



City of Kingman  
Development Services

2013

ANNUAL REPORT

*Prepared for*  
**City of Kingman**

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**Mission Statement**

***“ To develop and implement progressively  
sound planning principles in a professional  
and courteous manner “***

***By the Development Services Department:***

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**REPORT FROM THE DEVELOPMENT SERVICES DIRECTOR ON  
THE STATE OF THE GENERAL PLAN AND DEVELOPMENT  
ISSUES IN THE CITY OF KINGMAN FOR DURING THE  
CALENDAR YEAR OF 2013**

**K**ingman showed significant economic progress in 2013. Single-family residential housing starts achieved the level of activity of the pre-boom era and new subdivision development is taking place. Sales tax revenues have increased over just under 19-percent from the previous year. The valuation of commercial projects increased over 1600-percent from 2012.

The Memory Care Assisted Living Facility, which is a 94,632 square foot complex located at 3600 Peterson Road, is a three story building that will have 74 units in the assisted living section (15-studio units, 50-one bedroom units, and 9 two-bedroom units). The memory care section will be 30 units, (22 studio units and eight shared units).

The renovation of the Frontier Center located at Stockton Hill Road and Detroit Avenue has been a great facelift to Kingman. Now known as Frontier Crossing, this center was vacant and Wadsworth Development has remodeled the building and located a 99¢ Only Store, Tractor Supply Company and the relocation of the Sears Catalogue Store.

The FMC Kidney Dialysis Clinic located on the north side of Airway Avenue, west of the CVS Pharmacy began construction in 2013. Construction valuation was listed at \$1,255,000. Completion is expected in spring of 2014.

Discount Tire located a new store on Stockton Hill Road and Khan Drive. The store opened in August 2013. The former Blockbuster building, previously a Chief Auto Parts building, has been renovated into three restaurants, Five Guys Burgers and Fries, Chipotle, and Baskin Robbins.

New housing starts increased over 37-percent from 2012 to 2013. The growth is back to the level of activity of the 1980's and significantly greater than of lows of 2010 and 2011 (35 and 36 respectively). With the absorption of houses in foreclosure, new construction activity is expected to continue to increase.



**Frontier Crossing Shopping Center**

The Kingman General Plan Update was completed in 2013. The Planning and Zoning Commission held its public hearings and the City Council held its public hearing. The City Council tabled adopted for grammatical changes.

The City continues to work on the development of additional interchanges on I-40. The design of the Rancho Santa Fe Parkway (Rattlesnake Wash) interchange started in 2008 and the design to the 95-percent completion stage was completed in 2010. Five unsuccessful grant applications were prepared and submitted to the U.S. Department of Transportation for funding of this project through the Transportation Investment Generating Economic Recovery (TIGER) Program of the American Recovery and Reinvestment Act of 2009 (ARRA). This project has been removed from the Arizona Department of Transportation's Five-Year Capital Improvements Plan for 70-percent funding. In addition, the City has not identified how it will secure the needed \$10.7 millions in funding to meet its obligation to complete the required portions of Rancho Santa Fe Parkway that are not a part of the interchange.

Negotiations with a developer to develop both sides of the Kingman Crossing traffic interchange have stopped. The City has been working to develop this traffic interchange but the financing has not come together to fund the final design. Another application to the U.S. Department of Transportation to fund this project through the TIGER grant program was also submitted in 2013 with a commitment from the major landowner to the north for a \$5,000,000 match. This application was unsuccessful.

The City considered three zoning map amendment cases during 2013. The City denied another request by George Ripps to rezone 2.81 acres located on southwest of Southern Avenue and North Central Street from R-1-8 to R-1-8 PDD to permit smaller lots. The City Council denied the rezoning of five-acres south of Hualapai Mountain Road and Rosslynn Drive from C-2HMR to C-2 to allow the property owner to seek a conditional use permit for the expansion of a mini-storage facility. Instead, the City Council approved a text change to the C-2HMR Zoning District to allow mini-storage facilities by conditional use permit. The final rezoning case was the rezoning of 0.19 acres on Sunrise Avenue to allow some expansion of the Helen's Place Assisted Living Center.

In 2013, five new Conditional Use Permit (CUP) cases were considered by the Planning & Zoning Commission and City Council. Additionally there were four one-year reviews of CUPs that were originally approved in 2012. The conditional use permits consisted a of public assembly (church) and subsequent expansion of that same public assembly; the expansion of a parking lot into a residentially zoned area; a mini-storage facility expansion; and the expansion of a non-conforming residential use located in a C-3 Zoning District.

In 2013 there was one new subdivision plat reviewed and approved by the Planning and Zoning Commission and the City Council. Stockton Hill Crossing, Tract 6014 is a 6.55 acre commercial subdivision with four lots located behind the CVS Pharmacy at the northwest corner of Stockton Hill Road and Airway Avenue. This represents the first new preliminary plat reviewed since 2009. The completion of a portion of the final phase of the Hualapai Shadows Subdivision also took place in 2013

There were no street abandonment requests in 2013.

The P&Z Commission and the City Council considered three Zoning Ordinance text amendments in 2013. The first was a request to amend Section 14.000: C-2HMR Overlay District to add “Automobile repairs, including tire repair facility, but not including auto body repair” to the list of uses which may be permitted by Conditional Use Permit in the C-2 HMR Zoning District. The City Council did not approve this request. The second text amendment case consisted of the City approving a text amendment to eliminate the mandatory one-year review of all conditional use permits. The third text amendment was the approval of permit mini-storage facilities in the C-2HMR Zoning District by conditional use permit.

There was no annexation activity in 2013. Because the City of Kingman is largely funded by sales tax and does not have a property tax, there is little motivation to annex land that does not have sales tax revenue potential.

The Board of Adjustment held two hearings in 2013 on the same matter. The Board of Adjustment heard two variance requests for greater signage by Blue Beacon Truck Wash. The applicant was turned down on the building signage by a majority vote and the Board deadlocked on the directional signage variance. The applicant returned and applied a second time for the same directional sign variance and the Board of Adjustment deadlocked on it again.

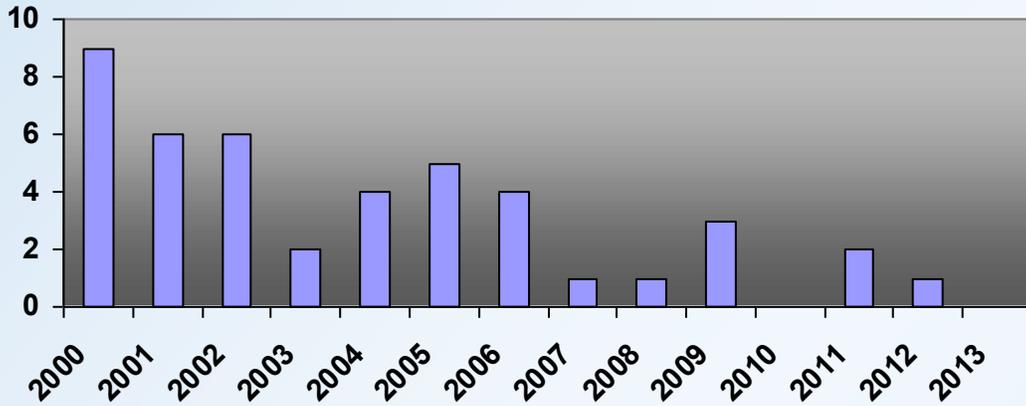
The Clean City Commission continues to conduct its outstanding programs consisting of a community clean-up program by making roll-off dumpsters available to the public on a periodic basis at the fairgrounds, Mohave County School Gardening Program/Arbor Day Activities, adopt-a-highway, adopt-a-block, reusable grocery bag promotion; placing recycling bins in various locations in the City, a public awareness and beautification, and America Recycles Day. The Commission also participates in the Rock-n-Roll Paint-a-Thon program to help lower-income households paint their houses. The Clean City Commission also continues to recognize individuals and groups who have voluntarily done something to beautify Kingman with its presentations of the Certificates of Appreciation at City Council meetings. In 2013 the City of Kingman was one of 19 municipalities in Arizona by being awarded Tree City USA recognition. The National Arbor Day Foundation awards the Tree City USA status to cities which encourage healthy trees and a greener, more sustainable environment. The CCC was instrumental in preparing the Tree City USA application for the City of Kingman in 2011. Among the benefits of national recognition include the provision of two extra points on future grant applications from the state or federal government for urban forestry management.

