

City of Prescott

Board of Adjustment



March 19, 2026 | 9:00 AM
201 N. Montezuma Street
Council Chambers, 1st Floor
Prescott, AZ 86301

AGENDA

The following Agenda will be considered by the **Board of Adjustment** at their meeting to be held **March 19, 2026**. Notice of this meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02.

1. CALL TO ORDER

2. ROLL CALL

3. DISCUSSION & ACTION ITEMS

A. Approval of the February 19, 2026 Board of Adjustment Meeting Minutes.
Recommended Action: MOVE to approve minutes as presented

B. **CUP26-001:** Land Development Code (LDC) Sections 4.8 and 9.3. Zoning is Business Regional (BR). Request for a Conditional Use Permit for a Tattoo Business. Property Owner: Hollister Family Trust. Applicant/Agent: Brooke Hulstedt – The Osprey Art and Tattoos. Location: APN 109-03-081A, 121 W. Aubrey St & 401 S. Montezuma St.

Recommended Action: MOVE to approve or deny CUP26-001

C. **V26-002:** Variance to Article 2, Section 2.7.3.E.4.e (Accessory Uses & Structures/Accessory Structures Height) of the City's Land Development Code (LDC) to Allow for an Increase in Height from the Maximum Allowed Height of 20' to 25' for Construction of a New Detached Garage. Zoning: SF-18 (Single-Family 18,000 sq ft Minimum Lot Size). Property Owner: Freyslaben Thomas E & Taulli-Freyslaben 2004 Family Trust. Applicant: Bighorn Construction & Development. Location: APN 106-03-150, 780 Grapevine Lane.

Recommended Action: MOVE to approve or deny V26-002

D. **LDC26-002:** An Amendment to the City of Prescott Land Development Code (LDC) Appendices by Replacing the Former Board of Adjustment Bylaws with the Newly Amended Board of Adjustment Bylaws. Applicant: City of Prescott - Planning & Zoning Division.

Recommended Action: MOVE to approve or deny LDC26-002 with or without changes

4. ADJOURNMENT

Upon a public majority vote of a quorum of the Board, the Board may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purposes:

- (1) Discussion or consideration of personnel matters (A.R.S. §38-431.03(A)(1));
- (2) Discussion or consideration of records exempt by law (A.R.S. §38-431.03(A)(2));
- (3) Discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03(A)(3));
- (4) Discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid litigation (A.R.S. § 38-431.03(A)(4));
- (5) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03(A)(5));
- (6) Discussion, consultation or consideration for negotiations by the city or its designated representatives with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city (A.R.S. §38-431.03(A)(6));
- (7) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03(A)(7)).

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall on 3/12/26 at 11:00 a.m. in accordance with the statement filed by the Prescott City Council with the City Clerk.

Sarah M. Siep

Sarah M. Siep, City Clerk