

CITY OF KINGMAN
MEETING OF THE MUNICIPAL UTILITES COMMISSION
310 N 4th Street, Kingman AZ 86401

5:30 PM

AGENDA

Thursday, June 22, 2023

****A member of the Commission may be attending the meeting by telephone or video conference****

REGULAR MEETING

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

1. APPROVAL OF MINUTES

a. Regular Meeting Minutes of May 25, 2023

2. CONSIDERATION OF PUBLIC COMMENTS

Those wishing to address the Commission should fill out request forms in advance. Comments from the Public will be restricted to items not on the agenda. There will be no comments allowed that advertise for a particular person or group. Comments should be limited to no longer than 3 minutes. The Commission may not respond to speakers during the call to the public. The Commission may direct the staff to study the matter or request that the matter be placed on a future agenda.

3. NEW BUSINESS

a. Review and Recommendation for Exception to the Requirement to Connect to Sewer, ENG23-0068

Staff has received a request for a sewer variance from Donald Amerman for a parcel located on Butler Avenue east of Jimmie Drive (APN 324-03-050A). The applicant plans on obtaining a building permit to install a single family residence on the property.

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 would be required to be extended across the total frontage of the property to be served. There is an existing 24" public sewer main approximately 330 feet west of this property that can be extended to serve this parcel, however, this main currently does not have any flow. The addition of 1 service to the system would not provide enough flow to convey the sewage to the nearest active main which is located near the intersection of Thompson Avenue and Castlerock Road which is approximately 3,960' away. The sewage likely would turn septic and pose a maintenance issue for the City.

Staff would recommend that this property not connect to sewer at this time, however, the new building shall be plumbed so that it can connect to the sewer when it becomes available.

Staff recommends approval of the variance with the following condition:

1. The new building shall be plumbed so that it can connect to the sewer when it becomes available in the future.

4. ANNOUNCEMENTS BY COMMISSION MEMBERS

Limited to announcements, availability or attendance at conferences and seminars, requests for agenda items for future meetings and requests for reports from staff. No discussion on any of these items.

5. ADJOURNMENT

CITY OF KINGMAN
MEETING OF THE MUNICIPAL UTILITIES COMMISSION
310 N 4th Street, Kingman AZ 86401

5:30 PM

MINUTES
REGULAR MEETING

Thursday, May 25, 2023

PLEDGE OF ALLEGIANCE

Chairman VanOosting called the meeting to order at 5:30 P.M. and roll call is taken. All commissioners were present.

The Pledge of Allegiance was said in unison.

1. APPROVAL OF MINUTES

a. Regular Meeting Minutes of January 26, 2023

Commissioner Rettberg made a MOTION to APPROVE the Regular Meeting Minutes from January 26, 2023. Vice Chair Dimit SECONDED and it was APPROVED by the following:

AYE: Chairman VanOosting, Vice Chairman Dimit, Commissioner Baughman, Commissioner Custer, Commissioner Rettberg, and Commissioner Wigren .

NAY: NONE.

2. CONSIDERATION OF PUBLIC COMMENTS

Chairman VanOosting asked Recording Secretary Ashley Feskanich if there was anyone registered to call in or any written comments received.

Ms. Feskanich advised that there was no comments.

3. NEW BUSINESS

a. Review and Recommendation for Exception to the Requirement to Connect to Sewer (APN: 322-31-012), ENG23-0065

Staff has received a request for a sewer variance from Mario Helo and Gloria Jeffries for a parcel located at the south-east corner of Louise Avenue and Diamond Spur Street within Rancho Santa Fe Subdivision (APN: 322-31-012). The applicants plan on obtaining a building permit to construct a single-family residence.

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 would be required to be extended across the total frontage of the property to be served. There is an existing 8" public sewer main approximately 85 feet north of this property that can be extended to serve this parcel. This property meets the criteria for a sewer extension.

The applicants have asked for a variance to the requirement to extend sewer to this property. The regulations require the Utility Commission to hear the appeal for a variance and then make a recommendation to the City Council. **Staff recommends denial of the variance request.**

Assistant City Engineer Eric Sparkman addressed the commission and presented a site map along with the applicants septic quote and letter. Mr. Sparkman explained that the sewer line should be required to extend through Louise Ave, Diamond Spur and Pinto Road. Mr. Sparkman notes that staff would support waiving the extension on Louise due to it not providing any benefit for future upstream connections.

