

City of Kingman  
**Economic Development & Planning**  
**2017 Annual Report**



**~Prepared for the CITY OF KINGMAN ~**

***~Interim City Manager~ Jim Bacon***

***~Common Council~***

***Mayor Monica Gates***

***Vice-Mayor Jen Miles***

***Council Member Vickie Kress***

***Council Member Travis Lingenfelter***

***Council Member Jamie Scott Stehly***

***Council Member David Wayt***

***Council Member Stuart Yocum***

***~Planning & Zoning Commission~***

***Chair Allen Mossberg***

***Vice-Chair Dustin Lewis***

***Commissioner Laurie DeVries***

***Commissioner Gary Frederickson***

***Commissioner Terry Hunsicker***

***Commissioner Thomas Schulte***

***Commissioner Terry Shores***

***By the Economic Development & Planning Department:***

***Gary Kellogg ~ Interim Economic Development Director***

***Rich Ruggles ~ Planning Services Manager***

***Sylvia Shaffer ~ Planner***

***Bill Shilling ~ Neighborhood Development Specialist***

***Josh Noble ~ Deputy Director of Tourism***

***Sandi Fellows ~ Administrative Assistant***

Cover photo taken by Bill Shilling of the new Miners Mineral Monument created under the direction of the Historical Preservation Commission. The monument is located by the Railroad Museum on Andy Devine Avenue

# Table of Contents

<b>Planning &amp; Zoning Retrospective .....</b>	<b>4</b>
<b>Annexation Activity .....</b>	<b>7</b>
<b>General Plan Amendments .....</b>	<b>7</b>
<b>Text Amendment Summary .....</b>	<b>8</b>
<b>Abandonment Cases .....</b>	<b>10</b>
<b>Conditional Use Permit Cases .....</b>	<b>11</b>
<b>Parcel Plats .....</b>	<b>12</b>
<b>Rezoning Cases .....</b>	<b>14</b>
<b>Street Improvement Deferrals .....</b>	<b>15</b>
<b>Reference Map 1 .....</b>	<b>16</b>
<b>Subdivision Activity ... ..</b>	<b>17</b>
<b>Reference Map 2 .....</b>	<b>20</b>
<b>Major Commercial Projects .....</b>	<b>21</b>
<b>Building Permits .....</b>	<b>22</b>
<b>Community Development Block Grant (CDBG) Projects &amp; Progress .....</b>	<b>24</b>
<b>Board of Adjustment .....</b>	<b>25</b>
<b>Clean City Commission .....</b>	<b>26</b>
<b>Historical Preservation Commission .....</b>	<b>29</b>

## PLANNING AND ZONING RETROSPECTIVE FOR 2017

The City of Kingman Planning and Zoning Division is made up of four staff members including: Rich Ruggles, Planning and Zoning Administrator, Sylvia Shaffer, Planner, Bill Shilling, Grants Administrator and Sandi Fellows, Administrative Assistant. The staff provides support to three city commissions which serve as advisory boards to the Kingman City Council. These commissions include the Planning and Zoning Commission, Clean City Commission, and Historical Preservation Commission. Additionally, staff supports the Board of Adjustment which is a quasi-judicial board charged by Arizona law to hear variance cases and appeals for interpretations to the Zoning Ordinance.

During 2017 there were significant changes for Planning and Zoning. In January the Development Services Department, which included the Planning and Zoning and Building divisions, was reorganized. The Building Division was relocated to the Fire Department and became the Building and Life Safety Division. Shortly thereafter in February, Gary Jeppson retired as Development Services Director after 11 years of service. After Mr. Jeppson's retirement, the Planning and Zoning Division became a part of Engineering Services. Greg Henry, City Engineer, began serving as the department head.

The Planning and Zoning Commission is made up seven citizen volunteers appointed by the City Council. The commission meets every second Tuesday of the month at 5:30 p.m. in the City Council Chambers. At the end of 2017 P&Z Chairman Allen Mossberg left the commission after completing over nine years of service including three years as vice-chairman and four years as chairman. Dustin Lewis and Thomas Schulte also completed their terms on the commission at the end of the year. Mr. Lewis served for six years, including eight months as vice-chairman, and Mr. Schulte served for nearly two years. We thank these gentlemen for their valuable contributions to the commission and to City of Kingman. Other commission members that served during 2017 include: Laurie DeVries, Gary Fredrickson, Terry Hunsicker, and Terry Shores. We appreciate their commitment to the community and all of the hard work they do.

The commission was quite active in 2017 as they heard multiple cases and considered new development issues that are impacting the Kingman community. All of the cases below were heard by the Planning and Zoning Commission which made a recommendation for approval to the City Council. The City Council then held a separate public hearing on each case in which the requests were approved.

In 2017 there was one abandonment case in which a portion of Pine Street between Third and Fifth Streets was vacated to make way for a future Mohave County Courthouse expansion. One Conditional Use Permit case was heard involving the expansion of the Flying J truck stop at 3300 E. Andy Devine Avenue for a new truck maintenance building.

In 2017, there were five new rezoning requests that were heard, after no new cases were reviewed in 2016. This included a request for rezoning from R-2 to R-R to allow the construction of a new UniSource electric substation on Sunrise Avenue and N. Fairfax Street. A request to rezone a property at 2122 Pasadena Avenue was heard in order to legalize a duplex already in place at this location. A request to rezone a property at 3975 N. Bank Street from C-2 to C-3 was heard to allow a veterinarian clinic in an existing office building. A request to rezone a property at 3115 Pasadena Avenue from R-1-40 to R-1-20 was heard to allow the property to be split for a second residence. Finally, a request to rezone a property at 975 Sycamore Avenue from R-R and R-3 to C-2 was heard in order to bring an existing medical office into conformance with the Zoning Ordinance and allow for a new office to be built on the property in the future.

