

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

6:00 P.M.

Minutes

Tuesday May 12, 2015

Members Present:	Staff Present:	Visitors Signing In:
Allen Mossberg, Commission Chair	Gary Jeppson, Development Services Director	See attached list
Tyler Angle, Commission Member	Rich Ruggles, Principal Planner	
Gene Kirkham, Commission Member	Sylvia Shaffer, Planner	
Vickie Kress, Commission Member	Sandi Fellows, Recording Secretary	
Council Liaison Present:		
Mark Abram		

REGULAR MEETING MINUTES

CALL TO ORDER & ROLL CALL

Chair Mossberg called the meeting to order at 6:00 P.M. and the Recording Secretary called the roll. Vice-Chair Blair and Commissioner Lewis were excused, Commissioner Wimpee, Jr. was unexcused. All other Commission Members were present. The Pledge of Allegiance was led by Chair Mossberg and recited in unison.

- 1. APPROVAL OF MINUTES:** The Regular Meeting Minutes of April 14, 2015, and the Special Meeting Minutes of April 28, 2015.

Commissioner Kress made a MOTION to APPROVE the Special Meeting Minutes of April 28, 2015 as written. The Regular Meeting Minutes of April 14, 2015 were not available. The MOTION was SECONDED by Commissioner Kirkham and the MOTION was APPROVED by a vote of (4-0) to the affirmative.

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

There were no comments.

.PAST COUNCIL ACTION:

- a. MAJOR GENERAL PLAN AMENDMENT CASE GP15-001:** A city-initiated request to amend the Projected Land Use Map of the City of Kingman General Plan 2030. The case is also

referred to as the Kingman Crossing Major General Plan Amendment. The City of Kingman is seeking to amend its Projected Land Use Map by changing the land use designation of approximately 151-acres of a 168.42-acre city-owned parcel from “Parks/Open Space” to “Regional Commercial”. The property is located south of Interstate-40, north of the Airfield Avenue alignment, east of N. Sage Street, and west of the Cherokee Street alignment.

The Kingman General Plan designated the 168.42-acres of city-owned land as “Parks/Open Space” largely because the western 17.1-acres include a retention pond for drainage and the area currently has limited accessibility. Commercial development is planned for the area directly north of Interstate-40 in Section 9, and the Kingman Area Transportation Study adopted in 2011 includes a planned traffic interchange, known as Kingman Crossing, on I-40 in the mid-longitudinal section of Section 9. Due to this future plan, the City is seeking to have the eastern 151-acres of its property on the south side of Interstate-40 designated as “Regional Commercial”.

Development Services Director Gary Jeppson reported that City Council had approved Resolution 4949 which adopted the Major General Plan Amendment for the City of Kingman.

4. NEW BUSINESS:

A. REZONING CASE RZ15-002: A request from UniSource Energy Services, applicant, and Steven J. Terlesky Jr., Mindy H. Cunnius, Nickolas R. Terlesky and Tamira M. Terlesky, property owners, for a rezoning of certain property from R-2: Residential, Multiple Family, Low Density to R-R: Rural Residential. The request is to allow the use of the property for the construction, operation and maintenance of a 69kv utility substation. The subject property is 2.46 acres and is located on the east side of N. Fairfax Street between Berk Avenue and Sunrise Avenue. The property is further described as Lots 1 through 30, inclusive, Block 6, Kingman Country Club Addition, Unit No. 1, except portions of Lots 16-22 as described in Deed.

Planner Sylvia Shaffer addressed the Commission stating that this is a request to rezone 2.46 acres from R-2: Residential Multiple Family, Low Density to R-R: Rural Residential. The request is to allow the use of the property for the construction, operation and maintenance of a 69kv utility substation, in order to replace an existing substation. The property is located on the east side of N. Fairfax Street between Berk Avenue and Sunrise Avenue, and is currently vacant.

Ms. Shaffer stated that there are existing water lines near this site in Sunrise and Berk Avenue, and Fairfax Street. There are existing sewer lines located in Beverly Avenue also near the site. The subject site is accessible from Western Avenue, Sunrise Avenue and N. Fairfax Street. These roadways are paved without additional street improvements.

The site has been posted, and a public notice was published in the Kingman Daily Miner on April 26, 2015. Nineteen surrounding property owners within 300 feet were sent a notice of the public hearing. A telephone call was received from a property owner outside of the notice area on the north side of Beverly Avenue, who was concerned that the construction of the utility station would block their view to the south. One resident stopped by the office to inquire about the proposal but did not have any objections. Staff did not receive any other comments either for or against the proposal.

City Departments have been notified, and City Building, Fire and Survey Departments have no objection to the rezone. City Engineering Department did have the following comments: This property has frontage on Berk Avenue, N. Fairfax Street, Sunrise Avenue and N. Manor Drive. The sections of these roadways fronting the site will need to be improved, with only one driveway opening permitted. The property will not be served with a water connection until a water distribution main is extended along the entire frontage of the parcel being served. A backflow preventive assembly will be required for the irrigation meter, a grading plan and a drainage report is required to be submitted at the time of site development.

