

**CITY OF KINGMAN
 PLANNING AND ZONING COMMISSION
 Council Chambers
 310 N. 4th Street
 Kingman, Arizona
 WORKSHOP**

5:30 P.M.

Tuesday August 24, 2016

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

SPECIAL WORKSHOP MINUTES

CALL TO ORDER & ROLL CALL

Vice-Chair Blair called the meeting to order at 5:30:00 P.M. The Pledge of Allegiance was led by Commissioner Kress and recited in unison. The Recording Secretary called the roll. Chair Mossberg and Commissioner Schultz were excused. Council Liaison Stuart Yocum attended telephonically. All other Commission members were present.

Vice-Chair Blair welcomed members of the public, and members of the Commission, thanking all for taking the time to attend the workshop.

NEW BUSINESS:

- A. DISCUSSION CONCERNING THE PLACEMENT OF CARGO STORAGE CONTAINERS IN THE CITY OF KINGMAN:** Public input is encouraged on the placement of cargo storage containers in the City. The public is invited to provide their thoughts on where such containers should be allowed and what regulations should be placed on the placement of such containers.

Gary Jeppson, Development Services Director, addressed the public and the Commission and explained the current City of Kingman regulations on cargo trailers which have not been modified. He stated that the cargo trailers must be in the rear of the property, screened from street view by an eight-foot high fence or building, and cannot be stacked. The limit is one eight-foot by forty-foot container per acre or fraction thereof. Mr. Jeppson stated that the storage containers are currently allowed in the C-3 Zoning Districts and Industrial Zoning Districts. The Industrial Zoning Districts allow for a higher density ratio of containers. The storage containers are not currently allowed in C-2 Zoning Districts, Residential or Recreational Open Space Zoning Districts. Mr. Jeppson explained that the City Council had initiated the request to have the

cargo containers in the C-2 Zoning Districts, but the Commission has entertained discussion regarding the containers in all areas of the City.

Members of the public asked if cargo containers in residential areas were being discussed at the workshop. Vice-Chair Blair noted that this workshop was to initiate a compromise regarding the containers in C-2 Zoning Districts and primarily in the downtown overlay district. Commissioner Lewis acknowledged that it may be a good time for some open discussion regarding the containers in all zoning districts, since that is what it appears residents are concerned with.

Kingman resident Bob Eagle addressed the Commission stating that the cargo containers are probably the most efficient, secure storage that you can buy. He noted that they are ideal for people with horses, or when people are on vacation and have valuables, even a classic car, that they want to keep safe. Mr. Eagle stated that he would not like to see them in front yards, but in the back, and behind a fence would be acceptable, and they can be painted to match the home. He went on to state that there are a lot of people in violation of the current ordinance, and there should be lee-way for those that have the need for them.

Kingman resident Jim Hodges addressed the Commission stating that Saint Vincent de Paul was forced to get rid of their storage container, which was behind a screened fence, and they were zoned C-3. He asked what the regulations were on temporary containers. Vice-Chair Blair acknowledged that the containers were allowed during construction or fire repair to store tools and building materials, but once construction was complete the containers must be moved. If a building permit was not required, the container was not allowed.

Mr. Hodges stated that he had been in business for twenty years renting and selling the cargo containers, and he agreed that the containers should be painted to match other structures on the property where they were located. He noted that most of the containers were for storage only, but he did have cargo containers that had been modified for specific transportation purposes or offices.

Kingman resident Mark Sippel addressed the Commission and asked to see photos seen previously by the Commission. Mr. Jeppson displayed photos of containers being used as dwellings and offices and explained that a registered architect or engineer could design a cargo container to be modified into living quarters or an office, and that would be allowed inside the City limits, once a permit was issued. He continued the display with photos of containers around the City, most being used for storage only, in all zoning districts.

Kingman resident Wes Maroney addressed the Commission and proposed the City allow one twenty-foot shipping container per home, to be used for storage only, painted to match the home and located in the back yard. He stated that the cargo container would look as nice as any of the wooden sheds that you can purchase, are cheaper and more secure. Mr. Maroney stated that he would like to be able to have a cargo container at his residence, so he would have a place to store items from his garage, and have room to park his vehicles. He went on to state that the steel

containers would alleviate the damage should a fire occur in a wooden shed or garage packed full of household items. Mr. Maroney noted that the containers would still not be allowed in subdivisions where the Covenants, Conditions and Restrictions (CC&R's) specified they were not permitted. He went on to state that there were not enough storage rental facilities in Kingman and they were not reasonably priced. Mr. Maroney asked the Commission not to make any more rules or regulations that made it tougher to be a resident or do business in Kingman.

