

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

6:00 P.M.

Minutes

Tuesday October 11, 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	Sylvia Shaffer, Planner	
Mark Bailey, Commission Member	Rich Ruggles, Principal Planner	
Vickie Kress, Commission Member	Sandi Fellows, Recording Secretary	
Dustin Lewis, Commission Member		
Thomas Schulte, Commission Member		
Council Liaison Present:		
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. Commissioner Frederickson was excused. All other Commission members were present.

- 1. APPROVAL OF MINUTES:** The Regular Meeting Minutes of August 9, 2016, and the Special Workshop Minutes of August 24, 2016.

Commissioner Kress made a MOTION to APPROVE the Regular Meeting Minutes of August 9, 2016, and the Special Workshop Minutes of August 24, 2016 as written. The MOTION was SECONDED by Commissioner Schulte and the MOTION CARRIED with UNANIMOUS (6-0) APPROVAL to the affirmative.

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

Kingman resident Wes Maroney addressed the Commission and stated that after attending the previous Planning and Zoning Commission meeting concerning the cargo containers he has noticed commercial properties with three to five shipping containers and residential districts are full of them. Mr. Maroney stated that he had a shipping container in his yard when he purchased his home over three years ago. A code enforcement officer knocked on his door last month and told him someone had complained about the container and he was forced to move it off of his property. He still believes that residents should be allowed to have a shipping container for storage, especially if they are painted to match other existing structures, as his was. Mr. Maroney stated that he had asked if he could enclose the container in wood to make it compliant, but Planning and Zoning had told him that was not allowed. He went on to state that there were wooden structures that looked far worse, with peeling paint and wood rotting, which was very unsightly.

3. PAST COUNCIL ACTION:

- A. **SUBDIVISION CASE SB16-0002:** A request from Tim Walsh, P.E., applicant, and Mohave Land Holdings, LLC, property owner, for approval of a Preliminary Plat for Southern Vista V, Tract 6048. The proposed preliminary plat has eight phases and includes 275 residential lots on property zoned R-1-6: Residential Single Family, 6,000 square foot lot minimum, R-1-8: Residential Single Family, 8,000 square foot lot minimum, and R-1-20: Residential Single Family, 20,000 square foot lot minimum. The subject property is approximately 72 acres and is located south of Karen Avenue, north of Whitehead Avenue and east of N. Central Street. The property is further described as Parcels 3 and 4, Whitehead Tract 1923, Section 20, T.21N., R.16W of the G&SRM, Mohave County, Arizona.

Development Services Director Gary Jeppson addressed the Commission and reported that the City Council had approved the Preliminary Plat for Southern Vista V., Tract 6048.

4. NEW BUSINESS:

- 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.

Gary Jeppson addressed the Commission stating that this was a request for approval of the abandonment of a portion of the Hackberry Water Line right-of-way located on the parcel. The applicant, and manager of KOR Development LLC., is requesting that the 50-foot right-of-way running through the property at 626 Sycamore Avenue be abandoned. Currently, the parcel is divided by the right-of-way. This right-of-way was originally for a water line that went from the City water storage on Anson Smith Road to the Kingman Airport. The right-of-way is not in use and portions of it have been abandoned in other parts of the City.

Staff recommends abandoning the Hackberry Water Line Right-of-Way across the applicant's property either in exchange for an equal land area of mutual consent of the property owner and the City, or for an amount that is commensurate to the value of the property. The added land will allow for greater drainage control. The subject property is located in a Flood Zone "X", which is an area determined to be outside of a 0.2 percent annual chance flood plain. However, this area has experienced numerous drainage issues.

Mr. Jeppson went on to state that in meeting with the applicant, the exchange of land was the preferred way of abandoning the easement initially, with the City swapping the equivalent amount of land next to the property. As it came nearer to the time of this hearing, the applicant said he would rather buy the property, and offered to pay the Mohave County Assessors evaluation of the property. Mr. Jeppson acknowledged that he counter offered to purchase the entire parcel of land for that price. The applicant has not responded. Mr. Jeppson stated that if a land exchange is not desired by the applicant, the properties will need to be appraised, and a price

agreeable to both parties decided upon. If an equivalent exchange is agreed upon, this requirement will not be necessary. Mr. Jeppson noted that the property had been appraised in 2013 for \$140,000 with an estimate of \$10,000 to demolish the existing house. Based on the 2013 appraisal, the value of the 0.68-acre right-of-way would be \$15,740.74.

