



City of Kingman, AZ

Zoning Ordinance Update

Monthly Update – September 2019

September 30, 2019

This update summarizes work completed by Lisa Wise Consulting Inc. (LWC) specific to Task 1 (Background and Technical Analysis) and Task 2 (Public Outreach) for the project to update the City of Kingman Zoning Ordinance.

September 2019

- LWC prepared agendas and participated in biweekly phone calls with City staff on September 5th and September 12th, a special check-in call on September 17th prior the September public meeting/workshop, and a call to discuss the Style Guide and format of the new Zoning Code on September 25th.
- LWC and Karl Eberhard prepared for and attended a public meeting/workshop on September 18th at 6:00 pm in the City Council Chambers. The purpose of this meeting/workshop, which was attended by 14 members of the public, was to:
 - Introduce and explain the purpose of the Zoning Ordinance update project;
 - Describe the key challenges/issues with the current zoning ordinance based on the Zoning Ordinance Audit and Recommendations Report;
 - Confirm the General Plan's goals relative to the Zoning Ordinance;
 - Present preliminary ideas for a new regulatory framework;
 - Provide a brief introduction to Form-Based Codes; and
 - Give members of the public in attendance an opportunity to provide their thoughts and comments on the presentation and the Zoning Code update.
- In-person meetings with City staff on September 18th allowed LWC to present samples of how modern zoning codes have been formatted and organized. Initial thoughts on a Style Guide were presented and discussed so that a final Style Guide could be completed for staff review. The final Style Guide and a sample of the layout of the new Zoning Code were provided to staff on September 30th.
- Staff also met with Karl Eberhard, architect, to discuss ideas and issues with historic preservation in the City, especially with regard to the expansion of the existing

Historic Overlay District. Follow-up meetings with staff to discuss the challenges with the preservation of the historic Beale Hotel may be scheduled in the weeks ahead.

- LWC commenced work on an annotated Table of Contents for the new Zoning Code which will be submitted by the end of the month. The proposed Table of Contents will ensure a well-organized, user-friendly, and easily expanded/updated Zoning Code for the City.
- Ongoing project management tasks.

Next Steps

- Complete the annotated Table of Contents for staff review and develop a template with Styles developed in MS Word for each Division of the new Zoning Code.
- Commence work on Task 3, (Administrative Draft Regulations by Phase). The first section of the new Zoning Code to be drafted will be the standards for the residential zones. Thereafter, work will commence on the commercial and industrial zones.