Commissioner Rettberg asked why staff would allow waiving the line on Louise and not Diamond Spur.

Mr. Sparkman explained that Pinto Road works with the topography and could be extended to serve the additional future developments on the South down to Southern.

Commissioner Baughman asked if the other vacant parcel on Pinto is within 500 feet of the sewer line.

Mr. Sparkman said they are right on the edge but within the 500 feet.

Commissioner Wigren asked what the expected cost is to extend the sewer line, and if the additional costs are incurred through the City.

Mr Sparkman said that there would be additional costs from a Civil Engineer, to construction and those prices vary, but not through the city.

Commissioner Rettberg asked if the other houses in the area are on septic, and if we know the time period they were built and if all others were on septic if they would need to connect.

Mr Sparkman agreed they were on septic. If the Septic was to fail and the property is within 250 feet they would be required to connect to sewer.

City Engineer Phillip Allred stated that section of the subdivision was developed late 90s early 2000s.

Commissioner Rettberg asked what is the rule for assessments.

Mr. Sparkman clarified they were called paybacks that could be assigned if another property connects they would pay a prorated amount based on the property frontage.

Mr. Allred stated that if a payback was set up, it would only apply to 3 or 4 lots in the area, and only applies if the property connects, not if extended.

Commissioner Wigren asked if it was in the City's best interest for the sewer line to

connect to southern for future growth.

Mr. Sparkman agreed.

Commissioner Wigren asked what the detriment would be if the property was to have septic installed.

Mr. Sparkman said that the city spends a lot of money to update the treatment plant that can properly treat the wastewater going into them and we want properties to connect. He stated that septic releases nitrates that could contaminate the ground water.

Commissioner Baughman asked if the sewer was not there today but the subdivision was plotted would it be allowed to have septic or would sewer be required.

Mr. Sparkman said that all new subdivisions are required to have sewer.

Representative Dustin Lewis came forward to speak for the applicant. He stated that the property was not worth developing if sewer was required due to the costs.

Chairman VanOosting asked if there were any questions for the applicant. No questions for applicant were received by commissioners.

Gloria Jefferies thanked the Commissioners.

Commissioner Baughman made a MOTION to DENY the Sewer Variance due to the potential impacts of extending further and possibility of payback.

Motion was not carried.

Chairman VanOosting asked if there was any other discussion or comments. There were none.

Vice Chairman Dimit made a MOTION to APPROVE the Sewer Variance, Rettberg SECONDED and it was APPROVED by the following:

AYE: Vice Chairman Dimit, Commissioner Custer, Commissioner Wigren, Commissioner Rettberg

NAY: Commissioner Baughman

ABSTAIN: Chairman VanOosting - Due to not knowing the rules of being Chairman

4. ANNOUNCEMENTS BY COMMISSION MEMBERS

5. ADJOURNMENT

Vice Chairman Dimit made a MOTION to ADJOURN. Commissioner Baughman SECONDED and it was APPROVED by the following:

AYE: Chairman VanOosting, Vice Chairman Dimit , Commissioner Baughman, Commissioner Custer, Commissioner Rettberg, and Commissioner Wigren.

NAY: NONE.

ADJOURNEMENT - 5:46 P.M.

CERTIFICATE OF MUNICIPAL UTILITY COMMISSION MINUTES:

I, Ashley Feskanich, 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 Municipal Utility Commission of the City of Kingman held on May 25, 2023.

Ashley Feskanich, Recording Secretary



**CITY OF KINGMAN
COMMUNICATION TO COUNCIL**

TO: Municipal Utility Commission Members

FROM:

MEETING DATE: May 25, 2023

AGENDA SUBJECT: Regular Meeting Minutes of January 26, 2023

SUMMARY:

FISCAL IMPACT:

STAFF RECOMMENDATION:

ATTACHMENTS:

Description

[Regular Meeting Minutes of January 26, 2023](#)

REVIEWERS:

Department	Reviewer	Action	Date
Municipal Utility Commission	Feskanich, Ashley	Approved	5/22/2023 - 5:01 PM



**CITY OF KINGMAN
COMMUNICATION TO COUNCIL**

TO: Municipal Utility Commission Members

FROM: Eric Sparkman, Assistant City Engineer

MEETING DATE: May 25, 2023

AGENDA SUBJECT: Review and Recommendation for Exception to the Requirement to Connect to Sewer (APN: 322-31-012), ENG23-0065

SUMMARY:

Staff has received a request for a sewer variance from Mario Helo and Gloria Jeffries for a parcel located at the south-east corner of Louise Avenue and Diamond Spur Street within Rancho Santa Fe Subdivision (APN: 322-31-012). The applicants plan on obtaining a building permit to construct a single-family residence.