The site has been posted and surrounding property owners notified. Staff was contacted by one member of the public, who was concerned that the property was to be rezoned. Staff acknowledged that the posted notice was for an abandonment of the Hackberry Water Line, and not for a rezoning. Once clarified, there was no objection to the request.

City Fire, Building, and Surveying Departments have no objection to the request. City Engineering suggested an exchange of land for drainage purposes. UniSource Energy and Frontier Communications have no objection/response to the proposal. There are no utilities located in the right-of-way.

The applicant was not present.

Chair Mossberg made a MOTION to recommend moving forward with Abandonment Case AB16-0005. The motion was SECONDED by Commissioner Lewis. The motion CARRIED with unanimous (6-0) APPROVAL in favor of the motion.

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.

Principal Planner Rich Ruggles addressed the Commission stating that the request was for the approval of a conditional use permit to allow mini-storages to be located on property at 4015 Stockton Hill Road that is zoned C-3: Commercial Service Business.

Mr. Ruggles acknowledged that there are existing water and sewer lines in Stockton Hill Road fronting the site. Mr. Ruggles stated that the conceptual site plan submitted with the application indicates a one-foot wide communication systems easement across the property frontage. The subject site is accessible from Stockton Hill Road which has a one-hundred-foot wide right-of-way and is fully improved with curb, gutter and sidewalk.

Mr. Ruggles stated that the property lies within two different portions of Flood Zone "X", as well as areas outside the 0.2-percent annual chance floodplain. Zone "X" includes areas of one-percent and 0.2-percent annual chance flood. Drainage flows from a small wash that enters the site from the west enters a pipe that goes underneath the mini-storage area to the south.

Mr. Ruggles stated that a conceptual site plan submitted with the application shows a proposed climate controlled one-story mini-storage building, labeled Building A. The building has two sections separated by a three hour fire wall and two fire shutters. The first area will be 8,168 square feet and the other area will be 9,787 square feet. Within the building will be locker units ranging in size from 5 x 5 (25 square-feet) to 10 x15 (150 square feet). A total of 178 units are proposed at build out. The proposed site plan also shows a separate warehouse building, with a loading dock and associated ramp.

Mr. Ruggles further stated that the applicant will need to meet all commercial building requirements as a condition of the Conditional Use Permit.

The site has been posted and surrounding property owners notified. Staff did receive one phone call from the owner of Superior Tire concerning issues with historic flooding in the area and the impacts this development could have on drainage.

City departments and utility companies were also notified. Frontier Communications has no objection to the request. The City Building Department has no objection to the conditional use permit for the location, but did have comments regarding the proposal which have been addressed in the Conditions recommended by staff. The City Fire Department noted that additional fire hydrants may be required and that existing and proposed hydrant locations need to be shown on the plan. City Engineering also has comments regarding the proposal that have been included in the Conditions recommended by staff.

Planning staff is recommending approval of the Conditional Use Permit as requested based on the Goals and Objectives of the Kingman General Plan 2030, the Standards for Review, Findings of Fact, and Findings of a Conditional Use Permit and Analysis contained in this report with the following conditions:

1. All commercial building requirements shall be met and a revised site plan shall be submitted as part of the building permit review process. The site plan shall clarify fire distance separations, show existing and proposed fire hydrant locations, address provisions for restrooms, show locations of the electrical and gas services, provide an egress plan, show all proposed site fencing, and provide parking, loading and unloading in accordance with Section 22.000 of the Kingman Zoning Ordinance.
2. All buildings and signs shall be setback a minimum of 15-feet from the property line adjacent to Stockton Hill Road in compliance with Section 26.500 of the Kingman Zoning Ordinance.
3. The subject parcel shall be combined with the APN 324-10-026A into a single tax parcel at the time of development.
4. Vehicular access to the site shall be through the existing U-Haul property and additional driveways shall not be permitted on Stockton Hill Road.

5. Landscaping shall be provided at the time of development in accordance with Section 10.000 of the Kingman Zoning Ordinance.
6. Storm drainage improvements shall be provided based on a drainage report prepared by a licensed engineer and approved by the City Engineer.

Commissioner Kress asked if there would be sufficient room on the site to include the addition of twenty required parking spaces and ten-percent of landscaping for new construction. Mr. Ruggles stated that there should be ample room, although the current site plan would have to be modified.