The City continued to utilize the Community Development Block Grant Program (CDBG). In 2012, the City was allowed to apply for \$431,484 in its efforts to benefit low and moderate income individuals throughout the community. The City has applied for \$31,000 to participate with Mohave Community College in the acquisition and development of a mobile training facility. This facility is completed and in use by the College to train low and moderate income people to become more skilled and to increase their earning ability. The City will also use \$90,000 for installing sewage collection lines and \$137,250 to connect low and moderate income people to the sewer main line in the “Notch” area on Beverly Avenue. The housing rehabilitation program is continuing to be funded at a level of \$95,566. The remainder will be for program administration.



# ABANDONMENT CASES

In 2013, no abandonment requests were made. The chart below the table indicates the trend in abandonment cases since 2000.



# ANNEXATION ACTIVITY

There were no annexations to the City of Kingman completed during 2013.



**Construction of New Journey Church at 3782 Bank Street**

# BUILDING PERMITS

The Development Services Department, along with the Engineering Department, Public Works Department and Fire Department, reviews all building permit applications. The table below lists the type and number of all building permits issued in 2013. The foreclosures and overbuilding in the mid portion of the decade is starting to be absorbed and new housing starts are increasing.

Single-family residential building activity in 2013 improved over 18-percent from 2012. However, 2013 was the ninth lowest year in permit activity since 1980.

There was one more commercial building permit issued in 2013 than in 2012, but the valuation of commercial permits increased 617-percent.

Overall, construction valuation improved 150 percent over 2012. There are a significant number of renovations of existing buildings as the economy improves.

## All Building Permits Issued in 2013

PERMIT TYPES	NUMBER OF PERMITS ISSUED	VALUATION
RESIDENTIAL (NEW)	107	\$18,715,950.41
RESIDENTIAL (ALL OTHERS)	187	\$2,040,199.72
COMMERCIAL & PUBLIC (NEW)	7	\$16,995,216.49
COMMERCIAL & PUBLIC (ALL OTHERS)	151	\$24,781,177.43
TOTAL	452	\$62,532,544.05

## Building Permit Summary for New Projects Since 1980

The table below shows the trend in permits issued only for NEW residential, commercial and public buildings in the City of Kingman since 1980.

Year	Residential	\$ Value \$	Commercial	\$ Value \$	Public	\$ Value \$
1980	148	\$5,337,280	13	\$2,118,444	2	\$119,000
1981	115	\$3,688,588	14	\$1,180,797	1	\$1,800,000
1982	66	\$2,112,600	24	\$4,781,894	1	\$90,000
1983	78	\$4,159,103	17	\$1,324,567	0	\$0
1984	93	\$3,417,457	14	\$7,309,255	2	\$614,500
1985	133	\$5,900,159	16	\$1,578,150	0	\$0
1986	109	\$4,118,211	16	\$5,715,428	0	\$0
1987	143	\$8,844,280	11	\$1,549,975	0	\$0
1988	137	\$6,814,052	11	\$4,353,277	0	\$0
1989	147	\$7,451,505	22	\$4,244,063	0	\$0
1990	200	\$9,908,971	15	\$3,152,814	0	\$0
1991	138	\$6,586,415	17	\$2,676,206	2	\$539,182
1992	158	\$10,093,819	10	\$14,305,777	0	\$0
1993	195	\$11,636,831	16	\$7,284,392	0	\$0
1994	269	\$21,341,522	22	\$3,365,745	5	\$295,500
1995	261	\$20,331,969	16	\$4,230,760	0	\$0
1996	302	\$22,518,465	13	\$6,565,918	2	\$364,716
1997	289	\$23,582,831	17	\$7,027,439	3	\$2,147,819
1998	276	\$22,500,161	17	\$8,638,683	3	\$2,476,617
1999	271	\$21,707,217	16	\$2,994,188	1	\$83,518
2000	190	\$17,150,847	17	\$3,815,485	3	\$117,878
2001	240	\$21,531,868	23	\$7,271,645	1	\$7,900
2002	304	\$27,540,821	27	\$15,187,541	1	\$2,383,531
2003	419	\$38,643,808	21	\$6,957,950	4	\$452,967
2004	644	\$54,913,541	28	\$24,623,863	2	\$8,573,242
2005	910	\$100,852,079	24	\$11,652,882	2	\$62,343
2006	319	\$50,094,481	29	\$16,224,437	2	\$4,940
2007	190	\$31,226,111	26	\$7,034,397	2	\$8,430
2008	103	\$16,643,305	17	\$58,604,364	2	\$56,000
2009	56	\$9,829,040	7	\$7,613,032	6	\$57,662,456
2010	35	\$6,901,471	0	0	2	\$21,008,430
2011	36	\$6,263,529	5	\$1,895,056	1	\$0
2012	78	\$13,813,283	6	\$2,370,952	1	\$3,328,238
2013	107	\$18,715,930	7	\$16,995,216	0	\$0

# MAJOR COMMERCIAL AND PUBLIC PROJECTS

With the revitalization of the economy, Kingman has experienced significant commercial development and redevelopment during 2013.

The numbers listed are keyed to **Reference Map 2**.

## **1. MEMORY CARE ASSISTED LIVING FACILITY**

The Kingman Memory Care Assisted Living Facility, under construction at 3600 Peterson Road, is a 94,632 square foot three story building (47,882 square foot consisting of 47,882 square feet on the ground floor, 24,384 on the second floor, and 22,366 square feet on the third floor). When completed, there will be 74 units in the assisted living section (15-studio units, 50-one bedroom units, and 9 two-bedroom units). The memory care section will be 30 units, (22 studio units and eight shared units).

## **2. MOHAVE MENTAL HEALTH ADDITION – SHELDON HOUSE**

Construction of the Mohave Mental Health - Sheldon House addition is completed.

## **3. FMC KIDNEY DIALYSIS CLINIC**

A kidney dialysis center located on the north side of Airway Avenue, west of the CVS Pharmacy began construction in 2013. Construction valuation was listed at \$1,255,000. Completion is expected in spring of 2014.

## **4. DISCOUNT TIRE**

The Discount Tire store located on Stockton Hill Road and Khan Drive is another new addition to the business community. The store opened in August 2013.

