

**CITY OF KINGMAN  
PLANNING AND ZONING COMMISSION  
Council Chambers  
310 N. 4<sup>th</sup> Street  
Kingman, Arizona**

**6:00 P.M.**

**AGENDA ACTION**

**Tuesday, November 8, 2016**

**REGULAR MEETING COMMISSION ACTION**

**CALL TO ORDER & ROLL CALL**

All Commission members were present with the exception of Vice-Chair Blair who was excused.

**PLEDGE OF ALLEGIANCE**

**1. APPROVAL OF MINUTES:** The Regular Meeting Minutes of October 11, 2016.  
Motion to approve as written unanimously (6-0) **APPROVED.**

**2. CALL TO THE PUBLIC – COMMENTS FROM THE PUBLIC**

**3. PAST COUNCIL ACTION:**

**A. ABANDONMENT CASE AB16-0005:** A request from KOR Development, LLC, applicant and property owner, for approval of the extinguishment (abandonment) of a portion of the 50-foot wide Hackberry Water Line right-of-way. The portion of the right-of-way subject to extinguishment is located south of Sycamore Avenue and east of N. Harvard Street at 626 Sycamore Avenue. The property is further described as a Portion of the SE ¼, Section 19, T.21N., R.16W. of the G&SRM, Mohave County, Arizona.

**B. CONDITIONAL USE PERMIT CASE CUP16-0001:** A request from Mohave Engineering Associates, Inc. for Andrew M. Lasich of U-Haul International/Amerco Real Estate, applicant, and 4011 Stockton Hill LLC, property owner, for approval of a Conditional Use Permit for mini-storage units to be located at 4015 Stockton Hill Road on property zoned C-3: Commercial Service, Business. The subject property is approximately 1.52 acres and is located on the west side of Stockton Hill Road north of Gordon Drive. The property is further described as Lake Mohave Country Club Estates Unit 3 Amended, Block R, Lot 24, Section 31, T.22N., R.16W of the G&SRM, Mohave County, Arizona.

**C. SUBDIVISION CASE SB16-0004:** A request from Raymond W. Stadler, P.E., applicant and project engineer, and Hualapai Shadows, property owner, for approval of a Preliminary Plat for Hualapai Shadows Phase C, Tract 6047. The proposed preliminary plat includes 16 residential lots on property zoned R-1-10: Residential Single Family, 10,000 square foot lot minimum. The subject property is approximately 6.49 acres and is located on the north side of Hualapai Mountain Road east of N. Central Street. The property is further described as a Portion of Parcel 5 of Whitehead Tract 1923, Section 20, T.21N., R.16W of the G&SRM, Mohave County, Arizona.

**D. ZONING ORDINANCE TEXT AMENDMENT CASE ZO16-004:** A request from UNS Electric, Inc., applicant, for a text amendment to Section 26.400 Fences and Walls of the *Zoning Ordinance of the City of Kingman*. The request is to add text to the subsection that would require utility substations located in any zoning district to be surrounded by block walls, a minimum of eight (8) feet high, with the option of twenty-four (24) inches of barbed wire placed on top for security, public safety, health, and welfare purposes. The text language would also require the fences to maintain a minimum front yard setback of 20-feet and a minimum front side yard (corner) setback of 10-feet from the property lines.

**E. ZONING ORDINANCE TEXT AMENDMENT CASE ZO16-005:** A request from Ben Daniels/Ramada Kingman, applicant, for a text amendment to Section 13.220 Uses Which May Be Permitted by Conditional Use Permit of the *Zoning Ordinance of the City of Kingman*. The request is to add a "helipad" to the list of conditional uses in the C-3: Commercial, Service Business zoning district. If the text amendment is approved, a Conditional Use Permit would be required to be approved before a helipad could be allowed on any specific C-3 zoned property.

#### **4. OLD BUSINESS:**

**A. ZONING ORDINANCE TEXT AMENDMENT CASE ZO16-0001:** A city-initiated request to consider a text amendment to Section 26.000: General Development Standards, Subsection 26.820 Secure Storage Units, Cargo, Freight, or Overseas Containers of the *Zoning Ordinance of the City of Kingman*. The proposed text change, if approved, would permit secure storage units, cargo, freight or overseas containers as accessory uses in the C-2: Commercial Community Business zoning district. The text change would also allow containers on properties that are 40,000 square feet or greater which are zoned residential or O: Recreational Open Space provided certain conditions are met.

Motion to TABLE request to allow new Council members participation carried UNANIMOUSLY (6-0).

#### **5. NEW BUSINESS: 6:28:16 PM**

**A. ZONING ORDINANCE TEXT AMENDMENT CASE CI16-0001:** A city-initiated request to consider a text amendment to Section 9.000: Downtown Development District, of the *Zoning Ordinance of the City of Kingman*. The proposed text change, if approved, would allow a wide variety of goods and services and a greater latitude than what is permitted in other commercial zoning districts in the downtown area.

Motion to TABLE request and have staff bring back new language after considering public comment concerning the text amendment carried UNANIMOUSLY (6-0).

**B. CONDITIONAL USE PERMIT CASE CUP16-0003:** A request from St. Charles Tower, Inc., applicant, and Michael Seitz, Trustee, property owner, for a Conditional Use Permit (CUP) to allow the construction of a 150-foot monopole style communication tower with a six-foot high chain link fence with three strands of barbed wire around the base of the tower. The subject property is 7.92 acres, zoned R-R: Rural Residential, and is located at 400 Sunrise Avenue. The subject property is further described as a Portion of the N ½, NE ¼, NW ¼, Section 13, T.21N., R.17W. of the G&SRM, Mohave County, AZ.

Motion to recommend APPROVAL of request with conditions 1 through 4 as suggested by staff, and recommending that the fencing material be constructed of block instead of chain

link carried UNANIMOUSLY (6-0).

- C. ZONING ORDINANCE TEXT AMENDMENT CASE ZO16-0006:** A city-initiated request to consider a text amendment to Section 10.000 Landscaping, Subsection 10.200 of the Zoning Ordinance of the City of Kingman. The text amendment would require landscaping of front and street side yards prior to the issuance of a certificate of occupancy for single family residences.

Motion to recommend required landscaping of front and side yards of new homes on lots one-half acre or less before a certificate of occupancy is issued carried with unanimous (6-0) APPROVAL.

- D. CONSIDERATION OF A RECOMMENDATION TO THE CITY COUNCIL CONCERNING THE APPOINTMENT / REAPPOINTMENT OF PLANNING COMMISSIONERS WHOSE TERMS END DECEMBER 31, 2016:** The terms of Commissioners Bailey and Blair end on December 31, 2016. Both Commissioners are eligible for reappointment and are willing to serve. The Planning and Zoning Commission has applications from two candidates. The candidates are Harley Pettit and Terry Shores.

Motion to recommend Commissioners Blair and Bailey for reappointment on the Planning and Zoning Commission carried with unanimous (6-0) APPROVAL.

- 6. COMMISSIONERS COMMENTS:** Limited to announcements, availability/attendance at conferences and seminars, requests for agenda items for future meetings and requests for reports from staff.

Motion to adjourn unanimously (6-0) APPROVED.

**ADJOURNMENT 8:26:24 PM**