

**Design and Historic Review Commission Meeting Minutes**  
**July 26, 2023**

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, July 26, 2023 at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

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

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

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

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**APPROVAL OF MINUTES**

June 28, 2023

**Motion by Commissioner Chris Hamel, second by Vice-Chairman Amanda Coltman to APPROVE the minutes of June 28, 2023. Motion carried unanimously, (5-0) with two absent.**

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**ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION**

**Robert Blevins, Principal Planner**, presented a preliminary review of the Ratification of changes made to case DHRC-41271-2023.

**Chairman Tom Rushin** asked if staff was asking for the Commission's opinion on this case and other cases that are similar. **Blevins** replied yes.

**Commissioner Chris Hamel** stated that the design of the paint scheme does not fit in with the surrounding buildings, but aesthetically it does look good. **Commissioner Chris Hamel** then asked for confirmation if staff was asking for help in deciding whether the decision to approve these types of changes after an approval had been made if it would be left up to the commission or staff to approve or deny. **Blevins** answered yes whether the case would be administrative or a commission decision. **Blevins** then stated that he would not have brought this case into question if the colors were solid. **Commissioner Chris Hamel** stated that he would prefer the case or similar types of cases to be placed under an administrative decision. **Blevins** stated that this particular case could end up as an administrative case in the near future.

**Vice-Chairman Amanda Coltman** stated that the paint scheme of this case did not fit in with the other downtown businesses in this area, and then asked if staff was asking the Commission to make a decision on this particular case or future cases.

**Commissioner Sandra Anthony** noted that she was in approval of the paint scheme.

**Vice-Chairman Amanda Coltman** then stated that going forward the commission should be made aware of these types of changes.

**Commissioner Juan Leal-Rubio** asked what would have been staff's recommendation to this case and would it have met the Downtown Main Street Area guidelines. **Blevins** answered that the colors would not cause permanent damage to the building, but this particular case the paint scheme is vibrant and does not match the surrounding buildings, but staff possibly would recommend approval if the case met enough of the guidelines.



**Chairman Tom Rushin** gave a summary of when the color changes to the downtown area were made, and which committee/commission adopted the changes. **Chairman Tom Rushin** then stated that he did not like the way the changes were made after the Commission had already approved the original color scheme, and that the applicant should have come back before the commission to get an approval for a change that is so substantial.

**Blevins** stated that staff never saw any plans to change to the color of the wall, then asked was the change substantial. **Commissioner Chris Hamel** answered yes, because what was presented and what was painted were very different, and he was not in favor of how the project was not presented to the commission with such a substantial change to the original design. **Blevins** then asked how the Commission wants to handle that situation in future cases.

**Vice-Chairman Amanda Coltman** agreed with **Hamel** and **Rushin**.

**Commissioner Chris Hamel** stated that **Blevins** had asked how the commission should handle this type of situation so that the applicant would not have to come back and present another case for a color change. **Vice-Chairman Amanda Coltman** asked if this type of situation had happened in the past. **Blevins** replied no. **Commissioner Chris Hamel** then referred to the hotel by the federal courthouse that the applicant had made changes to the color scheme, and then asked if staff had approved or recommended the color changes without the applicant having to present the changes to the commission. **Blevins** answered yes but the changes were not considered substantial. **Commissioner Chris Hamel** stated that if these types of situations are not addressed future applicants might take advantage and make changes with the Commissions consent.

**Commissioner Juan Leal-Rubio** stated that he was in agreement with the commissioners that the color change was substantial to what was originally presented, then stated that maybe they can find a way to bring attention to changes to the original approved plans that might need the approval of the commission or staff before final inspections are made. **Commissioner Juan Leal-Rubio** then asked if there had been any final inspections on the proposed project. **Blevins** answered this particular case could have had a final inspection for the sign but not the wall and he was not sure if the wall was painted before the sign was installed.

**Jennifer Albers, Assistant Director of Planning**, stated that there is another case regarding the under-canopy sign following this discussion, and that staff had enough input from the commission to put together some direction to what is considered significant change or not, and that staff will address this particular case at a future meeting.

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**DHRC-41643-2023:** *This is a request by Del Outdoor/Sign Pro, on behalf of Main Street Two LLC, for historic review of a new under canopy LED sign in the Main Street Historic District. The property is located at 304 S. Main Street, Yuma, AZ.*

**Amelia Domby, Senior Planner** summarized the staff report and recommended **APPROVAL**.

#### **QUESTIONS FOR STAFF**

None

#### **APPLICANT / APPLICANT'S REPRESENTATIVE**

**Brandy Wright, on behalf of Del Outdoor/Sign Pros**, was available for questions.

#### **PUBLIC COMMENT**

None

**Commissioner Chris Hamel** stated that he was in favor of the sign because it matches the overall design of the front of the building.



**Motion by Commissioner Chris Hamel, second by Commissioner Sandra Anthony, to APPROVE Case Number DHRC-41643-2023 as presented.**

**Commissioner Juan Leal-Rubio** stated that he was having a hard time with the approval of this case, because of the issues with the parts of the building that were painted without the commissions consent, and he would recommend disapproval until the issue have been resolved or until staff provides direction on how to proceed with the case in question.

**Commissioner Chris Hamel** asked for clarification if this case was for the under-canopy sign or both signs including the sign on the wall. **Dobby** answered that this case is only for the under-canopy sign.

**Chairman Tom Rushin** stated that wall sign had previously been approved.

**Commissioner Juan Leal-Rubio** stated that he understood that this approval was for the undersign, but it is part of the same building that was in violation because it was painted a different color than was previously approved by the commission.

**Albers** confirmed that the signs were two separate requests, and that the color and the background was for the previous request for a wall sign, and that this request was for the under-canopy sign.

**Commissioner Chris Hamel** then remade the motion for approval.

**Chairman Tom Rushin** stated that a motion had previously been made, so a new motion was not necessary.

**Motion carried unanimously, (3-2) with Commissioners Juan Leal-Rubio and Amanda Coltman voting Nay, and two absent.**

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**COMMISSION DISCUSSION**

None

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**INFORMATION ITEMS**

**Staff**

None

**Administrative Approvals**

None

**National Heritage Area**

None

**Commission**

**Commissioner Chris Hamel** commented that the Commission would like to give their condolences to the family of Commissioner William Moody on the passing of his mother.

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**ADJOURNMENT**

The meeting was adjourned at 4:30 p.m.

Minutes approved this 27 day of Sept, 2023.

  
Chairman