## **5. FIVE GUYS, CHIPOLTE, AND BASKIN ROBBINS (FORMER BLOCKBUSTER BUILDING)**

The former Blockbuster building, previously a Chief Auto Parts building, has been renovated into three restaurants, Five Guys Burgers and Fries, Chipotle, and Baskin Robbins.

## **6. FRONTIER CROSSING**

The renovation of the shopping center located northeast of Stockton Hill Road and Detroit Avenue is a great enhancement of the commercial corridor along Stockton Hill Road. Thus far, a 99¢ Store, Tractor Supply Company, and the relocation of the Sears Appliance store have located in the center, now known as Frontier Crossing.

## **7. FORMER SEARS BUILDING REMODEL**

With the relocation of the Sears store to Frontier Crossing, remodeling of the old store location at Detroit and Stockton Hill Road began in late 2013. The intent is to use a portion of the building for a pawn shop.

## **8. VETERANS ADMINISTRATION CLINIC**

The Veterans Administration is constructing a 14,400 square foot clinic on Hualapai Mountain Road.

## **9. BRUNSWICK HOTEL**

The Brunswick Hotel has been partially renovated into a bakery and ice cream parlor. Renovation of the hotel for future lodging facilities is also underway.

## **10. ST. MARY'S EXPANSION AND PARKING LOT**

St. Mary's Catholic Church is making a major expansion in the downtown area. A new parking lot was completed in 2013 and construction on a new sanctuary is to begin in 2014.

## **11. GRACE LUTHERAN CHURCH ADDITION**

The addition and remodel of the Grace Lutheran Church on Harrison was completed in 2013.

## **12. JOURNEY CHURCH**

Journey Church is constructing a new church building on Bank Street near Kino Avenue. Completion is expected in mid-2014.

## **13. RUTHERFORD FAMILY RESTAURANT (FORMER SILVER SPOON)**

The building permit for the Rutherford Family Restaurant, where the Silver Spoon Restaurant was formerly located, has been issued, and they are in the process of completing the work.

## **14. BLUE BEACON TRUCK WASH**

The Blue Beacon Truck Wash on Andy Devine next to the Flying J Truck Stop was completed in December 2013. Blue Beacon has a 74-foot high freestanding sign and has been unsuccessful in securing variance for greater building and directional signage.

## **15. SA RECYCLING**

An existing building was remodeled, and a new parking lot was constructed at 3880 E. Andy Devine Avenue during 2013.

## **16. LOW-COST SPAY AND NEUTER CLINIC**

An existing building was remodeled at 1707 E. Andy Devine Avenue for a discounted spay and neuter clinic.

## **17. TESLA CHARGING STATION**

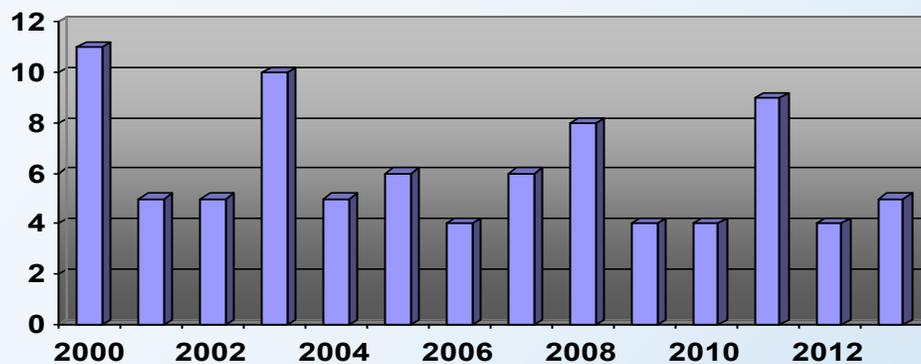
Tesla Motor Company is constructing its charging station at the Carl's Jr. on Beale Street and Metcalfe Road. Tesla is planning to locate a charging station at approximately 100-mile intervals across the country. Kingman meets those criteria in relation to Las Vegas, Wickenburg, Williams, and Needles. A Tesla can go about 250 miles on a single charge, so a Tesla can make a Barstow to Kingman segment; Kingman to Flagstaff; Kingman to Phoenix; and Kingman to St. George, Utah.

# CONDITIONAL USE PERMITS

In 2013 there were a total of five new Conditional Use Permit (CUP) cases that were considered by the Planning & Zoning Commission and City Council. Additionally there were three 1-year reviews of CUPs that were originally approved in 2012. A text amendment approved in November, 2013 removed the requirement for automatic 1-year reviews of CUP cases. All cases are outlined in the table below. The following chart shows the trend in the number of Conditional Use Permit cases since 2000.

**(See Reference Map 1)**

Map No.	Case/ Month	Applicant/ Owner	Request	Location	Size	Commission & Council Action
1	CUP13-001 January	Robert Peet/ Elvera Parks	Hold church services in C-2 zone	1911 Kino Avenue	0.42 ac	P&Z Approved Council Approved
2	CUP12-001 1 year review in July	Doug Angle/ KRMC	Ground mount solar panel array in C-2 zone	South of 812 Airway Avenue	7 ac	CUP allowed to continue
3	CUP12-002 1 year review in July	Central Christian Church/ KUSD	Hold church services inside Lee Williams High School	400 Grandview Avenue	27 ac	CUP allowed to continue
4	CUP12-003 1 year review in August	Ray Stadler/ Erin & Jane Collins	Commercial Parking Lot in R-1-6 zone	1707 Sunset Blvd	0.12 ac	CUP allowed to continue
5	CUP13-002 September	Robert & Judith Bennett	Mini-Storage in C-2-HMR zone	3442 Hualapai Mountain Road	5 ac	P&Z Approved Council Approved
6	CUP13-003 September	Robert Peet/ Elvera Parks	Expand original CUP request (CUP13-001)	1911 Kino Avenue	0.42 ac	P&Z Approved Council Approved
7	CUP13-004 October	Cameron Broadcasting	190-ft tall communication tower in C-2-HMR	218 Jackson Street	2.94 ac	P&Z Approved Council Approved
8	CUP13-005 October	Anthony & Roberta Aldredge	Expansion of non-conforming residential use in C-3 zone.	3640 Sunshine Drive	1 ac	P&Z Approved Council Approved



■ Conditional Use Permits

# GENERAL PLAN AMENDMENTS

There were no Projected Land Use Map amendments processed in 2013 by the City of Kingman.

However, the Planning and Zoning Commission completed the General Plan Update 2030. Public Hearings by the Planning and Zoning Commission were held on October 8, 2013 in the City Council meeting and on October 22, 2013 in the Kingman Police Department training room. A town hall meeting in which the General Plan Update was presented was held on October 24, 2013 at the Powerhouse Visitor Center.

The City Council held a public hearing on December 3, 2013. The City Council tabled the adoption of the General Plan Update. A presentation of the General Plan Update was made to the Greater Kingman Chamber of Commerce "Sandbox" group on December 11, 2013.

