

**CITY OF KINGMAN  
 MEETING OF THE PLANNING AND ZONING COMMISSION  
 Mohave County Board of Supervisors Room  
 700 West Beale Street  
 Kingman, Arizona**

**6:00 P.M.**

**Special Meeting Minutes**

**Tuesday April 28, 2015**

<b>Members Present:</b>	<b>Staff Present:</b>	<b>Visitors Signing In:</b>
Allen Mossberg, Commission Chair	Gary Jeppson, Development Services Director	See attached list
Mike Blair, Vice-Chair	Rich Ruggles, Principal Planner	
Tyler Angle, Commission Member	Sylvia Shaffer, Planner	
Gene Kirkham, Commission Member	Sandi Fellows, Recording Secretary	
Vickie Kress, Commission Member	Sydney Muhle, City Clerk	
Dustin Lewis, Commission Member		
Mark Wimpee, Jr. Commission Member		
Council Liaison Present:		
Mark Abram		

**SPECIAL 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. All Commission Members were present. The Pledge of Allegiance was led by Commissioner Angle and recited in unison.

**1. OLD BUSINESS:**

**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".

Commissioner Lewis stated that he would have to abstain from participating in GP15-001, declaring a conflict of interest regarding possible future business interests with clients on either side.

Development Services Director Gary Jeppson addressed the Commission stating that this was an amendment to the projected land use map of the General Plan 2030. Mr. Jeppson stated that the Planning and Zoning Commission was to hold two public hearings regarding a General Plan Amendment, and this was the second public hearing, the first being held on April 14, 2015 at the City Council Chambers, 310 N. Fourth Street. Mr. Jeppson went on to state that 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 western 17.1 acres of the property include a retention pond for drainage and the area currently has limited accessibility. Mr. Jeppson acknowledged that the major general plan amendment does not rezone the property, as subsequent legislative action will be required to rezone the area.

Mr. Jeppson acknowledged that a regional commercial designation will provide the opportunity for the City to have this 151.32 acres zoned to a commercial zoning district, providing commercial development. Commercial development will allow regional commercial development to take place and supply much needed commercial property to allow the City to capture additional retail sales tax revenue. The City would be able to sale, lease, or a combination of both, with the land.

Mr. Jeppson explained that the City currently does not have a primary property tax. Increased sales tax revenue will result by commercial development taking place in Kingman Crossing. The increased sales tax revenue will assist in avoiding or minimizing any future primary property tax. The City will be better able to serve its citizens by capturing more of the sales tax dollars its local residents are spending in other cities.

Mr. Jeppson went on to state that the Kingman Crossing Traffic Interchange is planned to be located in the center of the property. Currently the interchange is not planned to provide access from 1-40 to the subject property. A Change of Access Report would have to be prepared and approved by the Arizona Department of Transportation and the Federal Highway Administration for the proposed Kingman Crossing Traffic Interchange to provide access to the south of the proposed interchange. The access link would need to connect to a collector street, such as Louise Avenue.

Mr. Jeppson stated that based on the Goals and Objectives of the City of Kingman General Plan Update 2030, and the potential for a traffic interchange at the center alignment of the site, staff is recommending approval of the Kingman Crossing General Plan Major Amendment.

Chair Mossberg opened the Public Hearing.

Kingman resident Doug Dickmeyer addressed the Commission, encouraging the Commission to deny the proposal for Kingman Crossing, stating that it was circumventing the voters of Kingman. Mr. Dickmeyer said that misleading and untrue statements have been made by staff and others regarding Kingman Crossing. Mr. Dickmeyer went on to state that documentation describing the necessity to amend the General Plan is required for a major general plan amendment. He asked what exists now that didn't exist when the General Plan was adopted. Mr.

Dickmeyer stated that this is an issue that should be placed on a ballot for the Kingman voters to decide.

Kingman resident Harley Pettit addressed the Commission stating that there is no urgency regarding a decision on Kingman Crossing and asked the Commission to deny the proposal. Mr. Pettit went on to state that there is no current access to the area, there are no interested developers, there is no money to pay for this development, and Kingman Crossing should have been voted on when the General Plan was ratified in November.

Richard Hamilton, Kingman resident and president of the COK Economic Development and Marketing Commission addressed the Commission stating that the EDMC is in favor of the proposal, stating that changing the use of this property now will make it more valuable to residents and the City. Mr. Hamilton noted that the EDMC, City staff, as well as real estate agents have spoken with developers that have expressed interest in the property at Kingman Crossing, but cannot move forward without changing the General Plan. Mr. Hamilton stated that there is loss of revenue, or leakage that could be slowed with additional retail establishments, without hurting businesses on Stockton Hill Road. The traffic counts on the north and south of Interstate 40 were 58,000 on a Wednesday, on Stockton Hill Road between Sycamore and Airway the count was 27,000, Kingman Crossing would help with traffic congestion on Stockton Hill. Mr. Hamilton acknowledged that the EDMC's mission is to promote the growth of Kingman, enriching the lives of its citizens, and feels this is crucial for jobs and a brighter future for Kingman residents.