Subdivision activity was fairly strong in 2017. There were three new preliminary subdivision plats reviewed which is one more than in 2016. Two plats were residential subdivisions and one was commercial. The commercial preliminary plat was for Kingman Crossing South, Tract 6050. This is the city-owned 168-acre parcel located at the Kingman Crossing Traffic Interchange (TI). The intent of the preliminary plat is to design the necessary rights-of-way for Kingman Crossing Boulevard from the future TI through the city-owned parcel to Airfield Avenue. The preliminary plat includes three lots, one of which would be retained by the City for open space and drainage purposes, and the other two commercial lots will be made available for sale for development purposes in the future.

In 2017 there were six new final subdivision plats submitted. All final subdivision plats are reviewed by city staff and approved by the Kingman City Council, although they are not reviewed by the Planning and Zoning Commission. Three of the final plats were approved by the City Council, while another three were still in the review stages at the end of the year. One additional final plat that was submitted for review in 2016 was approved by the City Council in 2017. Finally one final plat that was submitted for review in 2016 was still waiting on the project engineer's response at the end of 2017. Two final subdivision plats were recorded in 2017.

2017 was among the busiest years we have seen in recent memory for text amendments to the Zoning Ordinance and Subdivision Ordinance. There were six amendments to the Zoning Ordinance. The parking ratio required for judicial centers was changed to one space per 500 square feet. After more than a year of discussion, an amendment was approved permitting cargo containers on C-2 zoned property with certain screening requirements and allowances for the repurposed containers in any zoning district. The Sign Code was amended to exempt non-commercial depictions of persons from being regulated as signs. This allowed for the placement of banners honoring active military personal to be attached to city light poles on a year-round basis. An amendment to allow for repair of nonconforming residences to be rebuilt if destroyed by fire or natural cause was approved. It also changed the threshold for repair of non-residential nonconforming structures that are partially destroyed by fire or natural cause from 50% or less of the floor area to 75% or less of the appraised value of the structure. The I-1 district was amended to allow tattoo shops by Conditional Use Permit. Finally, the Sign Code was amended to remove the requirement that double-faced signs are not less than 30-inches apart, and a definition and regulations for signs in Commercial Subdivisions was added.

Also in 2017 there were two text amendments to the Subdivision Ordinance. The City's adopted street standards were updated and subdivisions of airspace, also known as condominiums, were removed from being subject to the subdivision review process.

In addition to the various cases heard in 2017, the Planning and Zoning Commission actively studied several issues affecting the Kingman area. This included a discussion on possible park or open space requirements associated with new development and subdivisions, a discussion on the appropriate zoning and definition of recycling businesses, a discussion on tiny homes, including appropriate zoning and locations for such homes, and a discussion on appropriate fencing materials for areas with allowable exterior storage. These discussions will continue into 2018 and may result in future text amendments.

Continuing education and being up-to-date on the latest planning issues is very important for both the staff as well as the commission. For this reason, four commission members and one staff member attended the Arizona Planning Association conference at Fort McDowell in October. Staff members also attended a Land Use Law Seminar in Scottsdale and an Administrative Assistants Conference in Las Vegas, both in June.

The Planning and Zoning staff is also involved in administrative reviews of many permits and projects that are not reviewed by the Planning and Zoning Commission. For example, minor lot splits, also known as parcels plats, are reviewed by Planning, Building and Life Safety, Fire, Engineering, and Surveying staff. There were four parcel plats submitted for review in 2017, two of which were approved and recorded. Street improvement deferrals are also reviewed by the all of the same departments. There was one deferral request submitted in 2017. Staff reviews all new business licenses, Special Event permits, and sign permits to determine compliance with the Zoning Ordinance. Planning staff is also involved in the local coordination of the upcoming 2020 U.S. Census.

Planning and Zoning, along with Building and Life Safety, Fire, and Engineering, reviews all residential and commercial building permit applications submitted to the City of Kingman. In 2017 a pre-application process was created for commercial projects. The purpose is to help facilitate a discussion with all departments and developers with regard to the applicable ordinances and regulations, design issues, development process, submittal requirements, and plan reviews associated with the proposed project prior to the application. We have found that this process decreases the review time and number of reviews a commercial project must go through before a permit is issued.

Commercial building activity in terms of new building starts was 40-percent higher in 2017 than in 2016. The valuation also increased 593-percent primarily due to the \$4.9 million Hilton Home 2 Suites hotel project that was under construction in 2017. Kingman saw its most active year for new residential permits since 2006 which was prior to the recession of 2008 to 2012. New housing starts in 2017 were 286 permits which are 76 permits above the 38-year average of 210 new starts per year. Previously dormant subdivisions are also being developed and local builders are staying busy.

Planning staff helped to facilitate several Arizona Town Hall discussions on a vision for downtown revitalization. This resulted in three workgroups of volunteers who are focused on improving the downtown area. Staff was involved in economic development activities as well in 2017. Staff worked with Buxton and the Economic Development and Marketing Commission (EDMC) on retail recruitment for the Kingman area. Staff attended the International Council of Shopping Centers (ICSC) Recon conference in Las Vegas in May along with the City Manager, Mayor, and some council members and EDMC commissioners.

