

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

6:00 P.M.

Minutes

Tuesday May 10, 2016

Members Present:	Staff Present:	Visitors Signing In:
Allen Mossberg, Commission Chair	Gary Jeppson, Development Services Director	See attached list
Mike Blair, Commission Vice-Chair	Rich Ruggles, Principal Planner	
Mark Bailey, Commission Member	Sandi Fellows, Recording Secretary	
Gary Fredrickson, Commission Member		
Vickie Kress, Commission Member		
Dustin Lewis, Commission Member		
Thomas Schulte, Commission Member		
<b>Council Liaison Present:</b>		
Stuart Yocum, Council Member		

**REGULAR MEETING MINUTES**

**CALL TO ORDER & ROLL CALL**

Chair Mossberg called the meeting to order at 6:00 P.M. The Pledge of Allegiance was led by Commissioner Lewis and recited in unison. The Recording Secretary called the roll. All Commission members were present.

**1. APPROVAL OF MINUTES:** The Regular Meeting Minutes of April 12, 2016.

Commissioner Kress made a MOTION to APPROVE the Regular Meeting Minutes of April 12, 2016 as written. The MOTION was SECONDED by Vice-Chair Blair and the MOTION CARRIED with UNANIMOUS (7-0) APPROVAL to the affirmative.

**2. CALL TO THE PUBLIC:**

There were no comments.

**3. PAST COUNCIL ACTION:** There is no past Council action to report.

**4. OLD BUSINESS:** There is no Old Business.

**5. NEW BUSINESS:**

A. **ZONING ORDINANCE TEXT AMENDMENT CASE ZO16-001:** 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 allow secure storage units, cargo, freight or overseas containers as permitted uses in the C-2: Commercial Community Business district.

Development Services Director Gary Jeppson addressed the Commission stating that this was a Council-initiated request to consider allowing cargo, freight or overseas secure storage containers in the C-2 Zoning District. Mr. Jeppson went on to state that cargo containers do not meet the current building codes and cannot be used for personnel offices, retail facilities, restrooms, eating facilities, and living quarters without modifications to bring the units into code compliance. Under the current Zoning Ordinance, the storage containers must be behind a building or sight-obscuring fence and may not be stacked. Cargo containers are currently allowed in C-3 and Industrial Zoning Districts only. Mr. Jeppson noted that the prohibition of storage containers in residentially zoned areas and recreational open space zoning districts will not be changed by the proposed text amendment.

Mr. Jeppson stated that the proposed inclusion of storage container density in the C-2 Zoning District will accommodate businesses located in this zoning district, allowing them to utilize the cargo containers in their business and storage yards. If permitted in the C-2 Zoning District, the storage containers can only be used as storage units.

Mr. Jeppson presented a power point presentation displaying numerous cargo containers currently located in C-2 and other Zoning Districts within the City limits.

Commissioner Kress asked if the storage containers located at Black Bridge Brewery were in compliance. Mr. Jeppson stated that they were not, although they are behind the business, and fenced, as they are located in a C-2 Zoning District. Commissioner Lewis asked what sort of modifications would need to be made in order to bring the containers into compliance. Mr. Jeppson explained that there were accessibility issues, and proper egress and ingress issues. He noted that currently contractors are allowed to utilize the containers on site for a certain amount of time to hold building materials during construction.

Commissioner Lewis acknowledged that he was disappointed to see so few members of the public in attendance, as he was hoping for discussion with residents. He requested that staff provide examples from other Arizona or Nevada cities that have adopted use of the containers. Commissioner Lewis noted that he has observed containers that have been modified and conform to current building codes. He suggested that the Commission look into the possibility of other zoning districts utilizing storage containers now, instead of re-visiting the Ordinance numerous times. Commissioner Kress acknowledged that there are some very creative and innovative designs for repurposing cargo containers. She noted that what the City is doing now really isn't working, because there are storage containers everywhere.

Chair Mossberg opened the public hearing.

