



## City of Prescott Board of Adjustment

January 16, 2025 | 9:00 AM  
201 N. Montezuma Street  
Council Chambers, 3rd Floor  
Prescott, AZ 86301

### MINUTES

#### 1. CALL TO ORDER

Chair Lamerson called the meeting to order at 9:00 a.m.

#### 2. ROLL CALL

Jim Lamerson, Chair  
Tony Teeters, Vice Chair  
Tom Davis, Member  
Mary Frederickson, Member  
Miriam Haubrich, Member (Excused)  
Mark Hokeness, Member  
Tom Hutchison, Member (Excused)

#### 3. DISCUSSION & ACTION ITEMS

- A. Approval of the October 17, 2024 and November 21, 2024 Board of Adjustment Meeting Minutes.

**MOTION BY MEMBER DAVIS TO APPROVE THE MEETING MINUTES AS PRESENTED; SECONDED BY MEMBER TEETERS: PASSED (5 - 0)**

- B. **CUP24-006:** Conditional Use Permit to Allow a 35-Site RV Park in a BG (Business General) Zoning District. Location: 1646 Iron Springs Road, APN 115-06-112E Encompassing 2.14 Acres. Property Owner: KL HB LLC. Applicant/Agent: Leah Beck

Community Planner Tammy Dewitt gave a presentation providing information related to the proposal for CUP24-006. She provided maps and a site plan showing the location for a 35-unit RV park and explained this project is in a commercial corridor that allows additional commercial uses. Additionally, she stated that the conditional use permit is required per the City of Prescott's Land Development Code. Staff recommends approval in general conformance with the site plan with the conditions of no tent camping and fencing where feasible to delineate property boundaries.

Member Frederickson asked if the eastern boundary of the property cannot be fenced with any type of fencing.

Ms. Dewitt replied that staff will work with the public works department to determine what types of fencing can be provided, if any.

Member Frederickson asked what type of fence is being proposed.

Ms. Dewitt deferred to the applicant.

Member Hokeness asked what the hours of operation are and will these be short-term or long-term rentals.

Ms. Dewitt stated it would be a question for the applicant.

Member Hokeness asked if the adjacent school district has any concerns.

Ms. Dewitt replied there were no concerns received from the neighboring school district.

Chair Lamerson asked if the city collects sales tax on short-term rentals.

Deputy Attorney Matt Podracky stated the city does receive sales tax on short term rentals.

Member Davis asked the applicant to provide details for preservation of surrounding trees and asked for clarification about the bowery from the site plan.

Applicants Leah and Kevin Beck provided background information about the project to the board members.

Member Frederickson asked if the nearby school has future plans to develop their land.

Ms. Dewitt replied that she is unsure.

Member Frederickson asked if there would still be no tent camping.

Ms. Beck stated there will not be tent camping.

Member Frederickson asked if this will be a mix of short-term and long-term rentals and what is the maximum length of time for rentals.

Ms. Beck explained that this will be month-to-month rentals but are not opposed to longer term rentals.

Member Frederickson expressed that this would fill a need for temporary workers or citizens building their home needing somewhere to live.

Chair Lamerson asked if the applicant would be against having a condition for a time limit for renters.

Ms. Beck stated there are pros and cons to both long-term and short-term renters.

Chair Lamerson believes there is a need in the community for this type of project.

Mr. Podracky stated if the renters stay longer than 30 days with a lease agreement, the city would not be able to collect tax.

Member Frederickson asked for more details on the proposed Bowery.

Ms. Beck stated it is a fancy term for a covered area.

Member Frederickson asked if this area would be available to everyone in the park.

Ms. Beck said yes, it would be available to everyone.

Member Davis asked the applicant to elaborate on how they will preserve the surrounding trees.

Ms. Beck explained that they would like to keep as many trees as possible and would like the trees to be the natural boundary between properties.

Member Davis asked if the areas on the site plan delineating pads, or open space, would be where the applicant will be preserving trees.

Ms. Beck said that is correct and the pads are for parking areas.

Member Frederickson asked if they would have regulations for animals.

Ms. Beck stated they will limit the number of pets and types of pets for insurance purposes.

Member of the public John Johnson has concerns about noise from the RV park, water runoff, and how this project will impact the city sewer system.

Ms. Dewitt explained that a grading and drainage permit will be required and reviewed by the City's Public Works Department. She added that the city does have the capacity to handle sewer related concerns.

Ms. Dewitt stated the city lacks RV parks and this type of project is needed.

Member Frederickson stated she is a fan of infill and likes that this project provides options for short term or long term rentals.

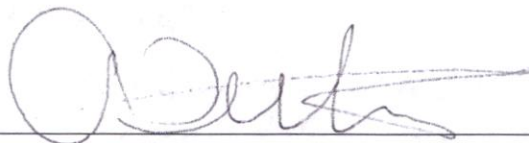
**MOTION TO APPROVE CUP24-006 WITH CONDITIONS OF NO TENT CAMPING AND FENCING IN GENERAL CONFORMANCE WITH THE SITE PLAN BY MEMBER FREDERICKSON; SECONDED BY MEMBER TEETERS: PASSED (5-0).**

#### 4. UPDATES

Ms. Dewitt provided information about the 2025 General Plan public hearing process and the next meeting will be held at the Prescott Centennial Center on January 30<sup>th</sup>, 2025.

**5. ADJOURNMENT**

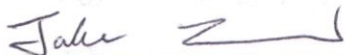
Chair Lamerson adjourned the meeting at 9:43 a.m.



---

Jim Lamerson, Chair

Tony Teeters, vice chair



---

Board Secretary