Looking ahead to 2018, additional changes are expected with Planning and Zoning. A new department is forming that will focus on economic development within the Kingman community and Planning and Zoning will be a part of that new department. Economic development is the key to a healthy and vibrant community and is critical to maintaining a tax base that provides for the necessary services that are expected by the citizens of Kingman.



The Arizona Chuckwalla is Kingman's first artwork installed under the Art in Public Places program. The Chuckwalla was sculpted by artist Solomon Bassoff and is adorned with Italian mosaic glass.

## ANNEXATION ACTIVITY

There were no annexations or petitions for annexation to the City of Kingman in 2017. The City of Kingman does not have a property tax and relies on sales taxes which are known as transaction privilege taxes (TPT), user fees, and State shared revenues to fund the City. Therefore, commercial areas that produce TPTs are more attractive for annexation than developed residential areas. The costs to provide city services to residential areas is generally more than what the State-shared revenues will generate as a result of the population increase by the annexation.

## KINGMAN GENERAL PLAN 2030

The City did not amend its General Plan in 2017. The Kingman General Plan 2030 is the guide for future land use development in the City and the surrounding area. The goals, objectives and strategies for growth and development of the City are contained in the General Plan. The Kingman Zoning Ordinance and Kingman Subdivision Ordinance implement the General Plan.

Rich Ruggles presenting a Plaque of Appreciation for outstanding and dedicated service to Allen Mossberg at the December 2017 Planning and Zoning Commission meeting

Allen was a member on the Planning and Zoning Commission from 2008 through 2017, serving as Vice-Chair from 2011 to 2013, and as Chair from 2014 to 2017.



## TEXT AMENDMENT CASES

In 2017, there were six Zoning Ordinance and two Subdivision Ordinance text amendments that were reviewed by the Planning and Zoning Commission and approved by the City Council. These cases are outlined in the two tables below:

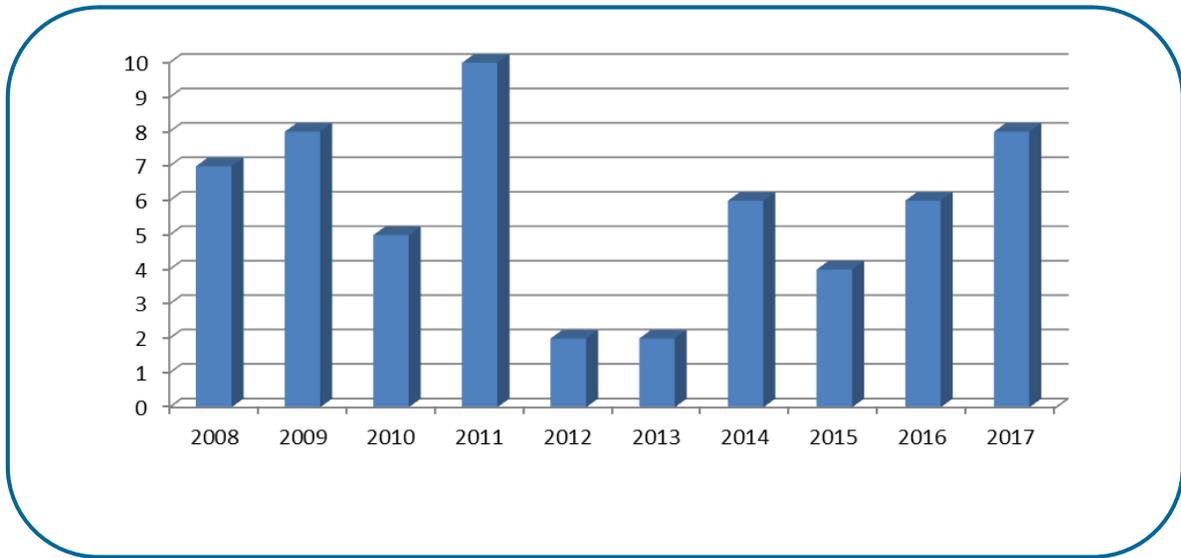
Ordinance No.	Adoption Date	Zoning Ordinance Text Amendments
1826	02-07-17	Amends Section 22.000 Off-Street Parking and Loading by changing the minimum parking requirement for judicial centers to 1:500.
1828-R	07-05-17	Amends Section 26.000 General Development Standards, Subsection 26.820 Secure Storage Units, Cargo, Freight or Overseas Containers, by changing the title to Portable Storage Containers, allowing containers in the C-2 zoning district, restricting screening materials in C-2, allowing containers not to be screened if they appear similar to the principal building in C-2 and C-3, and allowing repurposed containers in any zoning district.
1829	06-06-17	Amends Section 25.000 Sign Code, Subsection 25.110 Exceptions to except non-commercial depictions or living or deceased persons from being regulated through the Sign Code.
1839	11-07-17	Amends Section 30.000 Nonconforming Buildings, Structures and Uses of Land by changing the calculation for repairs to nonconforming structures and adding Subsection 30.1000 Abandonment of Nonconforming Uses.
1843	01-02-18	Amends Section 16.000 Light Industry (I-1) to allow a tattoo shop to be allowed by Conditional Use Permit.
1844	01-02-18	Amends Section 25.000 Sign Code by removing the requirement that double-faced signs not be less than 30-inches apart, and adding a definition and regulations for signs in Commercial Subdivisions.

In addition to the above amendments the Streets and Sidewalks Development Rules and Regulations were amended in 2017 in regards to the adopted street standards.