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 would be required to be extended across the total frontage of the property to be served. There is an existing 8” public sewer main approximately 85 feet north of this property that can be extended to serve this parcel. This property meets the criteria for a sewer extension.

The applicants have asked for a variance to the requirement to extend sewer to this property. The regulations require the Utility Commission to hear the appeal for a variance and then make a recommendation to the City Council.

FISCAL IMPACT:

The City will receive water and sewer revenues from this development.

STAFF RECOMMENDATION:

Staff recommends denial of the variance request.

ATTACHMENTS:

Description

[Site Map](#)

[Utility Regulations Excerpts](#)

[Applicant Letter to Commissioners](#)

[Applicant Septic quote](#)

REVIEWERS:

Department	Reviewer	Action	Date
Municipal Utility Commission Members	Feskanich, Ashley	Approved	5/23/2023 - 3:03 PM

To: Klingman City Council

From: Donald Amerman

RE: Sewer variance for 3660 E Butler, Klingman

Sir/Ma'am ,

I have been in the process of attempting to get permits to install a Mfg. home since late January. On thursday April 20 my soil engineer informed me that he was told my property would require to be connected to City Sewer? I'm in the county, and I was told that the connection is approximately 350' to the existing sewer and that I would have to absorb the cost to extend this section of utility at my expense!.

I cannot afford to upgrade this utility, to extend this sewer line would be financially crippling to me as I'm retired and handicapped and did not budget for this type of expense. My goal was to set up this property and not have a payment so I didn't have to worry about a massive house payment and attempt to have a reasonable life as I further age on a fixed income.

When I Purchased this lot June of 2022, I was informed the area was all septic and i over budgeted for a septic system incase i would have any issues. I purchased a used but serviceable 1000 sq' home to be installed by a qualified installer. So the bottom line is I can't afford to put in a septic system on this lot to complete this project but can in no way afford to extend the sewer utility to my property

I have been informed that anything built in between my lot and existing utility, I would be rebated some money but at my age and medical problem it is not likely I would ever see any return and even so I could not afford the cost to extend this utility. asking around this expense most likely cost 100-200K to extend and connect this line with compaction and repairs to the pavement. So as you can see this is not economically feasible for a common man.

What I am requesting is a variance to install a septic system on my lot to accomodate my needs for my home.

thank you in advance for your time and consideration in this case,

Sincerely, Don Amerman



CITY OF KINGMAN
ENGINEERING DEPARTMENT

310 N. 4th Street Kingman, AZ 86401 Phone: (928) 753-8122 Fax: (928) 753-8118

MUNICIPAL UTILITY COMMISSION
UTILITY SERVICE APPLICATION FOR REVIEW

Applicant Information:

Date: 4/27/2023

Name: DONALD AMERMAN
Phone: 909-229-8546
Address: PO BOX 114
Email: _____

Company Name: _____
Fax: _____
City, State, Zip: YARNELL AZ 85362

Agent Information (if applicable):

Name: _____
Phone: _____
Address: _____
Email: _____

Company Name: _____
Fax: _____
City, State, Zip: _____

Application For:

- Water Service to Unsubdivided Parcel (\$320 application fee)
- Water Service to Subdivision (\$480 application fee)
- Exception to the rules (\$480 application fee)
- Other (\$240 application fee, please explain or attach additional sheets as needed)

Site/Project Information:

Mohave County Tax Parcel Number: 324-D3-050A
Property Address: 366D E BUTLER
Proposed Facility or Use for Water Request: REQUEST FOR SEWER VARIANCE

Applicant Signature: [Handwritten Signature]

CITY OF KINGMAN ENGINEERING DEPARTMENT USE ONLY			
Date Received: _____	Received By: _____	Date Admin Complete: _____	
COK Project Number: _____	Fee Paid: _____		Receipt Number: _____
Check Number: _____	Charge Card Type: _____		