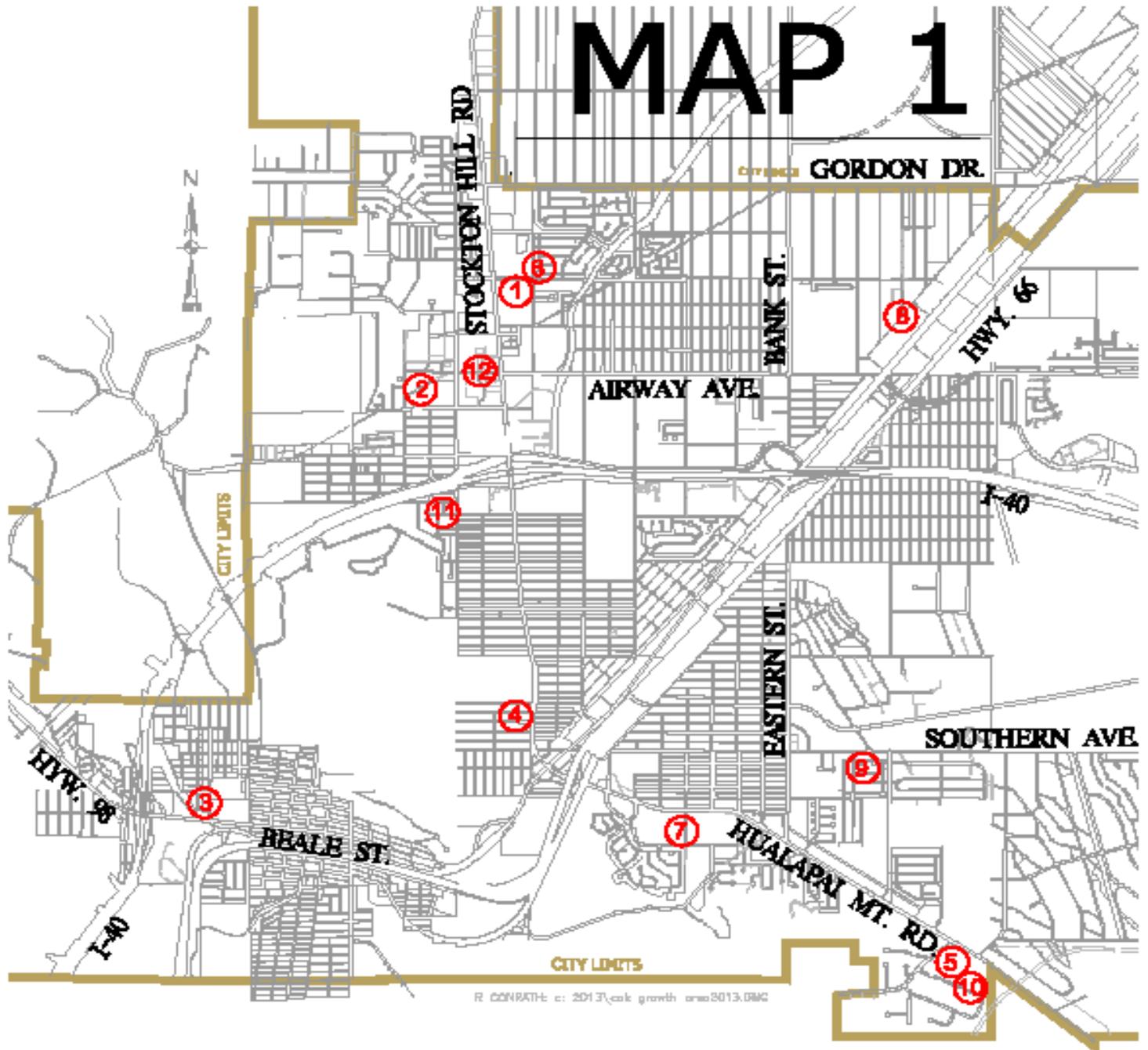


**Memory Care Assisted Living Facility  
3600 Peterson Road**

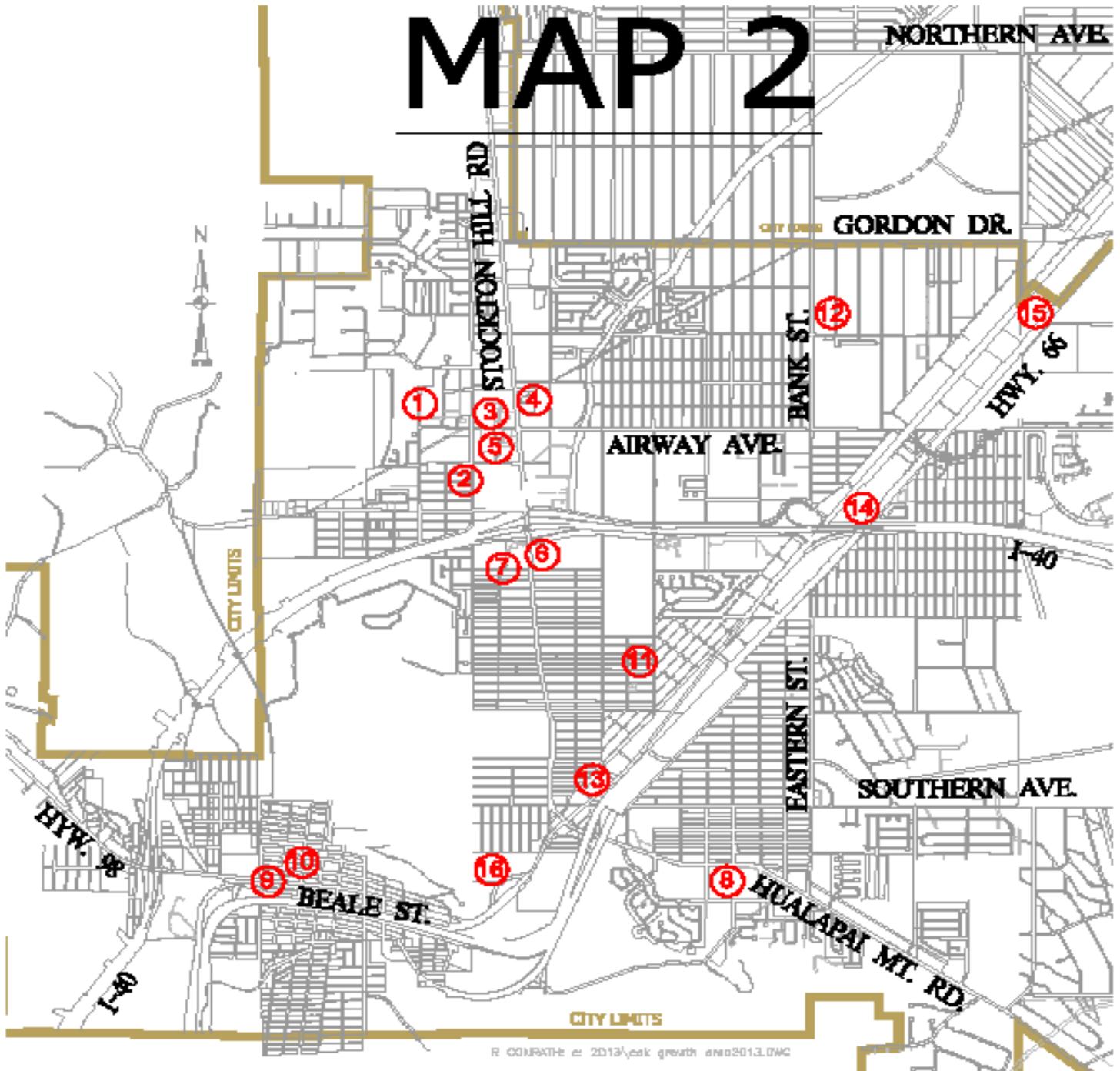
**When completed there will be 74 units in the assisted living section ( 15 studio units, 50 one-bedroom units, and 9 two-bedroom units)**

