

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

5:30 P.M.

AGENDA ACTION

Tuesday November 14, 2017

REGULAR MEETING COMMISSION ACTION

CALL TO ORDER & ROLL CALL

Commissioner DeVries was excused. All other Commission members were present.

PLEDGE OF ALLEGIANCE

1. **APPROVAL OF MINUTES:** The Regular Meeting Minutes of October 10, 2017.
Motion to **APPROVE** as written carried unanimously (6-0).

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

3. **PAST COUNCIL ACTION:**

A. ZONING ORDINANCE TEXT AMENDMENT CASE ZO17-0002: A city-initiated request for a text amendment to Section 30.000 Nonconforming Buildings, Structures and Uses of Land of the *Zoning Ordinance of the City of Kingman*. The proposal is modify the text by changing the threshold for repair of non-residential nonconforming structures that are partially destroyed by fire or natural cause from 50% or less of the floor area to 75% or less of the appraised value of the structure. A building permit will be required to be applied for within six months of the date of damage. A six-month time limit for abandoned non-conforming uses will be added. Options on whether to require a Conditional Use Permit to allow the repair of nonconforming residential structures destroyed by fire or other cause in excess of 75% of the appraised value will be considered.

B. REZONING CASE RZ17-0005: A request from H & H Development, Inc., applicant, and Jinavog, LLC, property owner, for the rezoning of certain property from R-R: Rural Residential and R-3: Residential, Multiple Family, Medium Density to C-2: Commercial, Community Business. The rezoning is requested to allow the development of a new commercial building on the property. The subject property is 1.20 acres located at 975 Sycamore Avenue, and is further described as Parcel C and a Portion of Parcel B recorded in Book 3, Page 46 of Parcel Plats, Section 12, T.21N., R.17W. of the G&SRM, Mohave County, AZ.

C. SUBDIVISION CASE SB17-0003: A city-initiated request for approval of a **Preliminary Plat for Kingman Crossing South, Tract 6050**. The property is owned by the City of Kingman. AECOM and Mohave Engineering Associates, Inc. are the applicants. The proposed subdivision includes two lots zoned KC-PDD: Kingman Crossing Planned Development District and one lot zoned R-R: Rural Residential. The subject property is 168.46 acres and is a located on the south side of I-40, north of State Trust Section 16, east of Sage Street and west

of Prospector Street. The property is further described as a Portion of Section 9, T.21N., R.16W. G.&S.R.M., Mohave County, AZ.

4. OLD BUSINESS:

There is no Old Business.

5. NEW BUSINESS:

- A. CONDITIONAL USE PERMIT CASE CUP17-0001:** A request from Mohave Engineering Associates, Inc., applicant, and CFJ Plaza Company II, property owner, for an expansion of a conditional use permit for an existing truck stop. The subject site is zoned C-3: Commercial, Service Business and located at 3300 E. Andy Devine Avenue. The conditional use permit expansion would allow for the construction of a shop and maintenance building for truck repair, including engine repair, on the subject site. The property is 7.46 acres and is further described as Lots 4 and 5 of Kingman Air Rail Manor, 3rd Amended, Section 8, T.21N., R.17W. of the G&SRM, Mohave County, AZ.

Motion to recommend APPROVAL with the three conditions recommended by staff carried with a vote of (5-0) with Vice-Chair Lewis abstaining after declaring a conflict of interest.

- B. SUBDIVISION CASE SB17-0005:** A city-initiated request for a text amendment to Sections 4.6 Roads, 4.10 Sidewalks, 7.0 Definitions, and Tables Two and Three of the City of Kingman Subdivision Ordinance in regards to changes to the existing street design standards. Changes to street classifications, right-of-way widths, improvement standards, design speeds and grades are proposed.

Motion to recommend APPROVAL of text amendment language in Attachment "A" carried unanimously (6-0).

- C. DISCUSSION REGARDING TINY HOMES:** Tiny Homes have become popular and the City of Kingman will be processing its first Tiny Home permit soon. Staff has been asked by several residents where Tiny Homes and Tiny Home Communities are allowed to be constructed within City limits and there are limited areas to offer. Both the Planning and Zoning Division and the Building and Life Safety Division would like to get ahead of the Tiny Home movement here in Kingman, Arizona, and would like to discuss amending the City of Kingman Zoning Ordinance to allow for Tiny Homes in certain Zoning Districts.

Commission members requested that staff explore designated areas for tiny homes, create a map of areas that would be impacted, and schedule a workshop in January with new Commissioners present so public opinion can be heard.

- D. CONSIDERATION OF A RECOMMENDATION TO THE CITY COUNCIL CONCERNING THE APPOINTMENT / REAPPOINTMENT OF PLANNING COMMISSIONERS WHOSE TERMS END DECEMBER 31, 2017:**

The terms of Commissioners Mossberg, Lewis, and Schulte end on December 31, 2017. Commissioner Mossberg has been on the Commission since 2008 and does not wish to serve. Commissioner Schulte is serving the unexpired term of Tyler Angle, and is eligible for appointment of a full term. Commissioner Lewis is eligible for reappointment and willing to serve. The Planning and Zoning Commission has applications from four candidates. The candidates are Mike Blair, Elizabeth Goss, Scott McCoy and Catherine Walker.

Catherine Walker withdrew her application due to prior commitments

Motion to recommend candidates Elizabeth Goss and Scott McCoy for consideration to the

Planning and Zoning Commission, and have staff advertise for additional interested candidates to fill the final seat carried with unanimous (6-0) approval.

6. COMMISSIONERS COMMENTS:

Motion to adjourn carried unanimously (6-0). Chair Mossberg declared the meeting adjourned at 7:13:13 PM.

7. ADJOURNMENT: 7:13:13 PM