Ordinance No.	Adoption Date	Subdivision Ordinance Text Amendments
1840	12-05-17	Amends Section 4.000, 7.000 and Tables Two and Three with regard to the adopted street standards.
1845	01-02-18	Amends Section 4.15 Subdivisions of Airspace by removing the requirement that condominiums be subject to subdivision approval.

The following table shows the total number of Zoning Ordinance and Subdivision Ordinance text amendments that have been approved over the last ten years since 2008:

### Text Amendments Approved per Year



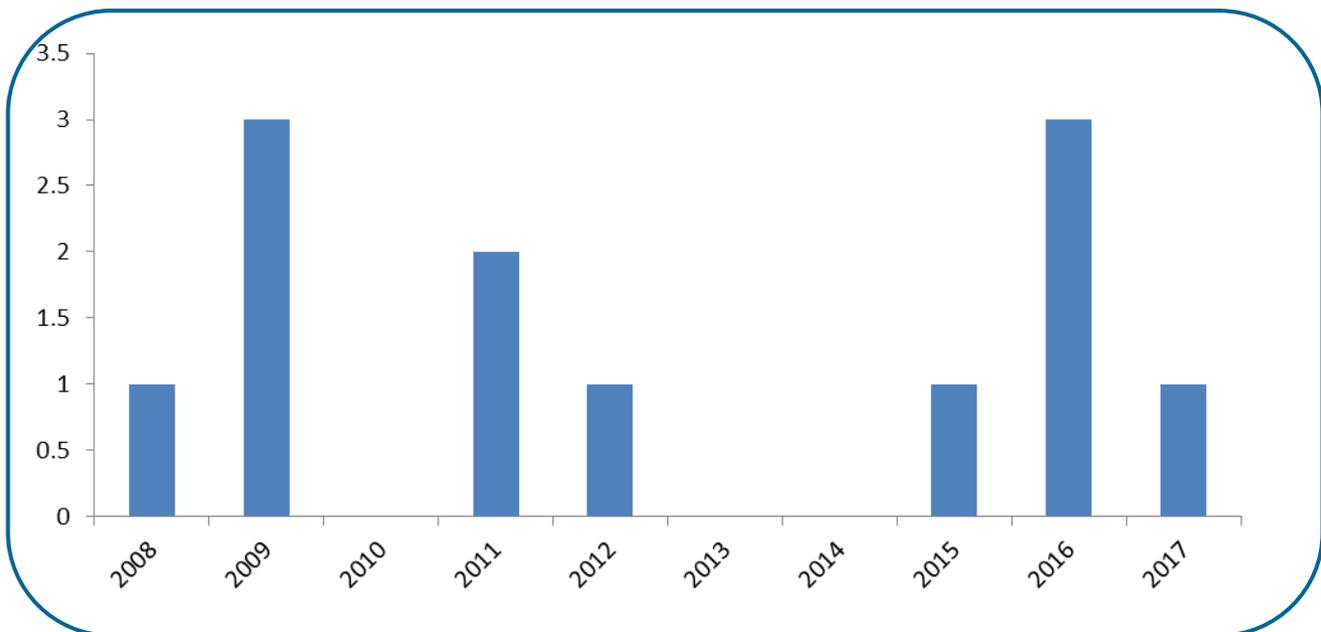
Planning Commissioners Terry Shores, Gary Fredrickson and Terry Hunsicker enjoy a barbecue with Planning Services Manager Rich Ruggles during the Arizona Planning Conference at the We-Ko-Pa Conference Center on the Fort McDowell Yavapai Nation in October 2017.

## ABANDONMENT CASES

In 2017, there was one new abandonment case that was considered by the Planning & Zoning Commission and City Council which is outlined in the table below. **(See Reference Map 1)**

Map No.	Case/ Month	Applicant	Request	Location	Size	Commission & Council Action
1	AB16-0003 February	Mohave County	Right-of-Way Abandonment	Portion of Pine Street between Third and Fifth Streets	4,964 sq. ft.	P&Z Approved Council Approved

The following chart shows the trend in the number of abandonment cases for the past 10 years, since 2008.