**The Memory Care section will be 30 units (22 studio units and 8 shared units)**

# CONDITIONAL USE PERMIT, REZONING & SUBDIVISION ACTIVITY



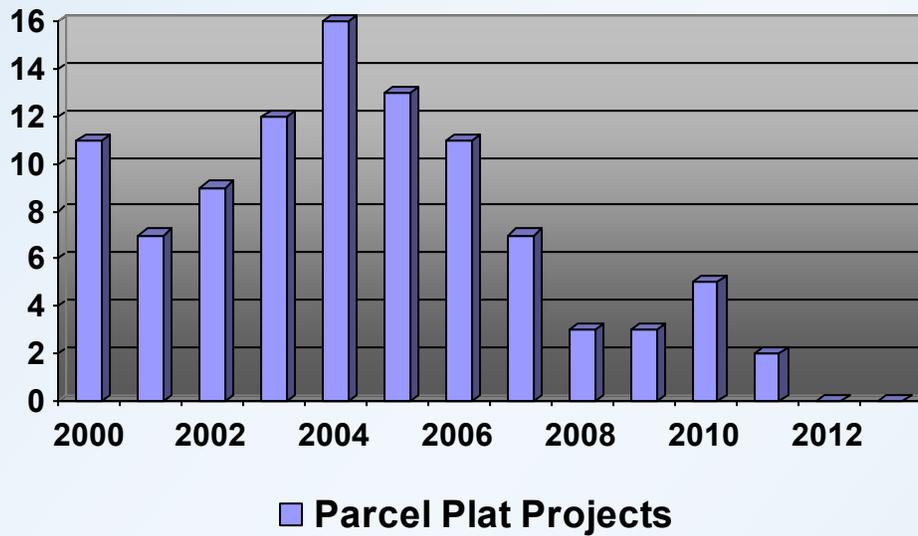
# MAJOR COMMERCIAL & PUBLIC PROJECTS



# PARCEL PLATS

Parcel plats are required for the minor splitting of property within the City of Kingman. Parcel plats must meet the criteria in the Kingman Code of Ordinance, Section 2-146. If the number of splits creates more than three new lots or parcels or a new road is involved, under ARS Section 9-463.02 the lot split would be considered a subdivision. This situation would be subject to the requirements of the Kingman Subdivision Ordinance.

There were no new parcel plats reviewed by the Planning and Zoning Division in 2013. This was also the case in 2012. The chart below shows the trend in the number of parcel plat projects since 2000.



## Frontier Crossing Shopping Center On Stockton Hill Road

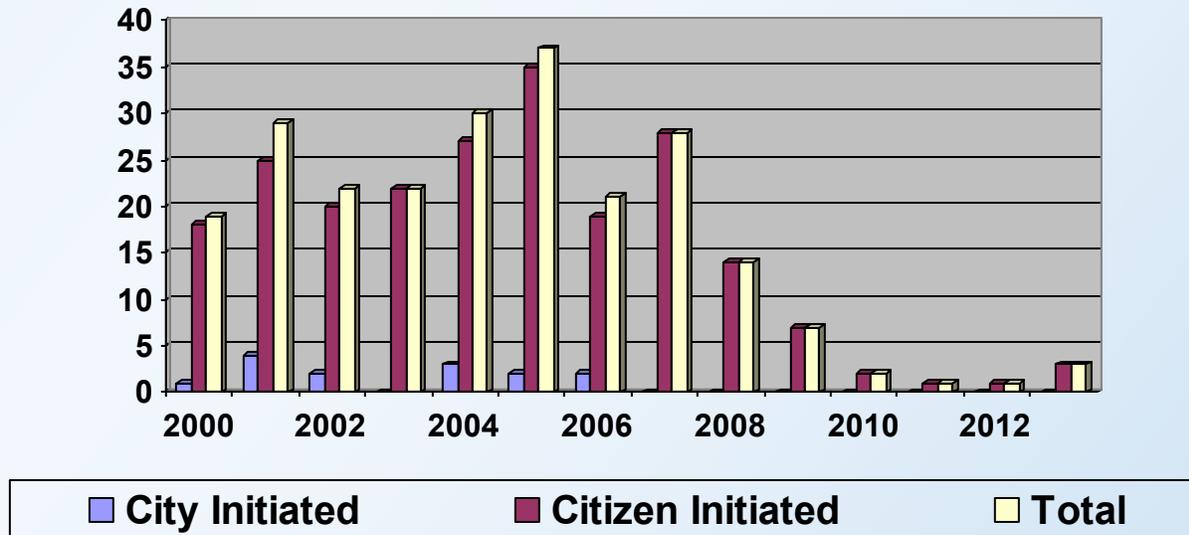


# REZONING CASES

In 2013, there were three rezoning requests that were reviewed by the Planning & Zoning Commission and City Council. This case is outlined in the table below. **(See Reference Map 1)** The following chart shows the trend in the number of both citizen-initiated and city-initiated rezoning cases since 2000.

Map	Case/Month	Applicant & Owner	Request	Location	Size	Commission & Council
9	RZ13-001 May	George Ripps/ Fripps Mohave Land, LLC	R-1-8 with stipulations to R-1-8-PDD	SW Corner of Southern Avenue and N. Central St.	2.81 ac	P&Z Denied Council Denied
10	RZ13-002 July	Robert & Judith Bennett	C-2-HMR to C-2	3442 Hualapai Mountain Road	5 ac	P&Z Denied Council Denied
11	RZ13-003 September	Helen's Place Adult Living Ltd Partnership	R-1-6 to C-2	1025 Sunrise Avenue	0.19 ac	P&Z Approved Council Approved

## Rezoning Cases per year



# STREET IMPROVEMENT DEFERRAL CASES

Under the Streets and Sidewalks Development Rules and Regulations Policy all new commercial, industrial and multiple family developments are required to complete the street improvements along the street frontages they abut. This requirement also applies to all commercial, industrial and multiple family developments which are being remodeled, redeveloped or expanded in which the improvement costs exceed \$20,000 in value as determined by the city's building permit fee valuation schedule.

The Street Policy, however, allows an appeal of these requirements that must be approved City Council after a review by the Traffic Safety Committee. Street improvements may be deferred for a variety of reasons. Often they are granted when the necessary proportionate street improvements are a project of a larger scale street improvement, or when the proportionate share improvement cannot be constructed as a stand alone project, or because of the final grade creates difficulty in blending the improvements with the current street improvements. As an alternative to deferring the street improvements until a later date, the city may accept a payment in lieu of the required improvements based on an engineer's estimate of construction costs.

