

**CITY OF KINGMAN
MEETING OF THE PLANNING AND ZONING COMMISSION
LANDSCAPE ORDINANCE SUBCOMMITTEE
Engineering Department Meeting Room
220 N. 4th Street
Kingman, Arizona**

3:00 P.M.

Special Meeting Minutes

Thursday May 28, 2015

Members Present:	Staff Present:	Visitors Signing In:
Allen Mossberg, Commission Chair	Gary Jeppson, Development Services Director	Kevin Wilkerson
Gene Kirkham, Commission Member	Rich Ruggles, Principal Planner	Richard Hamilton
Vickie Kress, Commission Member	Sylvia Shaffer, Planner	Scott Lander
	Sandi Fellows, Recording Secretary	

SPECIAL SUBCOMMITTEE MEETING MINUTES

CALL TO ORDER AND ROLL CALL

Chair Mossberg called the meeting to order at 3:00 P.M., and the Recording Secretary called the roll. Commission Chair Allen Mossberg and Commission Members Vickie Kress and Gene Kirkham were present, as well as staff members Gary Jeppson, Rich Ruggles, Sylvia Shaffer and Sandi Fellows. Kevin Wilkerson from Innovative Stoneworks, and Scott Lander and Richard Hamilton from the Northwest Arizona Builders Association were also present.

NEW BUSINESS:

1. **WORKSHOP TO DISCUSS LANDSCAPE ORDINANCE:** A subcommittee of three commission members will hold a workshop regarding Section 10.000: Landscaping of the Zoning Ordinance of the City of Kingman. The workshop, which will include members of the development community, will review a proposed text amendment to Section 10.000: Landscaping, which was recommended for approval on March 14, 2015 by the Planning and Zoning Commission. The subcommittee and developers will discuss and consider possible changes to the proposed text amendment. Any changes proposed at the workshop may be considered at a regular Planning and Zoning Commission meeting prior to setting a new public hearing date.

Principal Planner Rich Ruggles acknowledged that the group was there to discuss the minimum standards proposed for the Kingman Landscape Ordinance and consider possible modifications to the proposed text amendment.

Mr. Wilkerson stated that the City is just beginning to recover from the recession, and there is finally an increase in new home and other construction. He noted that contractors, developers and others are afraid this proposed landscaping ordinance will discourage people from building.

Mr. Ruggles acknowledged that Angle Homes' new office building would have been impacted by the proposed ten-foot buffer between a public street and a parking lot and would have had to shift the design or change the building to accommodate the new parking requirements. Mr. Ruggles noted that there is more flexibility with the landscape islands, and they would count as part of the 10% required landscaping.

Staff clarified that different uses on a property would trigger different parking requirements, which could affect the landscape requirements. For example a warehouse would not require as much parking as an office or retail establishment.

Mr. Hamilton stated that the Builders Association was against the removal of the 2-for-1 credit for right-of-way landscaping. Mr. Jeppson explained that staff is proposing the removal of the credit because landscape in the right-of-way may be lost when roads were expanded, such as on Gordon or Stockton Hill Road.

Mr. Hamilton requested clarification regarding remodels and expansions and the landscaping required. Mr. Jeppson stated that under the proposed new ordinance, if 95% or more of a site is developed, such as in the downtown Kingman area, then the property is exempt from landscaping requirements.

Mr. Hamilton stated that the Builders Association would prefer credit on the floor area of the building instead of the property. Mr. Ruggles stated that the floor area requirement could be increased from 5% to 10%. Mr. Hamilton suggested keeping the floor area in the ordinance as is and only including the building as well as any area of expansion and not the entire site when calculating the amount of required landscaping.

Mr. Lander requested a definition of net site area and gross site areas. He also noted that there could be a large discrepancy between an entire property, and an area that was being developed, such as the Fairgrounds. Mr. Jeppson acknowledged that point was well taken and agreed it would be fair to require 5% of the development area to be landscaped, and change the ratio from gross to net.

Mr. Ruggles acknowledged that a retention area could be counted as landscaping, and Mr. Hamilton requested clear language be added to the proposed text amendment reflecting this allowance.

All members of the group agreed that enforcement of current standards was a major problem, especially when it came to maintaining landscaping already in place. Vegetation was allowed to die, or was not taken care of once a business received the Certificate of Occupancy. Mr. Jeppson

noted that he would speak with the Code Enforcement Department and try to achieve more consistency with the efforts.

Mr. Hamilton and Mr. Lander acknowledged that after speaking with members of Development Services, the reasons and regulations regarding the Ordinance were better defined. They requested that the proposed ordinance include clear language that would limit other interpretations should the current members of the department not be available, such as with a change of staff. Staff stated that they would provide the language and share the proposal with the Northwest Arizona Builders Association before sending it to the City Council.

Commissioner Kirkham made a MOTION to adjourn. The MOTION was SECONDED by Commissioner Kress. Chair Mossberg declared the meeting adjourned at 4:54 P.M.

ADJOURNMENT

ATTEST:

APPROVED:

Sandi Fellows
Recording Secretary

Gary Jeppson
Development Services Director

STATE OF ARIZONA)
COUNTY OF MOHAVE)ss:
CITY OF KINGMAN)

CERTIFICATE OF PLANNING AND ZONING COMMISSION MINUTES:

I, Sandi Fellows, Planning and Zoning Administrative Assistant and Recording Secretary of the City of Kingman, Arizona, hereby certify that the foregoing Minutes are a true and correct copy of the Minutes of the Planning and Zoning Subcommittee Meeting of the Planning and Zoning Commission of the City of Kingman held on May 28, 2015.

Dated June 9th, 2015