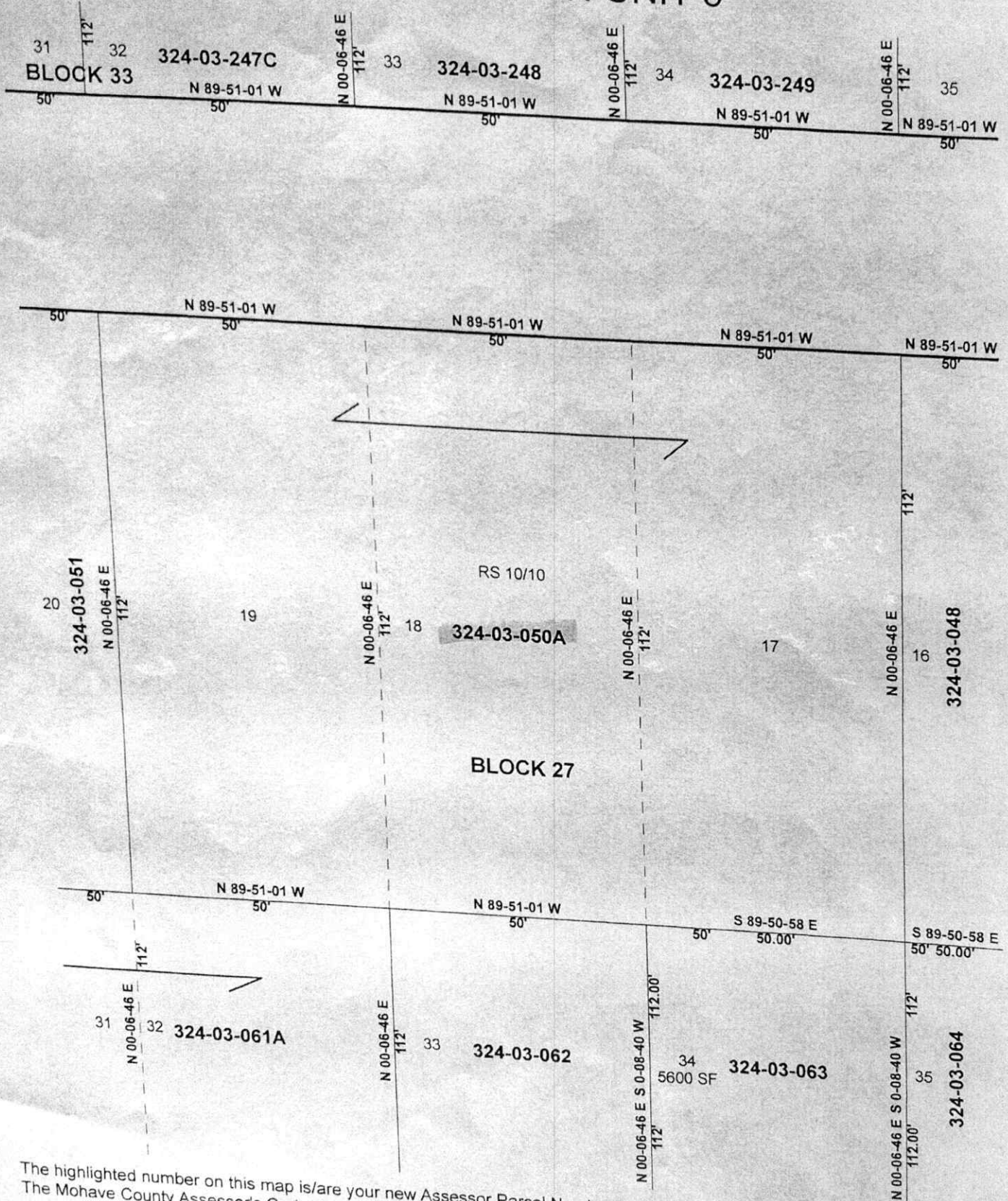
**AGREEMENT FOR THE WAIVER OF CLAIMS FOR DIMINUTION IN VALUE OF
PROPERTY UNDER A.R.S. §12-1134**

This agreement is entered into this 3 day of MAY, 2023, by and between DONALD AMERMAN (Owner) and the CITY OF KINGMAN, an Arizona Municipal Corporation, (City).