Kingman resident Pat McBrayer addressed the Commission stating that there may be 1000 of the storage containers throughout Kingman, in various zoning districts. He stated that there are containers in residential areas, on church properties and throughout the hospital property on Stockton Hill Road, and they are not located behind buildings or sight obstructing fencing. The container companies who deliver the cargo containers just drop them off wherever they are instructed by the owner's. Mr. McBrayer went on to state that there should be a permitting process in place, which should be consistent, with everyone following the same rules. He noted that there are cargo containers located in City parks, which is not in compliance. Mr. McBrayer suggested getting the press involved, and notifying all of the container owners in the City what is being proposed, so that a beneficial solution may be reached.

Chair Mossberg closed the public hearing.

Chair Mossberg stated that what is being proposed is too vague. He stated that the Ordinance must be fair to everyone. Chair Mossberg questioned how this could affect the downtown Entertainment District, and suggested that requiring a Conditional Use Permit may help. He proposed initiating a workshop. Commissioner Lewis agreed with the benefit of gathering public input.

Commissioner Kress made a MOTION to recommend TABLING the initiation of the Text Amendment to allow staff to provide input and examples from other jurisdictions, and schedule a workshop to allow for additional public input with Commission members. The motion was SECONDED by Commissioner Lewis, and the motion carried UNANIMOUSLY (7-0) in favor of the motion.

Chair Mossberg thanked Pat McBrayer for attending and speaking during the public hearing.

- B. **ZONING ORDINANCE TEXT AMENDMENT CASE ZO16-002:** A city-initiated request to consider a text amendment to Sections 4.000, 14.000, 15.000, 16.000, 18.000, 22.000, 26.000, and 35.000 of the Zoning Ordinance of the City of Kingman regarding several landscape related provisions. If approved, the text amendment would amend a number of references to landscaping requirements located throughout the Kingman Zoning Ordinance. The purpose is to bring the entire Zoning Ordinance into harmony with Section 10.000: Landscaping which was revised and readopted in 2015.

Principal Planner Rich Ruggles addressed the Commission stating that the Planning and Zoning Commission had reviewed the Landscaping Ordinance last year and it was revised and readopted by Council August 4, 2015. He stated that there are a number of other references to landscaping requirements within other sections of the Zoning Ordinance that should be updated and/or clarified in order to maintain consistency throughout the entire ordinance.

Mr. Ruggles stated that staff has reviewed the Zoning Ordinance and is suggesting certain modifications in various sections. Mr. Ruggles explained that the recommended plant list in Sections 14.000 and 35.000 is no longer consistent with the revised plant list in Section 10.000. Rather than revise the list in each section, a general statement that properties in these districts shall be in accordance with Section 10.000 is proposed to be added and the old plant list is proposed to be removed. Section 26.500, which predates the Landscaping Ordinance, is proposed to be removed and some of the text relocated and clarified under Section 26.400 Fences and Walls. Some additional modifications to Section 26.400 are also suggested to bring this section into conformance with the other parts of the ordinance that deal with the placement of fences and walls. All other changes are fairly minor wording clarification of the text for clarification purposes.

Staff has not received any public comment either for or against the proposed request.

Staff is recommending approval of the modifications to the text amendment language to clarify the landscaping requirements.

Vice-Chair Blair made a MOTION to recommend accepting the modifications to the Zoning Ordinance regarding landscape related provisions as presented by staff. Commissioner Kress SECONDED the motion. The motion carried with UNANIMOUS (7-0) approval.

**COMMISSIONERS COMMENTS:**

There were no comments from Commissioners.

Vice-Chair Blair made a MOTION to adjourn. The motion was SECONDED by Commissioner Kress, and the motion carried with UNANIMOUS (7-0) approval. Chair Mossberg declared the meeting adjourned at 6:40:42 P.M.

**ADJOURNMENT 6:40:42 PM**

ATTEST:

APPROVED:

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Sandi Fellows  
Recording Secretary

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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 Regular Meeting of the Planning and Zoning Commission of the City of Kingman held on May 10, 2016.

June 14, 2016