

MINUTES

BOARD OF ADJUSTMENT
WEDNESDAY
OCTOBER 1, 2025

COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
8:30AM

1. CALL TO ORDER

- Chair Kelley called the meeting to order at 8:30 a.m.

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Board of Adjustment and to the general public that, at this meeting, the Board may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

2. ROLL CALL

NOTE: One or more Commissioners may be in attendance through other technological means.

PRESENT:
DEVIN KELLEY, *Chair*
JED WESTOVER, *Vice Chair*
GAIL JACKSON
JOHN JACKSON
JOSEPH JARVIS
CJ LUCKE

ABSENT:
JAMES MALONEY

3. APPROVAL OF PRIOR MEETING MINUTES

Approval of the meeting minutes from the regular meeting on April 23, 2025. [Agenda - View Meetings \(All\) \(0587487398\)](#)

Moved by P&Z Representative CJ Lucke, **seconded by** Jed Westover to approve the minutes from the regular meeting on April 23, 2025.

Vote: 6 - 0 - Unanimously

4. OPEN CALL TO THE PUBLIC

- None

At this time, any member of the public may address the Board on any subject within their jurisdiction that is not scheduled before the Board on that day. Due to Open Meeting Laws, the Board cannot discuss or act on items presented during this portion of the agenda. To address the Board on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.

5. PUBLIC HEARING

- A. **PZ-25-00171-01:** A request from applicant David Carpenter, on behalf of Flag Holdings, LLC, for a Zoning Code Variance from the lot width requirements outlined in Table 10-40.30.050.C: Industrial Zones -- Building Form and Property Development Standards of the Zoning Code. The applicant seeks to reduce the required minimum lot width from 100 feet to 32 feet to allow the parcel to be split. The subject property is located at 495 S. River Run Road and is zoned Light Industrial Open (L-O).

Staff recommends that the Board of Adjustment approve the proposed variance for a 32-foot minimum lot width, in accordance with the findings presented in this staff summary, subject to the conditions listed below.

- Tiffany Antol, Zoning Code Manager, delivered a PowerPoint presentation.
- Board Member Joseph Jarvis provided comments following the presentation. No additional questions or discussion were held.
- Applicant, David Carpenter, thanked the Board Members for their consideration.

Moved by Joseph Jarvis, **seconded by** P&Z Representative CJ Lucke to approve the proposed variance for a 32-foot minimum lot width in accordance with the findings presented in the staff summary subject to the conditions.

Vote: 6 - 0 - Unanimously

6. INFORMATIONAL ITEMS TO/FROM BOARD MEMBERS AND STAFF, FUTURE AGENDA ITEM REQUESTS

- None.

7. ADJOURNMENT

- The meeting was adjourned at 8:46 a.m.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact Tiffany Antol at (928) 213-2605. Notification at least 48 hours in advance will enable the City to make reasonable arrangements.

SIGNATURE LINE

CHAIRPERSON