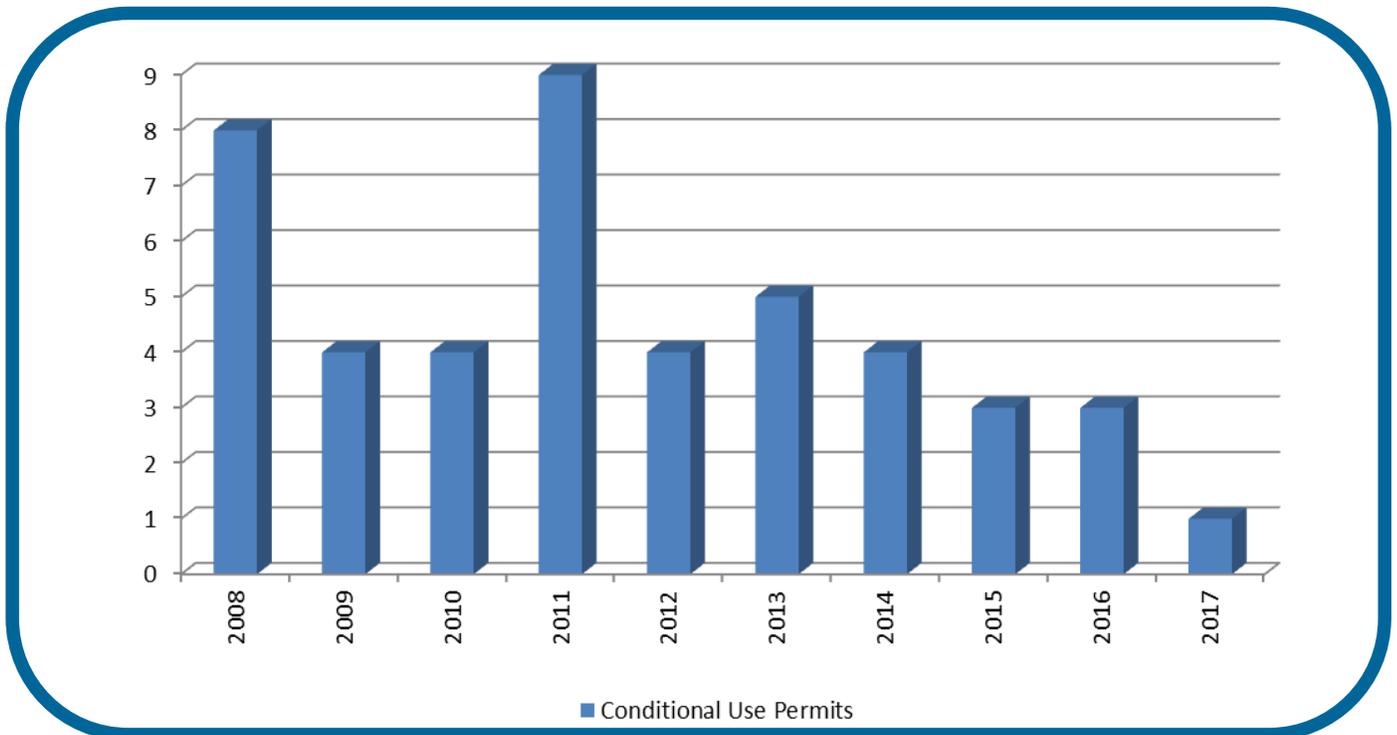
**Abandonments Table**

## CONDITIONAL USE PERMITS

In 2017, there was a total of one new Conditional Use Permit (CUP) case that was considered by the Planning & Zoning Commission and City Council. The case is outlined in the table below. (See Reference Map 1)

Map No.	Case/ Month	Applicant/ Owner	Request	Location	Size	Commission & Council Action
2	CUP17-0001 November	CFJ Plaza Company	Expansion of An Existing Truck Stop	3300 Andy Devine Ave.	7.46 acre	<b>P&amp;Z Approved</b> <b>Council Approved</b>

The following chart shows the trend in the number of Conditional Use Permit for the past 10 years, since 2008.



# PARCEL PLATS

Parcel plats are required for the minor splitting of property within the City of Kingman. Parcel plats must meet the land splitting regulations in the City of Kingman Municipal Code, Section 2-146. Generally these regulations apply to the creation of any new parcels of land that are 2.5 acres or under in size.

If the number of splits results in more than three new lots or parcels, or if more than two new lots or parcels are created within a recorded subdivision, or if a new street is involved, under ARS Section 9-463.02 the lot split would meet the definition of a subdivision. This situation would be subject to the requirements of the Kingman Subdivision Ordinance and could not be accomplished through the parcel plat process.

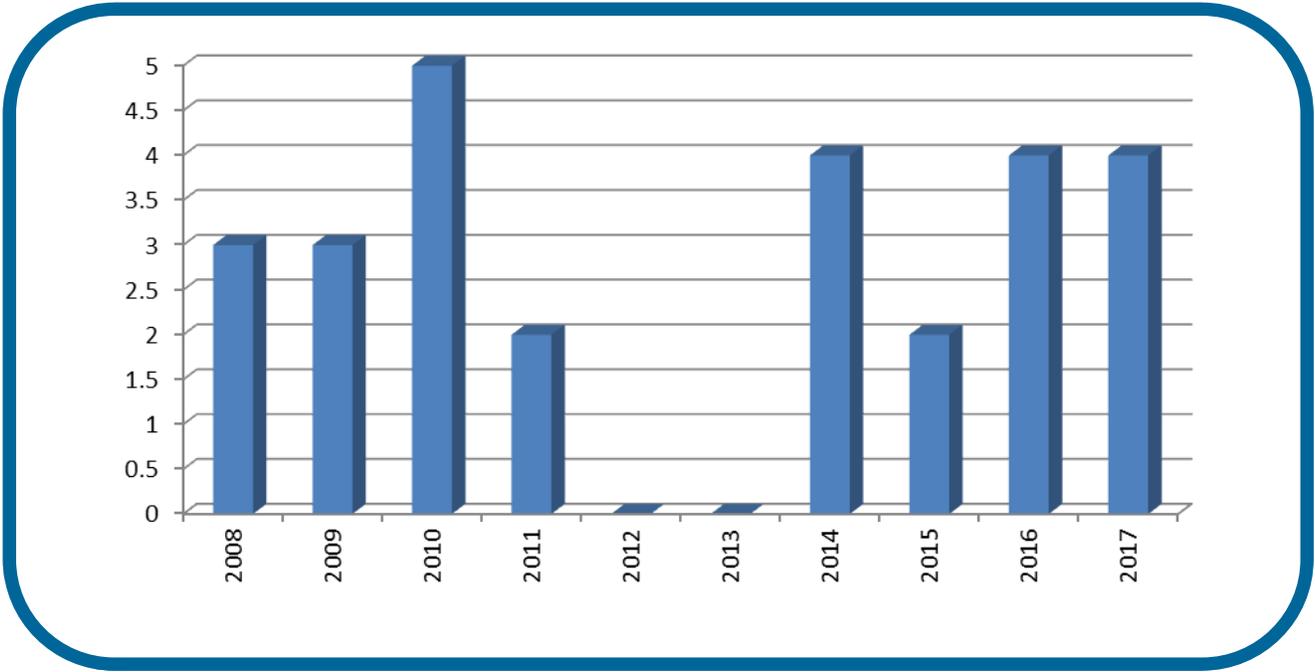
Parcel plats are administratively reviewed by staff and are not normally the subject of City Council approval unless a public utility easement or additional right-of-way widths for public roadways adjoining the plat are offered. In that situation the Council may accept the offer of dedication and authorize the Mayor to sign the parcel plat.