Kingman resident Lisa Bruno addressed the Commission stating the purpose of the General Plan is to guide long range development for the City in order to ensure growth is focused and orderly, providing a mix of land use. Ms. Bruno noted that there is no defined funding source, no way to get there, and the proposal was not on the General Plan, none of which is focused and orderly. Ms. Bruno stated that there is not a collector street that has been defined; Louise, Seneca, Cherokee and Sage have all been mentioned. Ms. Bruno went on to state that we do not have a high, dense population with a lot of disposable income that could support additional commercial businesses and according to the developer Vestar, it is time to give up on commercial.

Kingman resident Theresa Evans addressed the Commission stating that Kingman needs manufacturing, building and businesses that are going to pay more than minimum wage. Ms. Evans stated that the General Plan was approved by the voters just three months before Kingman Crossing was proposed. These changes should have been on the ballot since they have been being discussed since 2012, and she feels her vote has been circumvented. Ms. Evans noted that the report from Buxton was over five years old.

Kingman resident Rachel Thalrose addressed the Commission stating that she has heard rumors regarding Red Lobster and Olive Garden for twenty years, and is still waiting for them. The stores she did frequent were Hallmark and Beall's Outlet, which have both closed. There was to be a tri-plex theater with shopping on Hualapai Mountain Road that never materialized, but we did get a Goodwill Store. Ms. Thalrose asked why Bank Street was not being utilized. Ms.

Thalrose stated that this proposal should have been voted on with the General Plan and not brought up three months later.

Kingman resident George Cook addressed the Commission stating that if the City is looking for additional sales tax revenue they should utilize property such as Bank Street that already has the infrastructure completed. Mr. Cook stated the best way to decide on Kingman Crossing would be to put in on the November 2016 ballot.

Kingman resident Steve Smith addressed the Commission urging them to support the proposal if for no other reason than eliminating delays and stumbling blocks when opportunity presents itself. He felt it was unfortunate that the changes were not included with the General Plan vote, but now is the time to rectify it.

Kingman resident Eve Garlyn addressed the Commission stating she would like to see doors opened instead of closed in Kingman, and she supports the proposal for Kingman Crossing.

Kingman resident Mike Wagner addressed the Commission stating this is about the future of Kingman in regard to Interstate 40 and Interstate 11 which will go right through Kingman. Mr. Wagner acknowledged that we have available land, great weather, the railroad and interstates and we need more commercial. He urged the Commission to support the proposal.

Mohave County resident Cherish Sammeli addressed the Commission stating that she was tired of spending her money and giving sales tax revenue to Havasu and Bullhead. She supports the proposal and would like to send a message to developers that Kingman will welcome growth.

Kingman resident Robert Simmons addressed the Commission and stated that Kingman Crossing will create entry level jobs, the beginning of the American dream. Jobs instill self-respect and create opportunity. Mr. Simmons suggested running a frontage road by the freeway to connect to Kingman Crossing, or use arterial streets, such as Eastern. Mr. Simmons stated that he was in favor of the proposal.

Kingman resident Scott Brackett addressed the Commission stating that he was against the proposal because the rules should be followed. Mr. Brackett noted that putting Kingman Crossing on the ballot in November will give the City time to figure out the traffic situation.

Kingman resident Mike Bihuniak addressed the Commission and asked when the developers that were interested in Kingman Crossing had approached the City in 2013, this should have been on the ballot. Mr. Bihuniak stated that the City should get a new survey, since the Buxton report was five years old. Mr. Bihuniak stated that Kingman Crossing should be put on the ballot next year as he felt the voters had been obviously circumvented the last time, and one year would not make a difference.

Chair Mossberg declared a five-minute recess.  
Chair Mossberg re-opened the Public Hearing.

Chair Mossberg asked Mr. Dickmeyer if he would like additional time to speak. Mr. Dickmeyer stated that he did not.

Kingman resident Debra Addler addressed the Commission stating that she had relocated to Kingman seeing the potential for great economic growth, citing the eight-million dollar La Quinta Hotel being built on Stockton Hill Road. Ms. Addler went on to state that the same developer also has plans for another hotel in Kingman, so there are investors that see the economic potential of the area.

Kingman resident Marianne Van Hasselt addressed the Commission stating she sees an opportunity for growth that will pay for itself with this proposed change of use.

Kingman resident David Bailey addressed the Commission stating he opposes the proposed change to designated commercial since there is already plenty of vacant commercial property in Kingman. Mr. Bailey also questioned where the funds will come from to pay for Kingman Crossing.

Kingman resident Carol Decker-Noli addressed the Commission stating that every Planning Department makes a plan, and they should stick to it. Ms. Decker-Noli stated that the open space should be put to a better use such as a City park or botanical garden.