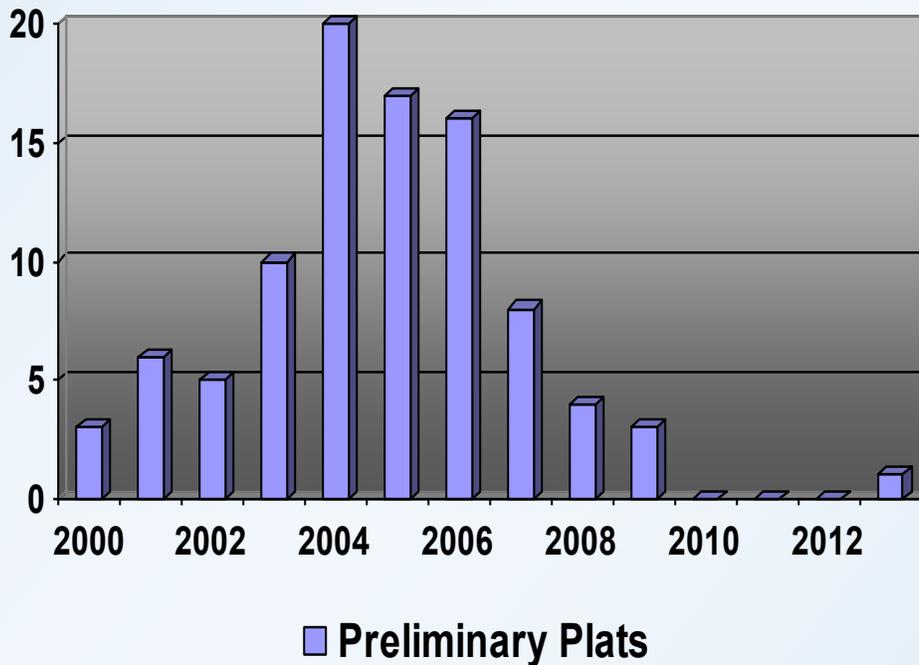
In 2013, there were no street deferral requests reviewed by the Traffic Safety Committee and approved by the City Council:



**Discount Tire opened August 2013 at 3610 Stockton Hill Road**

# SUBDIVISION ACTIVITY

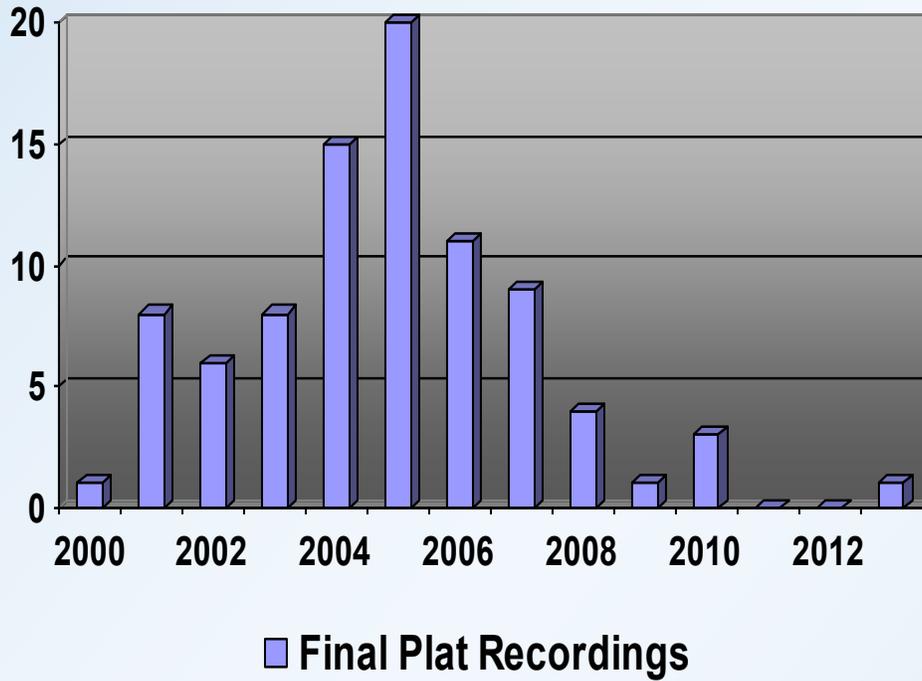
In 2013 there was one new subdivision plat reviewed and approved by the Planning and Zoning Commission and the City Council. Stockton Hill Crossing, Tract 6014 is a 6.55 acre commercial subdivision with four lots located behind the CVS Pharmacy at the northwest corner of Stockton Hill Road and Airway Avenue. **(See Reference Map 1, Map Location 12)**. This represents the first new preliminary plat reviewed since 2009. The following chart shows the trend in the number of new preliminary subdivision plat cases since 2000.



Preliminary plat approvals are effective for 24 months during which time the subdivision must receive final plat approval(s) or an receive a 24-month extension of time on the preliminary plat or any part thereof that has not yet received final plat approval. The City Council reviews and approves the extensions of time of preliminary plats. There were no preliminary plat extensions requested during 2013.

In 2013 there was one new final subdivision plat approved by the City Council and recorded. This was the final plat for Stockton Hill Crossing, Tract 6014. This represents the first final plat approved and recorded since 2010. The following chart shows the trend in final subdivision plat recordings since 2000.

There were a number of other subdivision activities that occurred during 2013 which required City Council action. This primarily involved releasing and/or accepting of assurances in order to progress toward the completion of unfinished street and utility improvements in several existing residential subdivisions. These subdivisions included Walleck Ranch, Tract 1961-H, Hualapai Shadows, Tract 1981-B and Southern Vista III, Tract 6002.



**NEW**  
**Chipolte Mexican Grill**  
**Five Guys Burgers and Fries**  
**And Baskin Robbins**  
  
**3455 Stockton Hill Road**



# ZONING ORDINANCE TEXT AMENDMENTS

The City had three zoning ordinance text amendment cases in 2013. The first was a request to amend Section 14.000: C-2HMR Overlay District to add “Automobile repairs, including tire repair facility, but not including auto body repair” to the list of uses which may be permitted by Conditional Use Permit in the C-2 HMR Zoning District.

The C-2HMR zoning district was established in 2004, as a unique commercial corridor with specific uses permitted by right and by Conditional Use Permit. The C-2HMR district also has specific design standards which apply to all commercial development within the corridor. During the development of the C-2HMR district there was extensive discussion by the Planning and Zoning Commission and City Council regarding the types of uses that would be appropriate for the area. Industrial uses, outside storage, and mini-storages were specifically not permitted in this district due to perceived incompatibility with the design objectives of the corridor. Also, for similar reasons automotive uses including sales, displays, repair, and maintenance were deemed to be more appropriate for other areas of the city. Such uses are permitted by right in four other zoning districts including C-2, C-3, I-1 and I-2 which represent a total of 2,339 acres in the city.

The Planning and Zoning Commission met on December 11, 2012 and held a public hearing on this proposed text amendment. The Commission discussed the matter and agreed that due to changed economic circumstances the proposed use should have a chance to be considered for a CUP in the C-2HMR district. The CUP review process would give an opportunity for a review of the appropriateness of a particular location for an auto and tire facility. The Planning and Zoning Commission voted unanimously 4-0 to recommend approval of the proposed text amendment.

The City Council met on January 2, 2013 and held on public hearing on this request. After receiving testimony in opposition to this rezoning request, the City Council did not adopt Ordinance #1744.