There were four parcel plats submitted for review in 2017. Two of the parcel plats were approved and recorded.

All 2017 cases are outlined in the table below. **(See Reference Map 1)**

Map No.	Case	Property Owner	Request	Location	Size	Status
3	PP17-0001	Stewart and Joan Noble	One lot split into two lots	2410 N. Central Street	3.08 ac	<b>Staff Approved Parcel Plat Recorded</b>
4	PP17-0002	Mohave State Bank	One lot split into two lots	3737 N. Stockton Hill Road	1.35 ac	<b>Under Review Parcel Plat Not Recorded</b>
5	PP17-0003	Vantage Retirement Plans, LLC	One lot split into two lots	Harvard Street and Anson Smith Road	3.16 ac	<b>Under Review Parcel Plat Not Recorded</b>
6	PP17-0004	Jeffrey and Tawny Charlesworth	One lot split into two lots	3115 Pasadena Street	1.26 ac	<b>Staff Approved Parcel Plat Recorded</b>

The chart below shows the trend in the number of parcel plats reviewed in the past 10 years, since 2008.



**New home construction along Ginger Street in 2017**

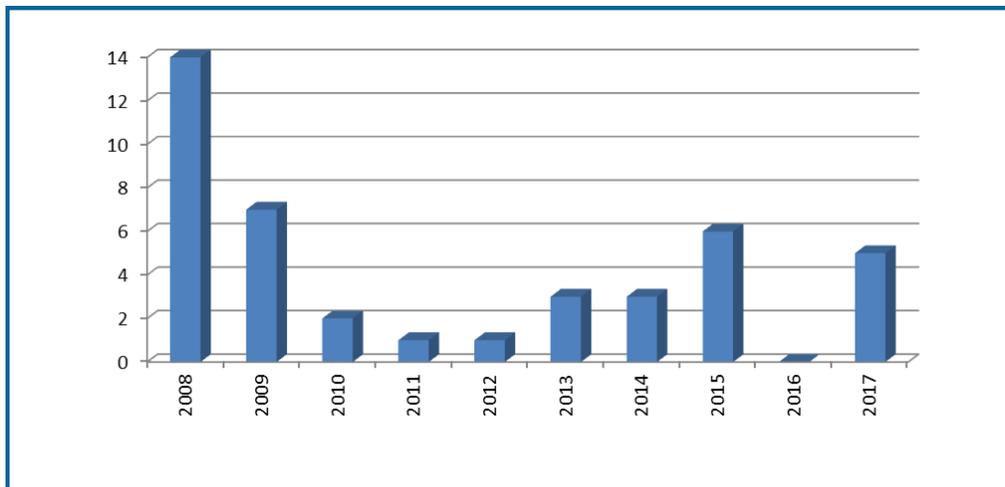


# REZONING CASES

In 2017, there were five rezoning requests that were reviewed by the Planning and Zoning Commission and City Council. These cases are outlined in the table below. **(See Reference Map 1)** The following chart shows the trend in the number of rezoning cases in the past 10 years, since 2008.

Map No.	Case/ Month	Applicant/ Owner	Request	Location	Size	Commission & Council Action
7	RZ17-0001 February	UniSource Energy Services	From R-2 to R-R	825 Sunrise Ave	0.30 ac	P&Z Approved Council Approved
8	RZ17-0002 July	Stephen Shade	From R-1-6 to R-2	2122 Pasadena Ave	0.21 ac	P&Z Approved Council Approved
9	RZ17-0003 July	Thomas Orr	From C-2 to C-3	3975 Bank St	1.47 ac	P&Z Approved Council Approved
10	RZ17-0004 August	Jeffery and Tawny Charlesworth	From R-1-40 to R-1-20	3115 Pasadena Ave	1.20 ac	P&Z Approved Council Approved
11	RZ17-0005 October	H&H Development/ Jinavog LLC	From R-R & R-3 to C-2	975 Sycamore Ave	1.20 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.

