commission

Vice Chairman Amanda Coltman stated that the City of Yuma will be having their 110th birthday Celebration this Saturday in Downtown Yuma.

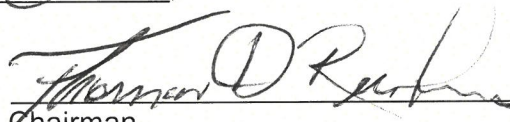
Public Comment

None

ADJOURNMENT

The meeting was adjourned at 4:23 p.m.

Minutes approved this 12 day of June, 2024.


Chairman