Project Engineer Jaimini Upadhyaya addressed the Commission stating that U-Haul does not object to any of the six conditions recommended by staff. Mr. Upadhyaya further stated that he has incorporated the recommended conditions into the grading and site plans for the project, and plans to submit them to Development Services within the month.

Commissioner Kress noted that the business located across the street from the subject site had expressed concern about historic drainage issues. Mr. Upadhyaya stated that he did not expect any water flows from the new development would affect drainage to Superior Tire. He went on to state that there would be a detention pond on the subject site, as well as a storm drainage report completed as per Condition #6.

Commissioner Kress made a MOTION to recommend APPROVAL of CUP16-0001 with conditions 1 through 6 as recommended by staff. The motion was SECONDED by Commissioner Lewis and CARRIED with unanimous (6-0) APPROVAL.

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.

Rich Ruggles addressed the Commission stating that the request was for the approval of a preliminary subdivision plat for Hualapai Shadows Phase III, Tract 6047. The proposed subdivision includes sixteen residential lots and two parcels on property located on the north side of Hualapai Mountain Road east of North Central Street.

The sixteen lots within the subdivision are proposed to range from 10,113 to 13,838 square feet in size. The lots will exceed the minimum size of 10,000 square feet in the R-1-10 Zoning District. Mr. Ruggles stated that there is no phasing shown, so apparently the intent is to develop the subdivision in one single phase.

A new street, Fay's Way will provide access to the proposed lots. Staff is recommending the

apostrophe be removed from the street name to avoid any issues with the 9-1-1 system or mapping programs. Fay's Way will be a cul-de-sac street approximately 800 feet in length, exceeding the maximum 600-foot length normally allowed. The cul-de-sac length helps to avoid the need for a second local street access to Hualapai Mountain Road.

The cul-de-sac intersects with a 42-foot wide right-of-way originally dedicated with the Whitehead Tract 1923 for N. Central Street. The right-of-way will provide an alternate emergency access, and will be used for water and sewer line extensions that will serve the subdivision. Mr. Ruggles went on to state that the sewer line located in North Central Street will be extended to the proposed subdivision. An existing twelve-inch water line in Hualapai Mountain Road is adjacent to the site.

Mr. Ruggles acknowledged that Parcel A, located at the northwest end of Fay's Way is designated for drainage purposes. There is a 60-foot wide easement along the northern portion of the property for a large underground natural gas line maintained by El Paso Natural Gas. Mr. Ruggles explained that the preliminary plat indicates the easement will be located entirely within a 60-foot wide parcel, Parcel B. Parcel B is intended for the gas line as well as for drainage purposes. The Engineering Department has commented that Parcel B is not needed for any current or future City utilities and only carries minimal drainage runoff. Staff is recommending that the City not accept the parcel as City property due to the lack of benefit to the public and the potential liabilities that comes from having a large underground gas line crossing through the entire length of the property. The developer or project engineer could contact El Paso Natural Gas and offer Parcel B to the company if the developer does not want to maintain ownership of the parcel.

The site has been posted and surrounding property owners notified. There have been no comments received from the public, either for or against the proposal.

City departments and utility agencies have been notified regarding the proposal. City Engineering did have comments regarding the proposal which have been incorporated into the report and conditions recommended by staff. The City Building Department had no objection to the preliminary plat, but did have comments in regard to the final plat submittal which include a grading plan and a geotechnical report. A grading permit will be required with the final plat. Previous comments from the City Fire and Surveyor Departments have been addressed by the project engineer. El Paso Natural Gas Company stated that their facilities are not conflicted at the subject location. Frontier Communications had no objection to the proposed subdivision. Mohave County Flood Control indicated that the site is not impacted by a Federal Emergency Management Agency (FEMA) designated floodplain. However, a preliminary drainage study was submitted for the proposed subdivision, and with the adjacent development of Hualapai Shadows, Tract 1981-A the elevation contours have changed. A revised topographical survey will need to be completed for the final plat and the final drainage report.

