



City of Prescott Board of Adjustment

July 16, 2026 | 9:00 AM
201 N. Montezuma Street
Council Chambers, 1st Floor
Prescott, AZ 86301

MINUTES

1. CALL TO ORDER

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

2. ROLL CALL

Tony Teeters, Chair
Miriam Haubrich, Vice Chair
Thomas Davis, Member
Mark Hokeness, Member
Tom Hutchison, Member (Excused)
Larry Meads, Member (Excused)
Rick Kimery, Member

3. DISCUSSION & ACTION ITEMS

- A. Approval of the June 18, 2026, Board of Adjustment Meeting Minutes.

MEMBER DAVIS NOTED A CORRECTION TO THE VICE CHAIR TITLE.

MOTION BY VICE CHAIR HAUBRICH TO APPROVE THE JUNE 18, 2026, MEETING MINUTES WITH CORRECTIONS; SECONDED BY MEMBER DAVIS: PASSED (5-0).

- B. **V26-009:** Variance to Article 3, Section 3.9.3.F (MF-M/Minimum Setbacks) of the City's Land Development Code (LDC) Allowing for Reduced Side & Rear Setbacks for a New Single-Family Residence. Zoning: MF-M (PAD) (Multi-Family/Medium Density). Property Owner: Blake Payan. Applicant: Plus Properties LLC dba Hust Family Homes. Location APN: 109-12-041A, 881 Alpha Lane.

Community Planner Tammy DeWitt presented a request for setback variances for a new two-story single-family residence withing the Highland Forest Highlands Townhomes development. Ms. DeWitt explained the development was originally approved under earlier zoning regulations with reduced setbacks, but documentation supporting those standards could not be located. The proposed setbacks were consistent with surrounding homes and applicant will need to accommodate for all the drainage which will take place during the permitting process.

Per State Statute Requirements, staff notified the public by sending out mailings to property owners extending 300 feet. Additionally, they posted signs and published

notices in the local paper. Following this process, staff received three letters of concern from adjacent property owners.

Member Davis asked to clarify that proposed setbacks were consistent with the surrounding neighborhood and had it been built at the same time as the adjacent properties, it would qualify as permitting existing use.

Ms. DeWitt confirmed and stated that though supporting documentation for those approvals could not be located, the request was required to proceed through the variance process under the current Land Development Code.

Member Hokeness requested input from the applicant regarding drainage concerns that had been received, deferring to the applicant to provide their perspective on the matter.

Applicant Jeremy Hust, owner of the Hust Family Homes, supported Ms. DeWitt's focus on drainage improvements, noting that these issues would be engineered and addressed during the building permit process.

Board discussion found the request was consistent with the neighborhood.

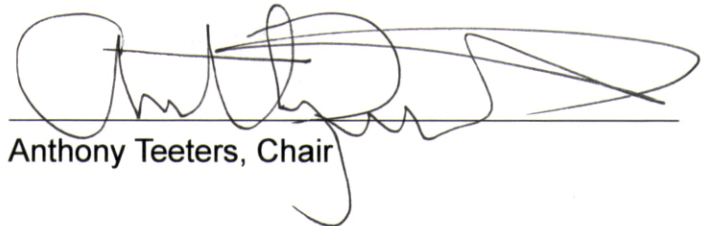
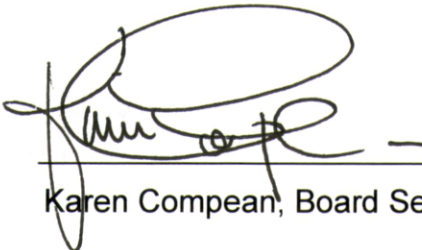
**MEMBER HOKENESS MOVED TO APPROVE V26-009 AS SUBMITTED;
SECONDED BY MEMBER KIMERY: PASSED (5-0).**

4. STAFF UPDATES

Staff provided no further updates, and confirmed that a Board of Adjustment meeting would convene the coming month.

5. ADJOURNMENT

Chair Teeters adjourned the meeting at 9:11 a.m.


Anthony Teeters, Chair
Karen Compean, Board Secretary