



CITY OF KINGMAN COMMUNICATION TO COMMISSIONERS

TO: Commission Members

FROM: Mike Garmon

MEETING DATE: January 22, 2026

AGENDA SUBJECT: Review and Recommendation for Exception to the Requirement to Connect to Sewer, ENG25-0084

SUMMARY:

Staff has received a request for a sewer variance from Steve Smith and Eve Garlyn for two parcels located on Beverly Avenue, west of 5th Street (305-18-560H and 305-18-560G). Section 4.2(G) of the Utility Regulations requires the property to connect to the public sewer system when sewer is available. The regulations define available as a public sewer that is located within five hundred (500) feet of a property line of the lot or parcel being developed.

Additionally, the sewer main is required to be extended across the total frontage of the property to be served. There is an existing 8" public sewer main approximately 390 feet away at the intersection of Beverly and 5th that can be extended to serve these parcels. All of the adjacent parcels on Beverly are on septic systems. City utility regulations would require connection of these parcels to the City sewer if/when those septic systems fail. The applicant could request a payback agreement with the City and receive a pro-rated reimbursement from the adjacent owners if they connect a service line to the sewer main. The payback agreement has a duration of 20 years. Staff recommends that the sewer extension be made in accordance with the Utility Regulations to the extent where it is feasible to serve the lots by gravity.

FISCAL IMPACT:

The City would receive sewer revenues from the property.

STAFF RECOMMENDATION:

Staff recommends denial of the exception and that the sewer extension be made to the extent where it is feasible to serve the parcels by gravity.

SUGGESTED MOTION:

Staff recommends denial of the exception and that the sewer extension be made to the extent where it is feasible to serve the parcels by gravity.

ATTACHMENTS:

Utility_Regulation_Excerpts.pdf
MUC_BeverlySewer.pdf