



**TOWN OF PRESCOTT VALLEY  
BOARD OF ADJUSTMENT**

Meeting Minutes  
*Monday, December 16, 2019*  
*Prescott Valley Library Auditorium*

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**I. Call to Order**

Chairperson Shimmin called the meeting of the Board of Adjustment to order at 5:30 p.m. and outlined the public hearing rules and procedures for the Board of Adjustment.

**II. Roll Call**

Members present: Chairperson Shimmin, Vice-Chairperson Johnson, Member Brower, and Member Van Boening. Members absent: Member Corrigan. Staff present: Fernando Gonzalez, Code Enforcement Supervisor and Kristi Jones, Administrative Support II.

Chairperson Shimmin stated that as a full Board was not present, pursuant to Article 13-29-060, applicants have a right to request that their items be placed on an upcoming agenda for review by a full Board.

The applicant elected to proceed.

**III. Approval of Minutes – October 28, 2019**

Chairperson Shimmin asked if there were any changes to the minutes from the October 28, 2019 meeting. No revisions were submitted; therefore Chairperson Shimmin called for a motion to approve the minutes. Vice-Chairperson Johnson made the MOTION, seconded by Member Brower, to approve the minutes as submitted from the October 28, 2019 Board of Adjustment meeting.

MOTION carried unanimously by roll call vote as follows: Chairperson Shimmin YES, Vice-Chairperson Johnson YES, Member Van Boening YES, and Member Brower Yes.

MOTION carried with 4 ayes and 0 Nays.

**IV. Announcements**

There were no announcements.

**V. Action Items**

- V19-003.** Upon the application Douglas Updike, Agent, a request for a Variance to waive the requirements described within Section 13-26-050.D.4.b of the Town of Prescott Valley Zoning Ordinance, which requires that all roof mounted mechanical equipment be concealed on all sides by screening devices equal to or greater in height than the

mechanical equipment. Property located at 7700 E. Florentine Rd., Prescott Valley Section 14 M&B, APN# 103-02-737X.

Fernando Gonzalez, Code Enforcement Supervisor, stated that the subject property is located within a PL-PAD (Public Lands – Planned Area Development) zoning district. The property is surrounded with other medical and commercial uses.

Mr. Gonzalez reported that the intent of the equipment screening requirement is to soften the view of commercial and industrial buildings to the traveling public. He noted that Town Code Section 13-26-050.D.4.b requires that all roof or ground-mounted mechanical equipment be screened to a height of not less than that of the equipment.

Mr. Gonzalez indicated that most structures have a parapet that conceals or screens the mechanical equipment on the roof. He explained that, due to the nature of the use, the mechanical equipment needed is larger than what is customarily used. Therefore, the applicant has proposed painting the equipment not screened by the existing parapet to match the building.

Mr. Gonzalez stated that Town Code section 13-26-050.D.4.b requires mechanical equipment on the roof or ground to be screened no less than the height of the equipment. He reiterated that the applicant has requested to paint the equipment not screened by the parapet in order to meet the intent of the code.

Mr. Gonzalez stated that Staff recommends the Board approve V19-003 to allow the mechanical equipment beyond the parapet to be painted to match the building.

Chairperson Shimmin opened the item to questions or comments from the Board.

Member Brower asked if any previous Variances for similar circumstances had been approved.

Mr. Gonzalez indicated that the event center as well as the hospital have benefitted from similar approvals that allowed the painting of the mechanical equipment.

Member Brower asked if the applicant would be required to maintain the painted equipment.

Mr. Gonzalez noted that the Board could add that requirement as a condition of approval.

Member Brower mentioned that it would be a great expense to extend the existing parapet to screen the mechanical equipment and noted that he felt the painting of the mechanical equipment would be sufficient if routinely maintained.

There were no further questions or comments from the Board for Staff; therefore, Chairperson Shimmin invited the applicant to address the Board.

Douglas Updike, Agent for Yavapai Regional Medical Center, addressed the Board and appreciated their thoughts and feedback. Mr. Updike stated that the maintenance and upkeep of a large facility such as the hospital is an ongoing process.

Member Brower commented that the painted mechanical equipment looked very good and blended with the building. He reiterated his concern about maintaining the paint from deteriorating.

As there were no questions for the applicant, Chairperson Shimmin opened the item to public comment. There was no public comment; therefore, Chairperson Shimmin brought the item back to the Board for discussion.

Chairperson Shimmin called for a motion related to the item.

**Action V19-003:**

**Chairperson Shimmin moved to approve V19-003 as submitted as it meets the intent of the code with the following added condition:**

1. The applicant will be diligent in the maintenance and painting of the unscreened mechanical equipment.

Member Brower seconded the motion.

MOTION carried unanimously by roll call vote as follows: Chairperson Shimmin YES, Vice-Chairperson Johnson YES, Member Van Boening YES, and Member Brower YES.

MOTION carried with 4 ayes and 0 nays.

**VI. Call to Public**

Chairperson Shimmin called for public comment. There was none.

**VII. Adjournment**

There was no further public comment related to any item presented during this meeting; therefore, Chairperson Shimmin called for a motion for adjournment.

Member Brower made the MOTION, seconded by Vice-Chairperson Johnson to adjourn by roll call vote. Board members voted as follows: Chairperson Shimmin YES, Vice-Chairperson Johnson YES, Member Van Boening YES, and Member Brower YES.

MOTION carried with 4 ayes and 0 nays

The December 16, 2019, Board of Adjustment meeting adjourned at 5:42 p.m.

Linda Shimmin

Linda Shimmin, Chairperson