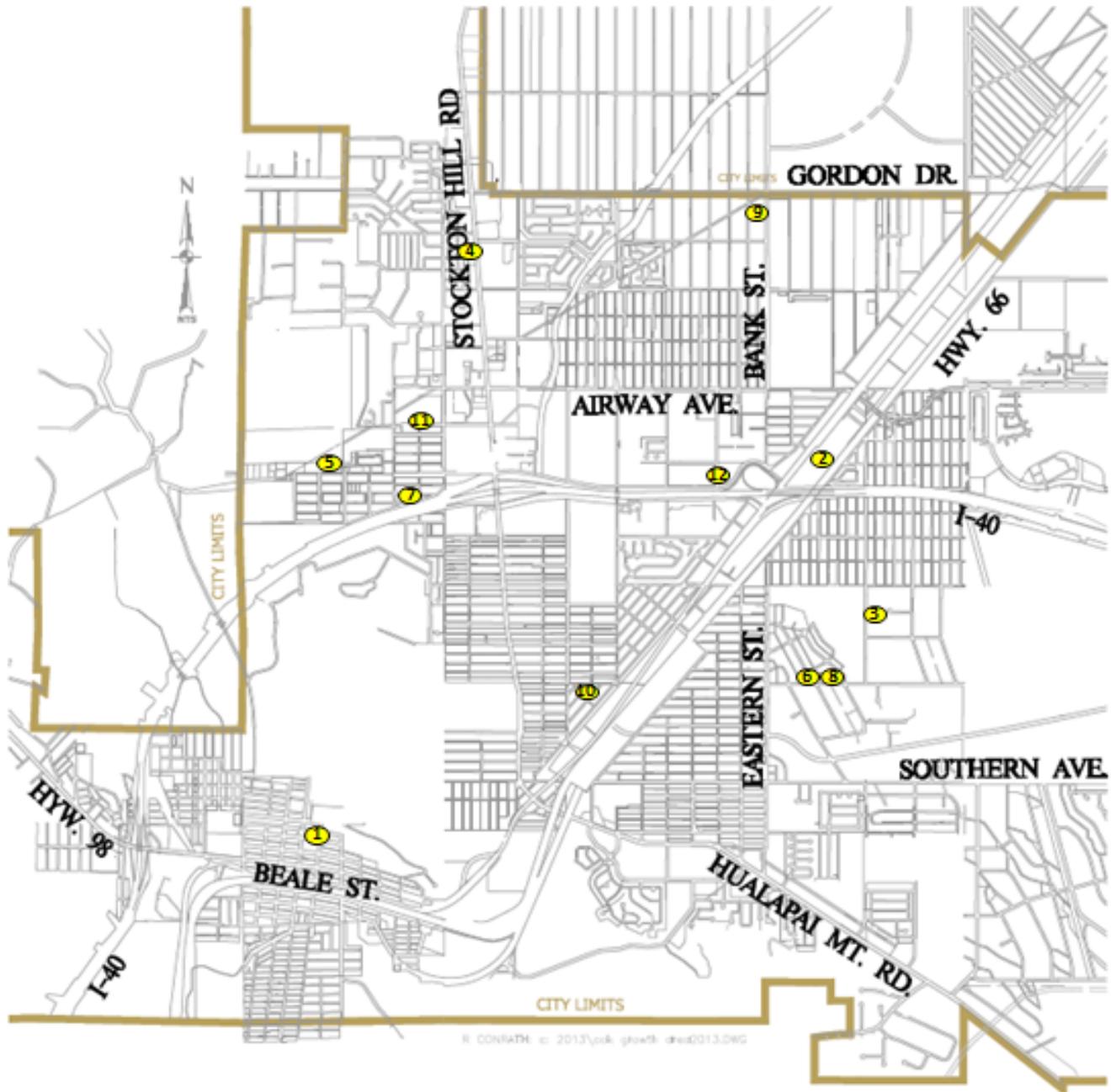
In 2017, there was one street deferral request reviewed by the Traffic Safety Committee and approved by the City Council. All 2017 cases are outlined in the table below. **(See Reference Map 1)**

Map No.	Case	Adjoining Property Owner	Request	Location	Length of Street	Status and Dollar Amount
12	SD17-0001	Great West Holdings.	Deferral of Street Construction for 2 years associated with constructing a paint booth at 2727 Beverly Avenue	A portion of Swing St./ Beverly Ave.	219 ft.	<b>Council Directed That an Assurance Agreement be Prepared</b>



**New subdivision Southern Vista V Tract 6048 by Amanda and Central Street**

# MAP 1: Abandonments, Conditional Use Permits, Parcel Plats, Rezoning & Street Deferrals



- |   |   |
|---|---|
| ① AB16-0003, Pine St. between 3 <sup>rd</sup> & 5th St. | ⑧ RZ17-0002, 2122 Pasadena Ave.         |
| ② CUP17-0001, 3300E. Andy Devine Ave.                   | ⑨ RZ17-0003, 3975 Bank St.              |
| ③ PP17-0001, 2410N. Central St.                         | ⑩ RZ17-0004, 3115 Pasadena Ave.         |
| ④ PP17-0002, 3737 N Stockton Hill Rd.                   | ⑪ RZ17-0005, 975 Sycamore Ave.          |
| ⑤ PP17-0003, Harvard St. and Anson Smith Rd.            | ⑫ SD17-0001, Swing St. and Beverly Ave. |
| ⑥ PP17-0004, 3115 Pasadena Ave.                         |   |
| ⑦ RZ17-0001, 825 Sunrise Ave.                           |   |