Staff is recommending approval of the Preliminary Plat for Hualapai Shadows Phase C, Tract 6047 with the following conditions:

1. Approve an exception from Section 4.4(1) to allow the width of Lot 3 to be less than the minimum R-1-10 standard width of 80-feet at the front-yard setback line.
2. Approve an exception from Section 4.6(4)(1) to allow Fay's Way to exceed the maximum length of 600-feet for a cul-de-sac street.
3. Modify the street name of Fay's Way by removing the apostrophe in order to avoid confusion in the 9-1-1 system.
4. The right-of-way radius at the intersection of Fay's Way and Hualapai Mountain Road shall be revised from 20-feet to 25-feet.
5. In accordance with Section 1-10 and Table Two of the City of Kingman Streets and Sidewalks Development Rules and Regulations the minimum pavement section for Hualapai Mountain Road will need to be determined per a soils investigation.
6. In accordance with Section 4.6(2), a six-foot tall fence shall be constructed with the required subdivision improvement for the final plat along the rear property lines of Lots 11-16 and the portion of Lot 1 abutting Hualapai Mountain Road. No gates will be permitted in the fence.
7. A revised topographical survey shall be completed for the final plat and the final drainage report.
8. Parcel B shall not be dedicated to the City of Kingman due to the lack of benefit to the public and the potential liabilities related to the existing underground natural gas line.
9. The 8-foot wide public utility easement shall not extend into the N. Central Avenue right-of-way.

Commissioner Lewis asked if a specific material was designated for the required fencing along Hualapai Mountain Road. Mr. Ruggles acknowledged that the Commission could make a recommendation as to a specific material for the fence/wall.

Chair Mossberg asked if the right-of-way access between North Central Street and Fay's Way would have a gate that could be accessed by emergency personnel. Mr. Ruggles stated that staff would recommend that the wall not extend to block the access to the right-of-way, and this could be addressed at the Final Plat stage.

Project Engineer Ray Stadler addressed the Commission stating that they have no problem with the recommendations specified by staff.

Commissioner Schulte stated that there is a cluster of mailboxes on Central Street that could be a hazard. He asked if there would be an area designated for mail in the proposed subdivision. Mr.

Stadler stated that a mail drop had not yet been discussed, but he would recommend mailboxes be placed at the entrance of the proposed subdivision. Mr. Stadler went on to state that regarding the Fire Department access, the City would own Parcel A for drainage, and it should be possible to create an access for emergency vehicles.

Commissioner Lewis asked why the entrance to the proposed subdivision was off of Hualapai Mountain Road and not from Central Street. Mr. Stadler explained that Central Street was their first choice, but the owner of the property that they would need to acquire in order to access Central did not desire to participate.

Commissioner Schulte made a MOTION to recommend APPROVAL of the request with the recommendation to specify a six-foot block wall in place of a six-foot fence in Condition #6 and to amend Condition #9 to allow access to the original Central Avenue right-of-way. Commissioner Lewis SECONDED the motion with the Conditions as suggested. The motion carried with UNANIMOUS (6-0) APPROVAL.

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, eight (8) feet high, with the option of twenty-four (24) inches of barbed wire placed on top. 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 in non-commercial and non-industrial zoned areas.

Planner Sylvia Shaffer addressed the Commission stating that an electrical substation is proposed by UniSource Electric to be located on property at North Fairfax Street between Berk Avenue and Sunrise Avenue. Recently, the property was rezoned to R-R: Rural Residential. Ms. Shaffer acknowledged that the Rural Residential zoning district requires front yard and front side yard setbacks of 30 feet, with the maximum fence height six-feet. Where a solid fence is located within the 30-foot front yard setback area, it is required to be no taller than 36-inches in height. Wire fences may be up to 48-inches in height in the front yard setback area. She explained that the utility substation would need to set its fence back at least 30-feet from N. Fairfax Street in order to maintain a six-foot height.

In order to meet safety requirements from the National Electric Safety Code and UNSE safety operating standards related to public utility substations, UniSource has stated that there needs to be a greater distance between the perimeter wall and the substation facilities than what would be allowed in the zoning district because of the setback requirements. They also stated that there is a need for a taller wall with barbed wire for additional security purposes.

Ms. Shaffer stated that the applicant is requesting an allowance for a utility substation to have an 8-foot high block wall with 24-inches of barbed wire placed on top and surrounding the property. UniSource Electric is also requesting that these walls be no closer to the front property line than 20-feet and no closer to the street-side property line than 10-feet.

Ms. Shaffer went on to state that staff has no objection to the request. The Engineering Department did comment that all driveway and street intersections must meet the current sight triangles and this language has been incorporated into the proposed text amendment. Ms. Shaffer went on to state that staff would propose that these standards be applied to all future utility substations regardless of the zoning district that they are located within.