RECITALS

- A. The Owner owns certain real property located within the City or is within the City's service area. This real property is depicted and legally described in the attached Exhibit A, incorporated into this agreement by this reference; and
- B. The Owner has requested that the City enact a certain land use change directly applicable to the Owner's property and agrees that this change will increase the value and use of the land; and
- C. The Owner is aware that, as a condition of receiving approvals under the City's land use laws, the City may impose various requirements, conditions, and stipulations upon the property that will govern development of the property; and
- D. The Owner agrees and consents to all the conditions imposed by the City regarding the land use action in:
- a. _____ Rezoning/Zoning Change
 - b. _____ Use Permit
 - c. _____ General Plan Amendment
 - d. _____ Variance
 - e. _____ Site Plan
 - f. _____ Subdivision
 - g. _____ Ordinance
 - h. _____ Development Agreement
 - i. Water/Wastewater Service
 - j. _____ other _____ (please specify)
- E. By signing this agreement, the Owner acknowledges that Owner waives any right to claim diminution in value or claim for just compensation for diminution in value under A.R.S. §12-1134 related to the land use action as a result of the City's approval of the action in regards to the above referenced property. This waiver constitutes a complete release of any and all claims and causes of action that may arise or may be asserted under A.R.S. §12-1134 as it exists or may be enacted in the future or that may be amended from time to time with regard to the subject property.
- F. This agreement in no way acquiesces to or obligates the City to perform any legislative or administrative act.
- G. This agreement, any exhibits attached hereto, and any addendum, constitute the entire understanding and agreement of the Owner and the City and shall supersede all prior agreements or understandings between the Owner and the City regarding the above referenced property in accordance with A.R.S. §12-1134. This agreement may not be modified or amended except by written agreement by the Owner and the City.
- H. This agreement is entered into in Arizona and will be construed and interpreted under the laws of the State of Arizona.
- I. If any legal action is brought by either party to enforce any provisions of this agreement, the prevailing party shall be entitled to recover from the other party reasonable attorneys' fees and court costs in such amounts as shall be allowed by the court.

NEW KINGMAN ADDITION UNIT 5



The highlighted number on this map is/are your new Assessor Parcel Number(s).
 The Mohave County Assessor's Cartography Department has completed the split/combine
 and this parcel will now appear on the GIS, however some time may elapse before the associated
 ownership and valuation data appears on the Mohave County website.

- J. Within ten (10) days after the execution of this agreement, the City Clerk shall file the agreement in the Official Records of the Recorder's Office, Mohave County, Arizona.
- K. This agreement runs with the land and is binding upon all present and future owners of the above referenced property.
- L. This agreement is subject to the cancellation provisions of A.R.S. §38-511
- M. The Owner warrants and represents that Owner holds fee title to the above referenced property, and that no other person has ownership interest in the property; and agrees to hold harmless and indemnify the City in any action regarding ownership. Owner is responsible to notify the City if change in ownership of the above listed property takes place prior to approval of the land use action. Any and all Owners must sign this agreement. Additional Owner signatures must be notarized and attached to this agreement.\
- N. Any Agent that signs on behalf of the Owner personally warrants and guarantees to the City that they have the full legal power to bind Owner to this agreement. Furthermore, Agent agrees to indemnify and hold harmless the City in any action regarding ownership of the above listed property. Agent is responsible to notify the City if any change in ownership of the above listed property takes place prior to the full approval of the requested action

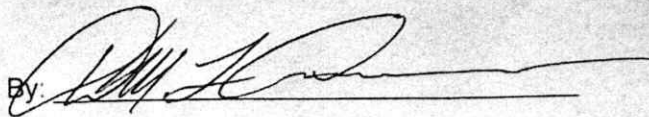
**CITY OF KINGMAN
A MUNICIPAL CORPORATION**

By: _____

Printed Name: _____

I, the undersigned, hereby agree to the terms and acknowledge this document and sign below.

PROPERTY OWNER/AGENT

By: 

