

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

6:00 P.M.

COMMISSION ACTION

Tuesday, October 11, 2016

REGULAR MEETING COMMISSION ACTION

CALL TO ORDER & ROLL CALL

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

PLEDGE OF ALLEGIANCE

1. **APPROVAL OF MINUTES:** The Regular Meeting Minutes of August 09, 2016, and the Special Meeting Workshop Minutes of August 24, 2016.

Motion to APPROVE the Regular Meeting Minutes of August 09, 2016, and the Special Meeting Workshop Minutes of August 24, 2016 as written UNANIMOUSLY (6-0) approved.

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

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.

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.

Motion to recommend moving forward with Abandonment Case AB16-0005 carried UNANIMOUSLY (6-0).

- 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.

Motion to recommend APPROVAL of request for a Conditional Use Permit with all six conditions as recommended by staff 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.

Motion to recommend APPROVAL of request with the recommendation to specify block wall in place of fence in Condition #6, and to amend Condition #9 to allow access to the original Central Avenue right-of-way 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.

Motion to recommend APPROVAL of 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 carried with UNANIMOUS (6-0) approval.

- 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.

Motion to recommend denial of Text Amendment request did not carry with a vote of (3-3). A second Motion to recommend approval of the Text Amendment request also did not carry with a vote of (3-3).

- 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.

Motion to adjourn carried UNANIMOUSLY (6-0)

ADJOURNMENT 7:29:14 PM