City resident Storm Hargrave addressed the Commission stating that she has noticed a number of young vibrant families relocate to Kingman, but leave shortly after because there is not enough shopping or things for young families to do, and it is difficult to make ends meet with our low wages. Ms. Hargrave stated that the proposed Kingman Crossing area has been zoned open space for fifteen years, but there is not a park or botanical garden already there, probably due to the City not having the funding. Once we generate taxes, there will be more money. Ms. Hargrave went on to state that she would like to see good things happen here in Kingman, and we do need to do something to stop the leakage.

Kingman resident Dan Veith addressed the Commission stating that the available commercial property is located on Stockton Hill and Burbank, and the traffic is already congested in the area. Mr. Veith stated that the property at Kingman Crossing is undesirable for residential since it is so close to the freeway, but a good fit for commercial, which could generate revenue other than a property tax that has also been proposed by City Council. Mr. Veith stated it would be a shame to lose more of our City police and firemen.

Chair Mossberg closed the Public Hearing.

Commissioner Kress asked Gary Jeppson to re-review for the Commission and the public what the process was going to be.

Gary Jeppson stated that the Planning and Zoning Commission can approve this proposed application this evening, approve it with certain conditions or recommend denial of the application. Then the City Council will hold a public hearing on May 5, 2015, and will consider a resolution for adoption or not adopting the resolution.

Vice-Chair Blair stated that Kingman is on the NAFTA corridor and will be a hub city, and we need to get prepared for what is coming. Interstate-40 is ideal for future growth as Stockton Hill is already too congested. Vice-Chair Blair went on to state that within the city limits of Kingman, there are twenty-six thousand residents, and Olive Garden and Red Lobster require a minimum of forty to fifty-thousand residents before they will open the chain. Mr. Blair stated he did not want to see property taxes initiated, we need growth to acquire revenue, and this will be a general step in the right direction.

Commissioner Wimpee, Jr., stated that the potential for growth is apparent, developers are interested, but he does not believe that more low-wage jobs are the answer. Mr. Wimpee, Jr. went on to state that he does not agree with how the change was made without the constituents having the opportunity to make a decision in it.

Commissioner Kirkham stated that the City does not have a property tax, the Police and Fire Departments all depend on sales tax for funding. Kingman is located on the railroad, the I-40 and I-11, this is an opportunity for all of us to have a better standard of living. Commissioner Kirkham stated that the General Plan is a road map, it has to change once in a while, and he will support the proposal.

Commissioner Angle stated that he feels the question is what is the best future type use of this land? Mr. Angle stated that he has seen some of the mistakes made by the City as well as the triumphs. Mr. Angle went on to state that this property will be worth more with commercial development, companies want to be on I-40. There are still a lot of questions that need to be answered, but we are still at step one. Mr. Angle stated that if we want the possibility of having commercial development at Kingman Crossing we should go ahead with the proposal, not doing so will send a message that we do not want growth, and developers should look to other cities.

Commissioner Kress stated that she has questions regarding flooding with additional development toward the Hualapai Mountains. There is one designated retention pond on the property at Kingman Crossing but there are a couple of other ponds that collect a large amount of water during our heavy rains.

Chair Mossberg stated that he is pro-growth and a former business owner. Chair Mossberg stated that if your business does not grow, it fails, and if the City does not grow, it will fail. Chair Mossberg went on to state that he feels the City needs to get an appraisal on the property, see who we would like to have come to town and build what the citizens would like to have. Chair Mossberg stated he would like to have this proposal come back in another year with additional information.

Vice-Chairman Blair made a MOTION to RECOMMEND APPROVAL of the Application for a Major General Plan Amendment for the city-owned parcel at Kingman Crossing as proposed. The MOTION was SECONDED by Commissioner Kirkham and the MOTION for APPROVAL DID NOT CARRY WITH A VOTE OF 3-3-1. Vice Chair Blair, and Commissioners Kirkham and Angle voted to approve the motion. Chair Mossberg and Commissioners Kress and Wimpee, Jr. voted to oppose the motion. Commissioner Lewis abstained from the vote.

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

Chair Mossberg thanked the Mohave County staff for allowing the use of their meeting room.

Commission members thanked all of the citizens who showed up to attend the meeting and let their voice be heard.

Vice-Chair Blair made a MOTION to ADJOURN. Commissioner Kirkham SECONDED the MOTION, and the MOTION CARRIED UNANIMOUSLY (7-0) in favor of the motion. Chair Mossberg declared the MEETING ADJORNED at 7:16 PM.

**ADJOURNMENT 7:16 PM**

ATTEST:

APPROVED:

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Sandi Fellows  
Recording Secretary

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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 Special Meeting of the Planning and Zoning Commission of the City of Kingman held on April 28, 2015.

Dated May 12, 2015

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