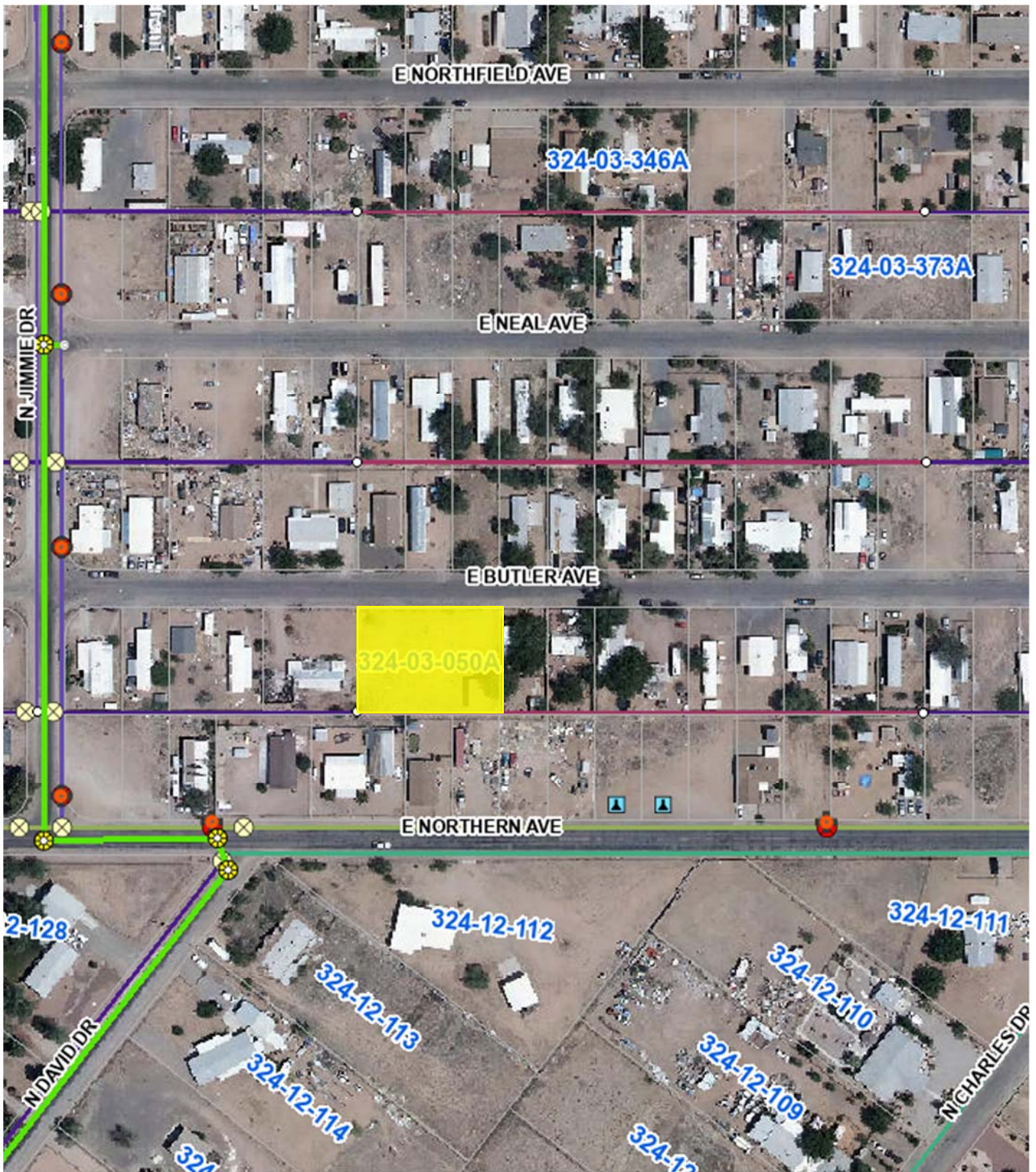
Print Name Donald Amerman



State of Arizona)
) ss.
County of Mohave)

SUBSCRIBED AND SWORN to before me this 3rd day of May, 2023


Notary Public



CITY OF KINGMAN
ENGINEERING DEPARTMENT

310 NORTH 4TH STREET
KINGMAN, ARIZONA 86401
PHONE (928) 753-8122 FAX(928) 753-8118



CITY OF KINGMAN UTILITY REGULATIONS

ARTICLE IV: WASTE WATER SYSTEM

Sewer Connection Permit is issued, or the permit shall become void and a renewal shall be required. A non-refundable \$25.00 fee shall be charged for renewals. Only one permit renewal shall be allowed per address. [Ord. 902, 1/6/92]

a. Each lot or parcel serviced shall have a separate connection.[Ord. 1756 6/18/13]

2. Connection Required When Sewer Available.

a. At any time after a public sewer abuts a property and inspection of a septic tank located on the property by an officer of the Mohave County Health Department shows that the septic tank needs servicing, a direct connection of the property's plumbing shall be made to the public sewer and the septic tank shall be filled according to the plumbing code adopted in Chapter 5 of the Kingman Code.

b. After the public sewer abuts a property, no permits shall be issued nor work permitted to alter or improve any septic tank located on the property.

c. After a public sewer is available, no permits shall be issued to construct any private sewage disposal system.

