



CITY OF KINGMAN COMMUNICATION TO COUNCIL

TO: Honorable Mayor and City Council

FROM: Jason Moquin

MEETING DATE: November 18, 2025

AGENDA SUBJECT: Approval of Ordinance No. 1986- A City-initiated Amendment to Amend the City of Kingman Municipal Code, Specifically Sections 2-142, 2-146, 5-2, 5-5, and 5-8, and to Establish the City's Subdivision and Grading Ordinance dated January 1, 2026

SUMMARY:

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Ordinance No. 1986 is a city-initiated amendment to amend the City of Kingman Municipal Code, specifically Sections 2-142, 2-146, 5-2, 5-5, and 5-8 to consolidate the city's Subdivision and Grading Standards into a single reference document, hereinafter referred to the "City of Kingman Subdivision and Grading Ordinance dated January 1, 2026" and to concurrently repeal the city's current Subdivision Ordinance "July 1983" adopted by Ordinance 504 and amended through August 2019.

In accordance with HB 2447 and A.R.S. §9-500.49, beginning January 1, 2026, all preliminary and final plats will be administratively reviewed and approved. The new ordinance will authorize the City's Development Services Director, on behalf of the Mayor and Council, to review and approve plats and to accept dedications, easements, and financial assurances associated with new subdivisions.

Key improvements in the updated ordinance include establishing clear procedures for processes that were previously undefined, such as Minor Land Divisions using Parcel Plats for lot splits (five lots or fewer), parcel combinations, and lot line adjustments. The ordinance also provides detailed submittal criteria and application requirements, reducing barriers for homeowners and small developers while improving predictability and efficiency in the development review process.

Subdivision-specific updates include refined procedures for preliminary and final plat approval, increased block length standards to 1,500 feet to accommodate design flexibility while maintaining pedestrian connectivity, and reduced cul-de-sac lengths to 500 feet to improve public safety. Definitions of lots and lot lines have been updated for consistency with the Zoning Code, and dedication and indemnification language has been formally codified.

Grading-specific updates modernize standards to align with current industry practices and state law. The new ordinance introduces provisions for “at-risk” grading, as required by statute, allowing limited grading prior to permit issuance when financial assurances are provided. It also continues to require landscaping on graded surfaces within designated hillside areas to prevent erosion and maintain visual quality.

The proposed Subdivision and Grading Ordinance represents a significant modernization of Kingman’s development regulations. By consolidating and clarifying existing provisions, aligning with state requirements, and improving administrative processes, the new ordinance will support responsible growth, enhance customer service, and ensure Kingman’s continued commitment to safe, efficient, and high-quality development.

FISCAL IMPACT:

None

STAFF RECOMMENDATION:

Mayor and City Council adopt Ordinance No. 1986 thereby approving the amendments to the City of Kingman Municipal Code, specifically Sections 2-142, 2-146, 5-2, 5-5, and 5-8 and to establish the city's Subdivision and Grading Ordinance dated January 1, 2026 and effectively repealing Ordinance No. 504.

SUGGESTED MOTION:

Mayor and City Council move to adopt Ordinance No. 1986 thereby approving the amendments to the City of Kingman Municipal Code, specifically Sections 2-142, 2-146, 5-2, 5-5, and 5-8 and to establish the city's Subdivision and Grading Ordinance dated January 1, 2026 and effectively repealing Ordinance No. 504.

ATTACHMENTS:

[01 - Subdivision and Grading Ordinance - Ordinance No. 1986 SR Final.docx](#)

[02 - Exhibit A - Legislative Edits \(redlines\).docx](#)

[03 - Exhibit B - Legislative Edits \(clean\).docx](#)

[04 - Exhibit C - Proposed Subdivision and Grading Ordinance Jan 1 2026.pdf](#)

[05 - Ordinance 1986 - Muni Code and Subdivision and Grading Ordinance Final.docx](#)

[06 - Zoning Code and Subdivision & Grading Ordinance Presentation CC 11.18.2025.pptx](#)