

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

5:30 P.M.

AGENDA ACTION

Tuesday April 10, 2018

REGULAR MEETING COMMISSION ACTION

CALL TO ORDER & ROLL CALL

All commission members were present

PLEDGE OF ALLEGIANCE

1. **APPROVAL OF MINUTES:** The Regular Meeting Minutes of March 13, 2018.

Motion to approve as written unanimously (7-0) approved

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

3. **PAST COUNCIL ACTION:**

A. **CONDITIONAL USE PERMIT CASE CUP18-0002:** A request from Manuel Salazar, applicant, and Rise Services, Inc., property owner, for a conditional use permit for a day program from 8 a.m. to 3 p.m. Monday through Friday for individuals with disabilities within an existing residence. The subject site is zoned R-2: Residential Multiple Family, Low Density and is located at 3996 Lindsey Avenue. The property is 0.35 acres and is described as Lots 15-17, Block 1, Silver Ridge Subdivision, Tract 1924-A.

B. **REZONING CASE RZ18-0001:** A request from Mohave County, applicant and property owner, for the rezoning of certain property from O: Recreational Open Space to C-3: Commercial, Service Business. The rezoning is requested to bring the property into conformance with the zoning surrounding the site. The subject property is the Kathryn Heidenreich Senior Center located at 1776 Airway Avenue. The property is 3.28 acres and is further described as a Portion of Government Lot 3 shown as Parcel 3-A on RS 7/68 9/10/1991.

C. **ZONING ORDINANCE TEXT AMENDMENT CASE ZO18-0003:** A city-initiated request for a text amendment to Section 26.000: General Development Standards of the *Zoning Ordinance of the City of Kingman*. The request is to amend Subsection 26.810(1) to remove vinyl coated polyester and landscaping fabric from the list of allowable screening materials for permitted outside storage areas.

4. **OLD BUSINESS:**

A. **DISCUSSION ON TINY HOMES:** Continuation of discussion on Tiny Homes in regard to appearance criteria and placement.

Motion to recommend staff initiate a public hearing and draft a text amendment adding a definition for Tiny Homes to the Kingman Zoning Ordinance, not allowing Tiny Homes in the R-R, R-MH-40, R-MH-20, R-MH-10, and R-MH-8 Zoning Districts, exempt Tiny Homes in the R-2 Zoning District from being a minimum of 860 square feet and have a minimum building width of 24 feet, and to allow homes to be built on twenty-five foot by one-hundred foot lots in the R-2 Zoning District as long as they are able to connect to sewer carried with unanimous (7-0) approval.

5. NEW BUSINESS:

- A. ZONING ORDINANCE TEXT AMENDMENT CASE ZO18-0004:** A request from Mohave County for a text amendment to the *Zoning Ordinance of the City of Kingman*. The proposed text amendment will further clarify certain allowances for Judicial Centers including maximum building height, parking requirements, as well as related definitions in various sections of the Zoning Ordinance.

Motion to recommend approval of a text amendment allowing judicial centers a maximum height of seventy-five feet instead of fifty feet, allowing judicial centers to be an allowed use in the C-2 and C-3 Zoning District, and allowing judicial centers to count both on and off-street parking to meet the parking requirements of the Zoning Ordinance, with the on-street parking within 300 feet of the property boundaries on which the judicial center is located.

- B. REVIEW AND DISCUSSION REGARDING BARBED WIRE FENCING:** The commission will review and discuss the current regulations concerning allowances for barbed wire fencing. Staff was directed to speak to businesses that are utilizing the wire regarding possible alternative protective measures and invite a representative for the Historical Preservation Commission to provide their direction on the use of razor wire in the Historical District.

- 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 carried with unanimous (7-0) approval. Chair Fredrickson declared the meeting adjourned at 7:21:18 p.m.

ADJOURNMENT 7:21:18 PM