d. After a public sewer is available, development on a previously undeveloped property or redevelopment of a previously developed property shall be connected to the Public Sewer System. [Ord. 1430, 4/6/04]

3. Sewer Connection Design. New connections shall be designed and constructed in accordance with the latest edition of the "Uniform Standard Specifications" and "Uniform Standard Details" for Public Works Construction, sponsored and distributed by the Maricopa Association of Governments, as adopted and amended for use in the City of Kingman. [Ord. 927, 6/15/92]

4. Maintenance of Sewer Connection. The property owner is responsible for his sewer service from its connection to the sewer main to the building including the portion within City right-of-way and the tap itself. This responsibility includes, but is not necessarily limited to maintenance, cleaning, and replacement. The City is responsible only for the main itself. [Ord. 837, 7/2/90]

5. Building Plumbing Where Sewer is Not Available. In areas where sewer is not available, new buildings shall be plumbed so they can be connected to the sewer when it becomes available. Drain piping shall exit at the front or side of the building. If it is likely the eventual sewer would be in a rear alley, a rear drain exit may be considered. [Ord. 1012, 8/15/94]

H. Operation of Private Sewer Systems

1. Where a public sanitary sewer is not available within the City or in any area under the jurisdiction of the City, the building sewer shall be connected to a private sewage disposal system. The private sewage disposal system shall comply with all laws and regulations of the state, county, and city.

2. Such private sewage disposal system shall be constructed, maintained, and operated at all times in a sanitary manner. Construction, alterations, and maintenance shall be performed in conformance with regulations of the Arizona Department of Environmental Quality.

3. Septage shall only be allowed to be discharged into the City sewer system in quantities, at times, and in specific locations upon written permit issued by the Utility Superintendent. Haulers shall obtain a permit and pay user charges in accordance with Article VI.

CITY OF KINGMAN UTILITY REGULATIONS

ARTICLE I: DEFINITIONS

30. **Right-of-Way**: shall mean that area between right-of-way lines dedicated for roadway purposes and other uses not inconsistent therewith to include streets, avenues, alleys, highways, crossings, lanes, roadway easements, intersections, courts, places, and grounds now open or dedicated or hereafter opened or dedicated to the public for use as a public right-of-way.
31. **Rural Residential**: shall mean new single family residential subdivisions consisting of individual lots 40,000 square feet in size or larger where zoning prevents lot splits into parcels smaller than 40,000 square feet. [Ord 811, 03/05/90]
32. **Service Area**: shall mean the territory in which a city utility has been extended upon the authorization of the Common Council.
33. **Service Reconnect Charge**: shall mean the charge as specified in these regulations which must be paid by the customer prior to reestablishment of utility service each time the water is disconnected for nonpayment or whenever service is discontinued for failure otherwise to comply with these regulations.
34. **Standard Details and Standard Specifications, MAG**: shall mean the standard specifications for public works construction published for the Maricopa Association of Governments and adopted for use in the City of Kingman.
35. **Superintendent, Sanitation**: shall mean the officer appointed under Section 2.2B of these regulations or his designated agent.
36. **Superintendent, Water**: shall mean the officer appointed under Section 2.2B of these regulations or his designated agent. [Ord. 1756, 6/18/13]
37. **Superintendent, Wastewater**: shall mean the officer appointed under Section 2.2B of these regulations or his designated agent. [Ord. 1756, 6/18/13]
38. **Water System**: shall mean the collection of pipes, pumps, wells, and other appurtenances constituting the City of Kingman Water Utility.
39. **Zone**: shall mean those classifications as described in the City of Kingman Zoning Ordinance No. 135.

B. PERTAINING TO SEWERS

1. **Abut**: shall mean the public sewer is within a public right-of-way or approved easement adjacent to a property line and at an acceptable grade.
2. **Available**: shall mean a public sewer that is located within five hundred (500) feet of a property line of the lot or parcel being improved or developed. The public sewer must be at an elevation that permits extension at the allowable slope and cover, and connection by gravity service from the lot or parcel. [Ord 1041, 5/15/95] [Ord 1820, 10/18/16]

For existing single family homes that have a failed septic system, Available shall mean a public sewer that is located within two hundred fifty (250) feet of a property line of the lot or parcel in question. The public sewer must be at an elevation that permits extension at the allowable slope and cover, and connection by gravity service from the lot or parcel. [Ord 1820, 10/18/16]