**TESLA supercharging station at 789 Beale Street**

**By Carl's Jr.**

On September 2, 2008, the City Council adopted Ordinance #1632, which amended the Subsection 29.320 REQUIRED CONDITIONS FOR A USE PERMITTED BY CONDITIONAL USE PERMIT to Require a One-Time, One-Year Review of All Conditional Use Permits. Over the past five-years this section has been found to be laborious and expensive because it requests notification of all property owners in a 500-foot radius, when the original conditional use permit application requires a notification of all property owners within a 150-foot radius. The one-year review process is found to be ineffective because issues are handled when issues arise and not at the first anniversary date.

Because a conditional use permit is subject to review and if necessary revocation at any time, the one-year review was found to be a disruption for complying applicants and added work for the staff. Therefore the City Council adopted Ordinance #1770 on October 1, 2013, which eliminated the requirement for a one-year review of all conditional use permits.

After a failed request to rezone an existing mini-storage facility located on the southeast corner of Hualapai Mountain Road and Rosslynn Drive from C-2 HMR and C-2, so the existing mini-storage facility could be expanded, the Planning and Zoning Commission initiated a text amendment to allow mini-storage facilities by conditional use permit in the C-2 HMR Zoning District. The Planning and Zoning Commission's recommendation to the City Council was deadlocked at three-to-three. The City Council held a public hearing on this request on September 3, 2013 and adopted Ordinance #1766, by a six to zero vote, to allow mini-storage facilities by conditional use permit in the C-2 HMR Zoning District.



**New Construction**  
**VA Community Based Outpatient Clinic**  
**2668 Hualapai Mountain Road**

# BOARD OF ADJUSTMENT

The Board of Adjustment is charged by Arizona law to hear requests for variances and appeals regarding the interpretations of the Zoning Ordinances. The statutory standard for variances requires an unusual circumstance related to the property, not a personal or financial concern of the applicant. Further, a property owner cannot ask for relief from a self imposed problem. The most common example of self imposed hardships is where a home owner builds an addition to her house that violates the Zoning Ordinance, with an unlicensed contractor, and fails to get a building permit. The variance is not allowed to bestow a special privilege to the property owner that others in the neighborhood cannot have.

During 2013 the following persons served on the Board of Adjustment: Bob Tinnell (Chairman), Bob Budd, Debbie Francis, Steve Francis, Joanne Marquez, William Massa, and Thomas Wilkinson.

Two variance requests were for additional signage at the Blue Beacon Truck Wash constructed at 3270 E. Andy Devine Avenue were heard by the Board of Adjustment in 2013:

**VARIANCE CASE VA13-001:** A request from Blue Beacon International – Dana Morse, applicant, and The Sunny Inn, LLC, property owner, for two variances from portions of Section 25.000: Sign Code of the Kingman Zoning Ordinance. The applicant seeks a variance from Subsection 25.740(1) which states that the amount of allowable building signage shall be two square feet for each linear foot of business frontage adjacent to the street. The applicant is seeking to increase the allowable square footage of building signage from 96 square feet to 500 square feet. The applicant is also seeking a variance from Subsections 25.750(5) and 25.750(6) which state that a directional sign shall be a maximum of three feet high and three square feet in size. The applicant is seeking to increase the height of a proposed directional sign to eight feet and its size to 21 square feet.

The Board of Adjustment voted 6-0 to deny the request for additional building signage and deadlocked 3-3 on a motion to approve the request for a larger directional sign. This had the effect of denying the variance request.

**VARIANCE CASE VA13-002:** A request from Blue Beacon International – Dana Morse, applicant, and The Sunny Inn, LLC, property owner, for a variance from a portion of Section 25.000: Sign Code of the Kingman Zoning Ordinance. The applicant is seeking a variance from Subsections 25.750(5) and 25.750(6) which state that a directional sign shall be a maximum of three feet high and three square feet in size. The applicant is seeking to increase the height of a proposed directional sign to eight feet and its size to 24 square feet.

The Board of Adjustment deadlocked 3-3 on a motion to approve the request for a larger directional sign. This had the effect of denying the variance request.





# CLEAN CITY COMMISSION

## 2013 ANNUAL REPORT

The Clean City Commission (CCC) was established in 1986 to make recommendations to the Kingman City Council pertaining to refuse and environmental management policies of the City. Council member Larry Carver was the Council Liaison during 2013. Richard Ruggles, Principal Planner, is the staff liaison. Sherie Sixkiller-Wing is the recording secretary.

Steve Jacobson served as chairperson in 2013 while Ron Giesbrecht served as vice-chairperson. Other commission members that served during 2013 included, Ralph Bowman, Joan Cates-Jacks, Chuck Gibson, Raymond Tapia, Marianne Van Hasselt, and Dave Wolf. Sadly, Chuck Gibson passed away in November. Chuck was on the CCC for over seven years and was its longest serving member.

The CCC projects and programs that took place this year include the following:

**Community Clean-up Program:** The Clean City Commission conducts clean-ups by making roll-off containers available to the public on a periodic basis at the Mohave County Fairgrounds. The purpose of the program is to provide area residents with a free trash drop-off point in order to reduce the problem of wildcat dumping in the area. The containers are manned by CCC members, various volunteers, work crews from the prison, and City Sanitation personnel. Residents may drop off bagged household trash, yard waste, tires without rims, and items for recycling such as metals including certain appliances.

In 2013 the CCC held three clean-ups at the Mohave County Fairgrounds in February, May and November. These clean-ups collectively removed 87.25 tons of trash. Since the program's inception in 2002, 53 clean-ups have been held which have collectively removed 1,317 tons of trash, assuring that the trash was properly disposed of instead of potentially ending up in illegal wildcat dumps.



**Adopt-a-Block:** Beginning in 2009, the Clean City Commission established an Adopt-a-Block Program which is modeled after ADOT's Adopt-a-Highway program. Under this program, civic and community groups, business organizations and families in Kingman may adopt specific streets to help reduce litter along our roadways. The Adopt-a-Block Program asks for a two year commitment from organizations to pick up litter along the sides of designated roadways a minimum of two times per year. Organizations may pay for signs to be posted along their adopted block giving the organization credit for the area.

As of the end of 2012 we had 15 adopting groups which have adopted approximately 12.3 miles of roadway in Kingman. There were a total of eight clean-ups that were reported to be conducted by these groups in 2013. Additionally, other student and civic groups regularly do clean-ups on vacant lots and along streets around Kingman. The Adopt-a-Block groups, as well as other groups, are permitted to borrow litter pick-up devices, trash bags, and safety vests provided by the Clean City Commission.

**Adopt-a-Highway:** The CCC held its biannual ADOT Adopt-a-Highway clean-up in April and in November along its two mile portion of E. Andy Devine Avenue north of I-40.

**Reusable Grocery Bag Promotion:** The CCC continues to examine ways to reduce plastic bag litter in the community. A survey of local stores was being completed in 2013 to determine what recycling measures and incentives are being undertaken to encourage reusable bags. As a result of the survey it was determined that the CCC should take a proactive role in the promotion of reusable grocery bags at local stores. Members of the CCC handed out reusable canvas grocery bags donated by two local stores to their customers in August and in November to encourage their use. The CCC will continue to work on this promotion in 2014.

**Mohave County School Gardening Program/Arbor Day Activities:** The CCC assisted Nina Brackett with the U of A Cooperative Extension Service by donating \$1,000 to the Mohave County School Gardening Program, and \$500 to purchase trees for planting on Arbor Day in Kingman. The Extension Service's school gardening program provides local teachers and students with hands-on training on the basics of botany, horticulture, soil science, water conservation, and agricultural food science. Several on-site school gardens have also been created within the Kingman Unified School District. Volunteers from the Cerbat Garden Club, the Kingman Master Gardeners, and many students helped to plant trees at Cecil Davis Park on Kingman Arbor Day, March 23rd.



