



DECISIONS
BOARD OF ADJUSTMENT
Thursday, December 20, 2007 - 9:00 AM
City Council Chambers
201 S. Cortez Street, Prescott, AZ

I. CALL TO ORDER

Chairman Fuchs called the public hearing to order at 9:00 AM.

II. ATTENDANCE

MEMBERS

E. Calvin Fuchs, Chairman
Mike Klein, Vice-Chairman
Duane Famas
Johnnie Forquer -- absent

Tom Kayn
Ken Mabarak
Bill Warren

III. REGULAR AGENDA

1. **Approve the minutes** of the November 15, 2007 public hearing.

Mr. Mabarak, **MOTION: to approve the minutes** of the November 15, 2007 public hearing. Mr. Famas, 2nd. **Vote: 4-2** (abstention due to absence: Kayn, Warren).

2. **CUP07-009, 1323 Stetson Road.** APN: 114-06-087C and totaling ± 2.63 acres. Zoning is Business General (BG). LDC Section 2.3. Request conditional use permit for two self-storage or mini-storage buildings. Owner is Prescottonian Motel Limited Partnership. Applicant/agent is Michael Taylor Architects. Community Planner is Mike Bacon (928) 777-1360.

Mr. Famas recused himself from this item because it is in proximity to where he resides.

Mr. Klein, **MOTION: to approve CUP07-009** in accordance with the Exhibit dated December 20, 2007 with the following conditions of approval:

- 1) Monument signage only shall be permitted to be lighted;
- 2) Night-bright colors are not permitted for pan channel sign lettering;
- 3) No lighted building signage is permitted;
- 4) Implement any security measures recommended by the Prescott Police Department; and,
- 5) The hours of operation shall be limited to the time between 7 AM and PM.

Mr. Warren, 2nd. **Vote: 5-0-1** (recused: Famas).

3. **CUP07-010, 3054 Southpark.** APN: 106-25-057 and totaling ± 0.54 acres. Zoning is Single-Family 35 (SF-35) Planned Area Development (PAD). *LDC* Section 9.3. Request conditional use permit for a guest house addition. Owner is Licht Family Revocable Trust. Applicant/agent is P. M. Taylor Development. Community Planner is Wendell Hardin (928) 777-1259.

Mr. Klein, **MOTION: to approve CUP07-010**, 3054 Southpark, with the following conditions:

- 1) The pillars are adequate in size; and,
- 2) The pillars will not impact the drainage.

Mr. Mabarak, 2nd. **Vote: 6-0.**

4. **V07-010, 2309 Country Park Drive.** APN: 116-01-053 and totaling ± 2.2 acres. Zoning is Single-Family 35 (SF-35). *LDC* Section 2.5.2.B. Request variance to allow an additional 2,800 SF accessory building. Owner/applicant is Emmons Investments. Community Planner is Steve Gaber (928) 777-1206.

Mr. Klein, **MOTION: to postpone V07-010**, 2309 Country Park Drive, until the January 17, 2008 public hearing at 9:00 AM. Mr. Warren, 2nd. **Vote: 5-1** (Kayn).

IV. REVIEW ITEMS

5. **Prescott Lakes, Temporary Use Permit** for a trailer at the Pro Shop.
BOA granted February 21, 2001.
BOA extension on 12-16-04 for a period of three years, to expire on December 31, 2007.

Mr. Kayn, **MOTION: to grant an extension** to the Temporary Use Permit for Prescott Lakes for a period of three years to expire on December 31, 2010.
Mr. Mabarak, 2nd. **Vote: 6-0.**

V. SUMMARY OF CURRENT OR RECENT EVENTS

Mr. Kayn inquired about Planning & Zoning Commission's recent vote not to amend the guest quarters section of the *Land Development Code*. Mr. Worley provided a brief explanation. Mr. Kayn would like to see the Unified Development Code Committee add another member from the Board of Adjustment.

VI. ADJOURNMENT

Chairman Fuchs adjourned the public hearing at 11:17 AM.