CITY OF KINGMAN UTILITY REGULATIONS

ARTICLE VII: WATER DISTRIBUTION AND SEWER COLLECTION

7.1 CONDITIONS

A. General

No person, other than City employees, shall extend the water distribution or sewer collection system unless an extension agreement has first been obtained from the City Engineer and the plans and specifications are: [Ord. 853R, 02/04/91; Ord.1756, 6/18/13]

]

1. In compliance with the MAG standards revised for use in the City of Kingman;
2. Have been approved, in writing, by the City Engineer.
3. Are in compliance with the rules and regulations of the Arizona Department of Environmental Quality or other agency as designated by state law, and a certificate to construct has been issued by ADEQ or other agency designed by state law.

B. Acceptance

The City Engineer may accept sewer or water line extensions for maintenance by the City upon:

1. Written approval of construction issued by ADEQ or other agency designated by state law.
2. Receipt of lien waivers for all work and materials.
3. Receipt of reproducible **mylar** copies of the "as constructed plans" conforming to City requirements. **The material shall be transparent reproducible polyester film of 3 mil. (min) double matte mylar.** [Ord. 848, 10/15/90]
4. Compliance with the other provisions of this article.

No activation of, or connection to, a water or sanitary sewer line extension will be allowed until the extension has been accepted by the City of Kingman. A written letter will be provided by the City Engineer upon such acceptance. [Ord. 773, 10/6/89]

- C. Water distribution and sewage collection system extensions shall become the property of the City after acceptance. [Ord. 853R, 02/04/91]

7.2 LOCATION

A. Generally

1. All extensions to the City of Kingman water and sewer system shall begin at the nearest point determined to be adequate by the Water and Wastewater Superintendents. Generally water system extensions shall not be connected to transmission mains. If connection is allowed a valve shall be inserted in the transmission main adjacent to proposed tee if necessary to satisfy applicable valve spacing requirements for distribution systems. [Ord.1756, 6/18/13]
2. **A public water or sewer extension shall be required to extend across the total frontage of the property to be served.** In instances where, due to topography, location, or surroundings, the engineering design shows that the water or sewer line can not be

CITY OF KINGMAN UTILITY REGULATIONS

ARTICLE VII: WATER DISTRIBUTION AND SEWER COLLECTION

extended further to serve additional properties, the City Engineer may allow the developer to end the line without crossing the total frontage.

- a. The line must be constructed to provide for any extensions to property that can be developed.
 - b. In the case of a sewer line, a cleanout shall be provided at the end of the extension. [Ord. 714, 8/01/88]
 - c. In the case of a water line, the line shall be looped to the system or provided with a fire hydrant in the discretion of the Water Superintendent. [Ord. 714, 8/01/88; Ord.1756, 6/18/13]
 - d. Any developer who is dissatisfied with a decision under this paragraph may appeal to Council.
 - e. The requirement to extend a water or sewer line across the total frontage of the property to be served does not apply at the Kingman Airport Industrial Park. [Ord 759, 8/07/89]
- B. Public water or sewer extensions shall be installed in dedicated public rights-of-way. Extensions may be constructed in open easements upon approval of the Water or Wastewater Superintendent. [Ord. 701, 4/04/88; Ord.1756, 6/18/13]

]

7.3 DESIGN

- A. Minimum Size
1. No water line with a diameter of less than six inches shall be installed in areas zoned for single family residences.
 2. No water line with a diameter of less than eight inches shall be installed in areas zoned for other than single-family residences.
 3. Except when permitted by state environmental health rules or guidelines, no sewer line with a diameter of less than eight inches shall be installed in areas zoned for single-family residences. [Ord. 701, 4/04/88]
 4. No sewer line with a diameter of less than eight inches shall be installed in areas zoned for other than single-family residences.
 5. No person shall install a water line which is smaller in line size than necessary to provide adequate fire flows for the proposed development.
- B. Fire Flows
1. It is desirable that the water system provide fire flows for commercial developments of 3,500 gallons per minute from two adjacent fire hydrants, 1,000 gallons per minute from the two adjacent fire hydrants for single-family residential and rural residential developments. Water line extensions shall be consistent with this goal. [Ord. 701, 4/04/88; Ord. 1350, 10/07/02]
 2. No water line extension shall be installed unless it will provide sufficient fire flows for the development at the time the extension is placed into service. Fire flow calculations for individual projects shall be the responsibility of the developer and engineering