**Tree City USA Status:** The City of Kingman achieved Tree City status in 2012 and maintained the status in 2013, joining 19 other municipalities in Arizona with this designation. The National Arbor Day Foundation awards the Tree City USA status to cities which encourage healthy trees and a greener, more sustainable environment. The CCC was instrumental in preparing the original Tree City USA application for the City of Kingman and is responsible for maintaining its status through the promotion of our Arbor Day activities.

**Kingman EZ Recycling Program:** The Kingman Sanitation Department continued the Kingman EZ Recycling Program in 2013. This program encourages local residents to recycle. Items accepted include mixed plastic, clear plastic, mixed paper, aluminum cans, steel/tin, glass, e-waste (includes computer parts), and cardboard. Trailers for the recyclables are placed at three park locations including Southside Park, Cecil Davis Park, and Centennial Park, as well as two stores, including the north Safeway and Bashas'. An e-waste container is also located at the Public Works Department.

**America Recycles Day Poster and Essay Contest:** The CCC was involved in promoting a poster and essay contest directed at K-5<sup>th</sup> graders in the Kingman area. The purpose of the contest was to promote recycling in our community in honor of America Recycles Day on November 15<sup>th</sup>.

**Rock and Roll Paint-a-Thon:** In October, volunteers from the CCC participated in the annual Rock and Roll Paint-a-Thon which was sponsored by Rebuilding Together. This project involved the painting of three homes in the Kingman area. The homes targeted are owned by low-income elderly persons. Multiple local organizations also provided teams of volunteers which made contributions to this effort.

**Certificates of Appreciation:** The CCC continues to recognize individuals and groups that have done something to beautify Kingman and for other volunteer efforts with presentations of the Certificates of Appreciation.



# 2013 Community Development Block Grant (CDBG) Projects and Progress

As we gather information every January for our annual report, admittedly the information may appear to be redundant year to year. But rest assured, while the process of our grant funded programs are indeed cyclical and often routine, the actual projects we work on are not. Each two year grant cycle offers new challenges and a fresh start to complete successful projects in the community.

During 2013, the City continued to utilize the Community Development Block Grant Program in its efforts to benefit low and moderate income individuals throughout the community. The program's success in implementing these projects plays a role in community development and General Plan implementation throughout the year.

Regional Account CDBG funding for 2012-2013 from the Arizona Department of Housing totaled \$431,484 for the contract period which actually began in December 2011 and will terminate in February 2015. The City Council elected to fund three projects during this cycle and they included; the City's on-going Housing Rehabilitation Program with \$176,143, a new sewer line extension on Beverly Avenue with \$146,310, and a joint project with Mohave Community College for a mobile training unit utilizing \$46,897.

The City's Housing Rehab program continues to solicit clients through various media and accepts applications on an on-going basis. Because our grant contracts take place over a two year term, individual housing rehab projects funded under the current contract began in February 2012 and wrap up by February 2015.

As of December 31, 2013 this department completed 3 housing rehab projects for a total of approximately \$14,500. Projects included roof replacements, major plumbing repair jobs and several emergency repair projects that were critical to area homeowners. Our CDBG housing rehab projects generally are focused in the downtown and Cecil Davis areas but also include homes throughout the City depending upon need. Rehabilitation work includes health and safety repairs throughout the home as well as energy efficiency related repairs. To qualify for rehabilitation work, each client must meet low-moderate income requirements, must own their home, must be current with all mortgage, insurance and property tax payments and must live within the city limits. The program allows the City to spend up to \$50,000 on each client's home and requires the City to file a lien on properties when the cost of repairs exceeds \$15,000.

The next project currently under construction is a sewer line extension project on Beverly Avenue between N. Fairfax and N. Fifth St. The City is installing about 2200 linear feet of sewer line which will provide new sewer service to residences on both side of Beverly Avenue. This project is expected to be completed by April 2014 at a cost of \$143,662.

In conjunction with the new sewer line on Beverly Avenue, the City will use CDBG Owner Occupied Housing Rehabilitation funds (about \$50,000) to abandon residential septic systems for those homeowners on Beverly who qualify and connect their homes to the new sewer service at no cost to them. Those homeowners who do not qualify for CDBG assistance have an opportunity to connect to the new sewer service as well, however, they are responsible for the cost to abandon their current septic system and connect to the sewer service. This project has been well received by the residences and we expect to connect about 22 homes to the new sewer service. The completion of this portion of the project is expected by the Fall of 2014.

The third CDBG funded project is the MCC Mobile Training Unit which was funded jointly with Mohave Community College. Each agency funded about \$32,000 to purchase and equip a 38' box trailer with specialized industrial training stations. This highly specialized mobile training lab will be used to train low and moderately low income individuals for potential industrial jobs at the Kingman Industrial Park and other industrial locations throughout the area. Working closely with the Mohave County One Stop Career Center, MCC has developed a curriculum to train potential employees for various jobs in a variety of fields. The Mobile Training Unit will offer this training on site at industrial businesses to expedite job opportunities to those potential new employees. The Mobile training Unit was completed by November 2013 and has begun soliciting new trainees.

As 2012-13 projects got underway, in December 2013 staff also began soliciting potential projects for our 2014-15 CDBG funding cycle. The City held our first public hearing to solicit possible projects and will present those projects to the City Council by February 2014. The City expects to apply for approximately \$463,000 and will prepare and submit our application in May.

Should you have any questions about any of the City's CDBG programs or projects, or wish to tour any of our completed projects, please don't hesitate to stop by or call our office at (928) 753-8130.



**Mohave Community College Mobile Training Unit**

# Historical Preservation Commission

Operating under the Parks and Recreation Department, the Kingman Historical Preservation Commission continues to reach out to the community with efforts of historic preservation information, guidance and leadership as well as making recommendations to the City Council on preservation issues.

The commission provides guidance and input to the City manager and staff relating to these and other downtown historic improvements. The Commission continues to update the City's Historic Properties Inventory list, documenting any changes that could affect the property's historic eligibility.

During 2013 this commission worked closely with the Mohave Museum of History and Arts to bring the Nationally recognized "Journey Stories, Smithsonian Exhibit" to Kingman. The exhibit was held at the museum from 9.28 to 11.11 well received in the community.

The commission also continued to improve the Sharon Hackley Nature Trail located at the Palo Christi School campus and in 2013 this project came to a close and is complete. The commission funded plaques to identify native plants and trail features and helped with improvements to develop a real asset to our downtown historic attractions. The nature trail is open to the public by obtaining a key from our Parks Department free of charge.

The Historic Preservation Commission also works closely with Downtown Merchants Association and the downtown property owner's group to identify local historic issues and develop solutions to these issues. The Historical Preservation Commission is made up of local volunteers who have discovered the satisfaction and gratification of helping to preserve this community's historic integrity and character.

Should you have any questions about this commission's activities, please feel free to attend a meeting, held quarterly during the year on the third Tuesday in January, June, September and November at 5:30 pm in the City Council Chambers.

## Sharon Hackley Nature Trail at Palo Christi Campus