Staff recommends amending Section 26.400: Fences and Walls of the Zoning Ordinance of the City of Kingman as follows:

A. Utility Substations located in any non-commercial zoning district shall be surrounded by an eight (8) foot high block wall and may have twenty-four (24) inches of barbed wire placed on top. Such fence shall be no closer to the front yard line than twenty (20) feet and to the street-side yard property line of ten (10) feet. All driveway entrances and street intersections must meet the current sight-triangle distance requirements.

Commissioner Kress asked if this was the first time that the barbed wire had been proposed at the top of a substation wall. Ms. Shaffer acknowledged that it was the first time that the barbed wire was proposed on top of a utility substation wall in a non-commercial zone.

Commissioner Schulte asked if City Engineering or Traffic had expressed considerable concern regarding the sight triangle and the height of the walls that close to the property lines. Ms. Shaffer acknowledged that there was concern, and that was the reason the sight-triangle requirements were incorporated in the proposed text amendment.

Bill DeJulio, representing UniSource Electric Inc., addressed the Commission, and stated that UniSource agrees with the proposal by staff. Mr. DeJulio went on to state that the proposed substation will take the place of an old existing substation located at Fourth and Anson Smith Road, that has become over utilized. Mr. DeJulio explained that the existing substation will be abandoned and removed. The proposed substation at the new location will provide more reliable service, with a new transformer and better equipment. He stated that at the new location, the eight-foot wall will be constructed of brick with up to twenty-four inches of barbed and razor wire at the top. UniSource has had trouble with unauthorized people trying to scale the perimeter walls in order to access the substations.

Commissioner Lewis noted that it sounds like the substation will be an improvement to the community. He thanked the applicant for utilizing block for the walls.

Kingman resident Wes Maroney addressed the Commission and noted that it would be nice if UniSource could use block with earth tones to construct the substation walls.

Commissioner Lewis made a MOTION to recommend APPROVAL of the Text Amendment with the recommendation of earth tones for the block walls and that all driveway and street

intersections must meet the current sight-distance triangles. The motion was **SECONDED** by Commissioner Schulte, and carried with **UNANIMOUS (6-0) APPROVAL** in favor of the motion.

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.

Rich Ruggles addressed the Commission stating that the applicant, Ben Daniels, has requested that a text amendment be approved to allow a helipad by Conditional Use Permit in the C-3: Commercial, Service Business district. Mr. Daniels is requesting the text amendment because he is interested in providing commercial helicopter flights at the Ramada hotel property located at 3100 E. Andy Devine Avenue. The helicopter flights would transport hotel guests to and from the Grand Canyon and other partners of the hotel.

Mr. Ruggles stated that if the proposed text amendment is approved, an applicant would be required to apply for a conditional use permit before a helipad could be approved. The text amendment would allow other businesses in the C-3 zoning district to apply for a CUP as a helipad accessory use. Mr. Ruggles explained that this would allow for the appropriateness of each helipad location to be reviewed in accordance with the procedures set forth in Section 29:000: Conditional Use Permits.

C-3 zoning districts are primarily located along major arterial streets to minimize any undesirable effects of heavy traffic and to ensure that commerce will be compatible with adjacent non-commercial development. Mr. Ruggles stated that depending on the specific location within the C-3 district and the distance from nearby residential areas, it would appear that a helipad could be a compatible use in the C-3 zoning district. Conditions may be applied to the issuance of the CUP such that the proposed land use would not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare in general.

Mr. Ruggles went on to state that a more detailed review of a proposed helipad will need to be conducted if the text amendment is approved and the Ramada applies for the conditional use permit. Comments will be requested by staff from outside reviewing agencies that may be affected by the CUP request such as the Federal Aviation Administration, Kingman Airport, Burlington Northern Santa Fe Railway, and the Arizona Department of Transportation.

The City Engineering Department had the following comments and concerns:

1. Any property that may subject to the proposed text amendment should be large enough to keep the helipads setback a certain distance from any existing overhead lines and street lights. Proximity to Arizona Department of Transportation (ADOT) and the BNSF Railways are also a concern.

2. Helipads presumably will allow for re-fueling of the helicopters, which brings up concerns for fire protection, fuel containment, etc.
3. Any Federal Aviation Administration (FAA) requirements for air space standards must be met. Helipads should not at any time conflict with existing airspace for the Airport or Kingman Regional Medical Center.
4. In addition to noise, air turbulence and dust are concerns.