Ms. Shaffer stated that a minimum of 10% of the site will need to be landscaped and maintained. The applicant has requested that the requirement for trees be removed and replaced with the addition of more shrubs due to safety concerns of trees causing damage to the new electrical substation. The applicant is proposing an eight-foot tall block wall to be constructed around the substation. A building permit will be required for any wall that is over six-feet in height.

Staff is recommending approval of the proposed rezoning with the following recommendations:

- A. A building permit is required prior to construction of the electrical substation including the perimeter wall. The permit shall comply with 2012 IBC requirements.
- B. A survey needs to be submitted with the building permit application.
- C. A grading plan and drainage report need to be submitted to the Engineering Department prior to or with submittal of the building permit application.
- D. The proposed electrical substation area shall be maintained and have a dustless surface of aggregate base course (ABC).
- E. The electrical substation shall be enclosed and the perimeter screened with a block wall.

F. Landscaping shall be installed along with an irrigation system per Section 10.000 Landscaping of the Kingman Zoning Ordinance. The applicant may substitute three shrubs for every one required tree due to safety concerns of tree materials damaging the electrical substation.

Commissioner Angle asked if there was currently water available to the subject site or if the applicant would be required to extend the water line to the property. Gary Jeppson noted that he would check with the City Engineering Department before the City Council meeting regarding the availability of water.

Applicant Mike Gibelyou of UniSource Energy Services addressed the Commission requesting clarification regarding the water lines. Mr. Gibelyou stated that UniSource did not object to extending the waterline along Fairfax but did not feel they should be required to extend the waterline along Sunrise Avenue as well.

Commissioner Kress asked if the fencing would be similar to the fencing at the facility on the east side of town. Mr. Gibelyou stated that it would be similar, consisting of an eight-foot block wall topped with razor wire.

Commissioner Kirkham asked if there would be noise from the substation after construction. Mr. Gibelyou stated that it would have a humming sound, but that would be lessened by the block wall, and far less disruptive than the noise from Interstate-40 to the south.

Mr. Gibelyou went on to state that they would like to have one driveway on Fairfax and one on Sunrise, so they could pull vehicles directly through and not have to make a U-turn inside the perimeter of the substation.

Chair Mossberg asked what UniSource planned to do with the old substation once the new one was completed. Mr. Gibelyou acknowledged that they would decommission the old substation and then likely sell the property for residential use.

Commissioner Kirkham made a MOTION to RECOMMEND APPROVAL of the rezoning request with conditions A through F as recommended by staff. The MOTION was SECONDED by Commissioner Angle and CARRIED UNANIMOUSLY (4-0) in favor of the motion.

B. CONSIDERATION OF POSSIBLE SUBCOMMITTEE: Consideration of a possible Subcommittee to discuss a Text Amendment to Section 10.000: Landscaping of the Zoning Ordinance of the City of Kingman.

Principal Planner Rich Ruggles addressed the Commission stating that on April 7, 2015 the City Council held a public hearing regarding the Planning and Zoning Commission's recommendations on a City initiated text amendment to the Kingman Zoning Ordinance. Several people spoke in opposition to the text amendment at the Council meeting, and letters in opposition to the proposed changes were received from members of the Northwest Arizona Builders Association and Dwayne Patterson with RE/MAX Prestige Properties. Council voted (7-0) to deny the proposed Ordinance.

Staff is proposing that the Planning and Zoning Commission appoint up to three of its members to a subcommittee that would discuss possible changes to the proposed text amendment with members from the Northwest Arizona Builders Association and any interested real estate groups or others who have indicated opposition to the current proposed text amendment.

If a consensus on the language can be reached, the full Commission would have an opportunity to review the proposed changes at the next available Planning and Zoning Commission meeting.

Chair Mossberg, Commissioners Kress and Kirkham and Council Liaison Mark Abram volunteered to be on the subcommittee for the landscape Ordinance workshop.

Commissioner Angle made a MOTION to initiate a subcommittee to meet with the Northwest Arizona Builders Association and other concerned residents to discuss the proposed landscaping Ordinance. The MOTION was SECONDED by Commissioner Kirkham and UNANIMOUSLY (4-0) APPROVED.

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

There were no comments.

Commissioner Kirkham made a MOTION to adjourn. The MOTION was SECONDED by Commissioner Kress and UNANIMOUSLY (4-0) APPROVED. Chair Mossberg declared the meeting adjourned at 6:25:28 PM.

ADJOURNMENT [6:25:28 PM](#)

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 May 12, 2015.

Dated July 15, 2015

Sandi Fellows Administrative Assistant and Recording Secretary for the City of Kingman