

**BOARD OF ADJUSTMENT  
PUBLIC HEARING  
THURSDAY, May 18, 2017  
9:00 AM**

**COUNCIL CHAMBERS  
201 S. CORTEZ STREET  
PRESCOTT, ARIZONA  
(928) 777-1207**

MINUTES OF THE PUBLIC HEARING OF THE BOARD OF ADJUSTMENT held on May 18, 2017 in Council Chambers, City Hall, located at 201 S. Cortez Street, Prescott, Arizona 86303.

- I. **CALL TO ORDER** - Chairman DiRienzo called the meeting to order at 9:00 a.m. He thanked Councilman Lazzell for attending.

II. **ATTENDANCE**

<b>MEMBERS</b>	<b>STAFF PRESENT</b>
James Di Rienzo, Chairman	George Worley, Planning Manager
Johnnie Forquer	Darla Eastman, Recording Secretary
Paddie Braden	Matt Podracky, Assistant City Attorney
Ray Everett	
Stephen Silvernale - Absent	
Tony Teeters	<b>COUNCIL PRESENT</b>
Bryn Stotler - Absent	Greg Lazzell, Councilman

III. **REGULAR AGENDA**

1. **Approval of the April 20, 2017 Minutes**

Ms. Forquer, **MOTION** to approve the April 20, 2017 minutes. Ms. Braden, 2<sup>nd</sup>.  
**VOTE 5-0; passed.**

IV. **PUBLIC HEARING ITEMS**

1. **V17-003, Variance to Article 4, Section 4.11.3.F3 of the Land Development Code (LDC) to reduce the setback from 10' to zero. [Zoning: Industrial Light (IL); Property Owner: Lance Wagner; APN 103-01-655B]. Location: 2899 Venture Drive**

George Worley presented the staff report and displayed images on the overhead projector of the site plan and aerial photos of the property. Mr. Worley said the applicant is requesting a variance from the minimum side yard setback requirement of 7 feet to zero to allow for access on the east side of the Granite Dells Recreation Vehicle (RV) storage in the Industrial Light (IL) zoning district. He stated that the property has a 7 foot side yard setback on the east side of the proposed RV storage site. The property has one access point on Venture Drive. The property to the west has a flag drive way for ingress/egress. There is a transformer, fire hydrant, and telephone pole that limits the access to the driveway for larger vehicles such as RVs and fire trucks. Mr. Worley stated that there are no other properties in the surrounding area with a flag driveway and utilities on either side of the road which limits access to the project. A straight forward ingress/egress access is essential in this case.

Lance Wagner, owner, 17085 Birch Hill Rd., Riverside, CA, stated that due to the design of the driveway at the end of the cul-de-sac on Venture Drive leaves no other ingress/egress to be able to improve the angle of access. The other alternative is to move the transformer, fire hydrant, and telephone pole which would be very costly.

James David, 2893 Venture Drive, Prescott, dog spa owner, stated that he originally misunderstood the intent of the project and now feels it will benefit both parties. There will be people leaving their dogs at the spa while the owners will be at the resort next door.

The Board Members discussed the project in more detail and felt the project was in compliance with the area and neighborhood plans and the site plan is consistent with the surrounding developments.

**Mr. Everett, MOTION to approve V17-003, Variance to Article 4, Section 4.11.3.F3 of the Land Development Code (LDC) to reduce the setback from 10' to zero., Ms. Forquer 2<sup>nd</sup>. VOTE 4-0; passed. Ms. Braden recused herself from this item.**

**2. CUP17-002, Modification to the [Conditional Use Permit (CUP17-001) Condition 5. On-site events] to allow event center open to the public for the Watson Woods Recreational Vehicle (RV) Park [Zoning: Industrial Light; Acres: 8.56; Property Owner: Diamond B. Properties, LLC; APN: 105-04-011B, 105-04-011C]. Location: east of the Rosser Street intersection at 1815 and 1853 N. State Route 89 south of Prescott Lakes Parkway**

Ms. Braden recused herself from this item.

George Worley presented the staff report and displayed images on the overhead projector of the site plan and aerial photos of the property. He described the project site stated that it consists of two parcels located east of the northbound side of State Route 89 at 1815 & 1853 N. State Route 89 and south of Prescott Lakes Parkway. All contiguous parcels are owned by the City of Prescott and zoned Natural Open Space including the Watson Woods Riparian Preserve and a segment of the Peavine Trail. He stated that this is a request to modify the actions approved at the Board of Adjustment meeting on April 20, 2017. He said the Board of Adjustment may approve an application for a conditional use where it reasonably determines that there will be no significant negative impact upon residents or other owners of surrounding property or upon the public. He said the Board may consider a modification to the following criteria in its review and approval shall be contingent upon compliance with the site plan and any conditions of approval: C. External Impacts Minimized, Condition 5: On-site events are for the RV Resort users only and no outdoor events that generate noise that could negatively impact nearby communities is permitted.

The Board discussed the project in more detail including the concerns from the public in response letters that include parking and noise. The Board felt the City Departments addressed the concerns by noting that there are 54 parking spaces required for the event center under the Land Development Code and there are 116 spaces provided in the site plan. Also, traffic was discussed including minor traffic signal modification will be added at the Rosser Street and State Route 89 intersection.

Kent Burger, Watson Woods RV owner, Prescott, stated that there will be a 10:00 p.m. shut down time for the event center. He also stated that he has had meetings with the Cliff Rose residents and with Robert Sledge, President of the Homeowners Association. He said he feels there is an overwhelming response to have the event center open to the public for weddings, conferences, and entertainment inside and outside of the center. Mr. Berger said that he understands that he will have 73 RV guests at any given time to please and will ensure minimal disruption.

Nancy Brown, 1567 Rycosa, Prescott, stated that she had a few concerns but she felt that they were addressed at the meeting today. She said that she now understands the parking requirements in more detail and there will be 116 parking spaces at the RV site.

Mr. Teeters, MOTION to approve CUP17-002, Modification to the [Conditional Use Permit (CUP17-001) Condition 5. On-site events] to allow event center open to the public for the Watson Woods Recreational Vehicle (RV) Park CUP17-002 to., Mr. Everett, 2<sup>nd</sup>. VOTE 4-0; passed.

**V. ADJOURNMENT**

Chairman Di Rienzo adjourned the meeting at 10:00a.m.



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Darla Eastman, Administrative Specialist

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James Di Rienzo, Chairman