Mr. Ruggles stated that the goals and objectives of the Kingman General Plan 2030 include the promotion of Kingman as a Route 66 destination as well as a place of diverse cultural and recreational amenities. He acknowledged that a helipad at a local hotel could serve to promote and attract tourism to Kingman.

Planning staff is recommending that the text amendment language specify that a helipad may be approved only as an accessory use to a permitted use in the C-3 zoning district and not be approved as a stand-alone use or business. Planning staff is recommending amending Section 13.220 of the Zoning Ordinance of the City of Kingman with the following language:

A. Helipad as an Accessory Use to a Permitted Use in the C-3 Zoning District.

Commissioners noted that they had recommended approval on an air ambulance service at the September 8, 2015 meeting. Mr. Ruggles stated that was correct, although the air ambulance service was to be located in the Industrial District. He went on to state that the Planning Commission approved the request, but it was denied by City Council.

Chair Mossberg stated that he could not support the request with the proximity to the railroad tracks, Route 66 and Interstate 40, as well as residential neighborhoods in the surrounding area.

Commissioner Bailey stated that he did not object to the proposal regarding the text change. He noted that each request was site specific and would have to be approved on an individual basis by ADOT, BNSF, and the FAA, as well as surrounding neighbors. Commissioner Bailey stated that those reviews would be in addition to the request being heard by the Planning and Zoning Commission and City Council.

Commissioner Schulte stated that we have an airport a little over five miles from the Ramada. He stated that he could not support the proposal in C-3 zoning districts with the Kingman Airport so near.

Vice-Chair Blair stated that the Industrial Zoning Districts would be a better fit for air transportation. He stated that he did not see where a helipad could be located at the Ramada.

Commissioner Lewis stated that he would have liked to speak with the applicant to see where the helipad was proposed to be located. He stated that the applicant brought up a lot of good ideas

in his letter, and this sort of proposal could help Kingman's tax base. Commissioner Lewis went on to state that with the train tracks on one side of the hotel and the Interstate on another, he did not think noise would be an issue.

Commissioner Kress stated that she agreed with Commissioner Bailey, it would be a good thing for the community. She noted that there are a lot of steps between a text amendment and having a helicopter landing at the hotel. Commissioner Kress acknowledged that the Kingman Regional Medical Center was zoned C-3, and there were helicopters taking off and landing from there at all hours of the day and night.

Kingman resident Wes Maroney addressed the Commission and stated that he did not see a place in the C-3 zoned property along Stockton Hill Road and Andy Devine Avenue to safely maneuver a helicopter, along with it being disruptive to residential neighborhoods. Mr. Maroney went on to state that any air travel should take place at the Kingman airport.

Commissioner Schulte made a MOTION to recommend DENIAL of the request to initiate the Text Amendment. The motion was SECONDED by Chair Mossberg. The motion did not carry with Vice-Chair Blair casting a vote in favor of denial and Commissioners Kress, Bailey and Lewis voting Nay.

Commissioner Bailey made a MOTION to recommend APPROVAL of the request to initiate the Text Amendment. The motion was SECONDED by Commissioner Kress. The motion did not carry with Commissioner Lewis voting in favor of the motion, and Chair Mossberg, Vice-Chair Blair and Commissioner Schulte voting for denial.

There were no other motions.

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

Commission Members acknowledged that they were all thinking of Commissioner Fredrickson and his family and hoping for the very best.

Commissioner Lewis noted that the Gold Cup Southwest Finals had been held in Kingman recently. A few thousand people attended the BMX event at the fairgrounds, and filled up hotels and restaurants in the area. USA BMX has expressed interest in having additional, even larger events at the fairgrounds facility in the future, which would be a part of the National Tour. Commission members commended Mr. Lewis for his effort and hard work regarding the BMX event and facilities, as he has been instrumental from the beginning.

Commissioner Schulte stated that October 13th would be 241st birthday of the United States Army. He stated that we would like to honor those who have served, those who are serving and those who will serve.

Chair Mossberg made a MOTION to adjourn. The motion was SECONDED by Commissioner Kress and UNANIMOUSLY (6-0) APPROVED. Vice-Chair Blair declared the meeting adjourned at 7:29:14 P.M.

ADJOURNMENT 7:29:14 P.M.

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 Regular Meeting of the Planning and Zoning Commission of the City of Kingman held on October 11, 2016.

November 8, 2016