Jim Hodges addressed the Commission stating that the schools are required to keep records for years for each student, and that is what they have the cargo containers for in the school yards. He went on to state that the gardening supplies and playground equipment may also be kept inside the containers. He noted that commercial businesses also required storage that was secure and cost effective. Mr. Hodges stated that not allowing the cargo containers will just make it more difficult to do business in Kingman.

Mark Sipple addressed the Commission stating that the screening or slats required for the sight obstructing fencing requirement, as well as some of the wooden sheds that are permitted, are uglier than a cargo container painted to match other buildings. Mr. Sipple noted that the Black Bridge Brewery had made major modifications to the containers they were using for their business, and they looked very nice, and it seemed excessive that the City would not permit them to be used. He commended City staff and the Commission for working toward solutions to this issue, as it was not going to be an easy Ordinance to write. He asked for flexibility and stated that while we don't want a container city, we do need safe and secure storage options.

Commissioner Lewis noted that the current Ordinance specified one eight-foot by forty-foot container is allowed. Two eight-foot by twenty-foot containers would be the same amount of square footage. He asked how much could be done with a container before an architect or engineer was required, or would trigger the modified use other than storage.

Gary Jeppson stated that a permit would be required for a unit to be occupied. If the unit was being equipped with electricity or plumbing, it would require a foundation and the engineer or architect stamp to be converted to an office or other occupied area, and meet the building code.

Commissioner Bailey asked how any Ordinance regarding the containers would be enforced regarding the proposal to add containers to additional zoning districts, with the current situation so out of control.

Mr. Maroney addressed the Commission stating that people are using junk trailers, campers and vehicles for storage. He advised that the shipping containers would be a better alternative. Mr. Maroney stated that a permit should be required from the City for each container, and to have the container made permanent, it would need to meet the standards set for painting and location. If the container is in compliance, it is signed off. If a container is not in compliance, or if a permit was not issued for the container, the person responsible for the offense would have thirty days to

come into compliance or remove the container. He suggested an amnesty of thirty days for existing containers to come into compliance, once the Ordinance has been approved.

Commissioner Kress acknowledged that there were enforcement issues with existing containers. She stated that we would like to be innovative in shaping our community and make it unique.

Mr. Schritter explained that the containers at Black Bridge Brewery were cooler facilities for storage of cool items. He has two window units for cooling, and there are lights so employees can find what they are looking for, but there was not public access to the containers.

Commissioner Fredrickson suggested that the Commission focus on the containers in the C-2 Zoning and after that they could look at other zoning districts and their container issues, because this was becoming overwhelming.

Commissioner Bailey stated that the entire Ordinance regarding the containers should be addressed, and all zoning districts looked at. He noted that there might be different criteria for the overlay district.

Vice-Chair Blair acknowledged that business owners have put a lot of money into improving their properties downtown, and their units were being used for storage and painted. He stated that the entire Ordinance needs to be gone through, adding C-2 and residential to it with the determined recommendations. He suggested an additional workshop or more to work through the Ordinance.

Commissioner Kress stated that in the meantime, we have a successful downtown business that is in limbo about what to do with their storage containers. They should not be hurt by the delay.

Mr. Schritter acknowledged that Planning and Zoning has been more than fair with them, and they are not being adversely affected by the delay.

Commissioner Lewis noted that he was glad to see more people attend this workshop, but considering the amount of residents that would be affected by the decision he was surprised that there were not more people in attendance.

Mr. Schritter suggested that instead of just putting the ads in the Kingman Daily Miner, notices could be posted on social media, on Facebook.

After some discussion the Commissioners agreed to schedule the next Workshop on the last week of September, or first week of October. Commissioners suggested that a Workshop during the lunch hour would make it easier to accommodate everyone's schedule. The Recording Secretary, Sandi Fellows was directed to put the Workshop together with the consensus of the Commission.

The Commission thanked members of the public for attending the Workshop.

Commissioner Kress made a MOTION to adjourn. The motion was SECONDED by Commissioner Bailey and UNANIMOUSLY (5-0) APPROVED. Vice-Chair Blair declared the meeting adjourned at 6:49:34 P.M.

ADJOURNMENT 6:49:34 PM

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 Commission Workshop of the City of Kingman held on August 24, 2016.

October 11, 2016