# SUBDIVISION ACTIVITY

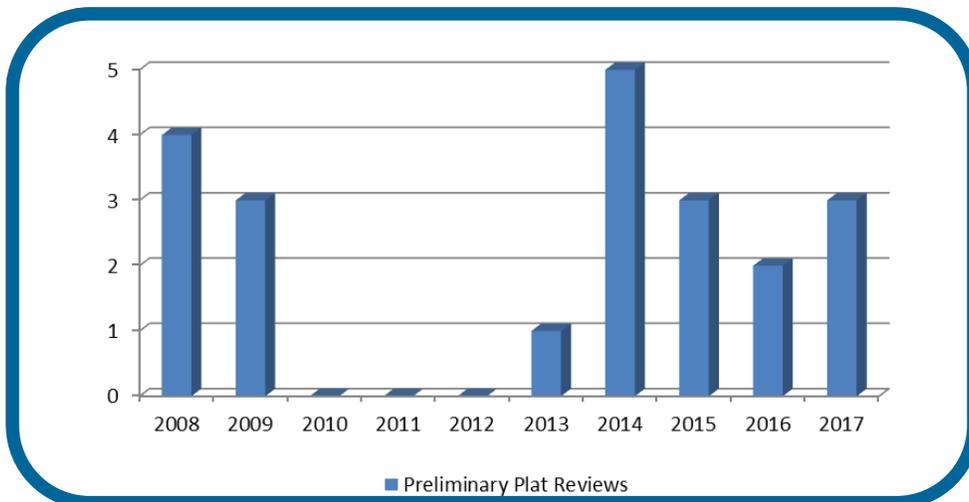
In 2017 there were three preliminary subdivisions for reviewed by the Planning and Zoning Commission and approved by the City Council. Preliminary plat approvals are effective for 24 months during which time the subdivision must receive final plat approval(s) or an receive a 24-month extension of time 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 Extensions of Time approved in 2017, however one extension of time was undergoing a staff review at the end of 2017.

The table shows the preliminary plats reviewed in 2017 and the following chart shows the trend in preliminary subdivision plat cases over the last ten years since 2008.

## Preliminary Plat Reviews (See Reference Map 2)

Map No.	Subdivision Name	Tract	Size in Acres	# of Lots	Subdivision Type	Status
1	Shangri-La Estates IV	6046	38 ac	109	Single Family	<b>P&amp;Z Approved</b>
2	Pasadena Estates	6049	34 ac	30	Single Family Residential	<b>P&amp;Z Approved Council Approved</b>
3	Kingman Crossing South	6050	168.46 ac	3	Commercial	<b>P&amp;Z Approved Council Approved</b>

<b>TOTALS</b>	<b>240.46</b>	<b>142</b>
---------------	---------------	------------

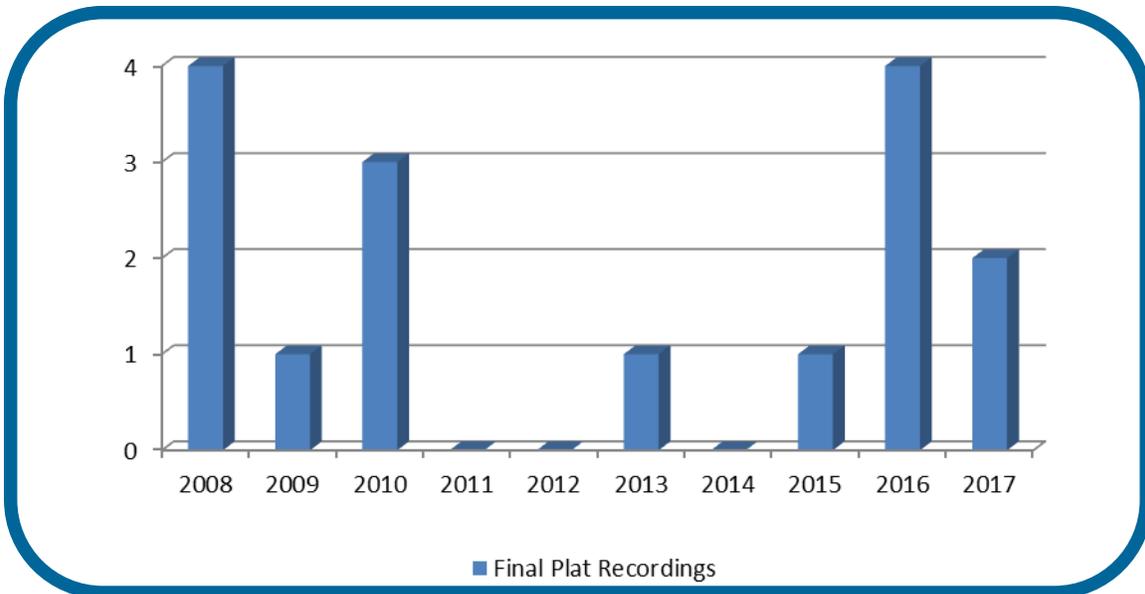


In 2017 there were two final plats that were recorded. Rabbit Corner, Tract 6021 was approved by the Council in 2007; however, the plat was not recorded until all subdivision improvements were completed in 2017. Southern Circle was approved by the Council in 2016 and recorded after all improvements were completed in 2017.

The table shows the final plats recorded in 2017 and the following chart shows the trend in final plat recordings over the last ten years since 2008.

### Final Plat Recordings (See Reference Map 2)

Map No.	Subdivision Name	Tract	Size in Acres	# of Lots	Subdivision Type	Status
12	Rabbit Corner	6021	0.82 ac	6	Single Family	Final Plat
13	Southern Circle	6029	1.21 ac	6	Single Family Residential	Final Plat Recorded
<b>TOTALS</b>			<b>2.1 ac</b>	<b>12</b>		



In 2017 there were six new final subdivision plats submitted. All final subdivision plats are reviewed by city staff and approved by the Kingman City Council. Three of the final plats were approved by the City Council, while another three were still in the review stages at the end of the year. Once all comments are addressed, the final plats will be submitted to the Council for approval.

Additionally there was one final plat for Vista Bella Ranchitas that was submitted for review in 2016 which was approved by the City Council in 2017. Another final plat for Mission Estates II was submitted in 2016, but was still undergoing a review by the end of 2017.

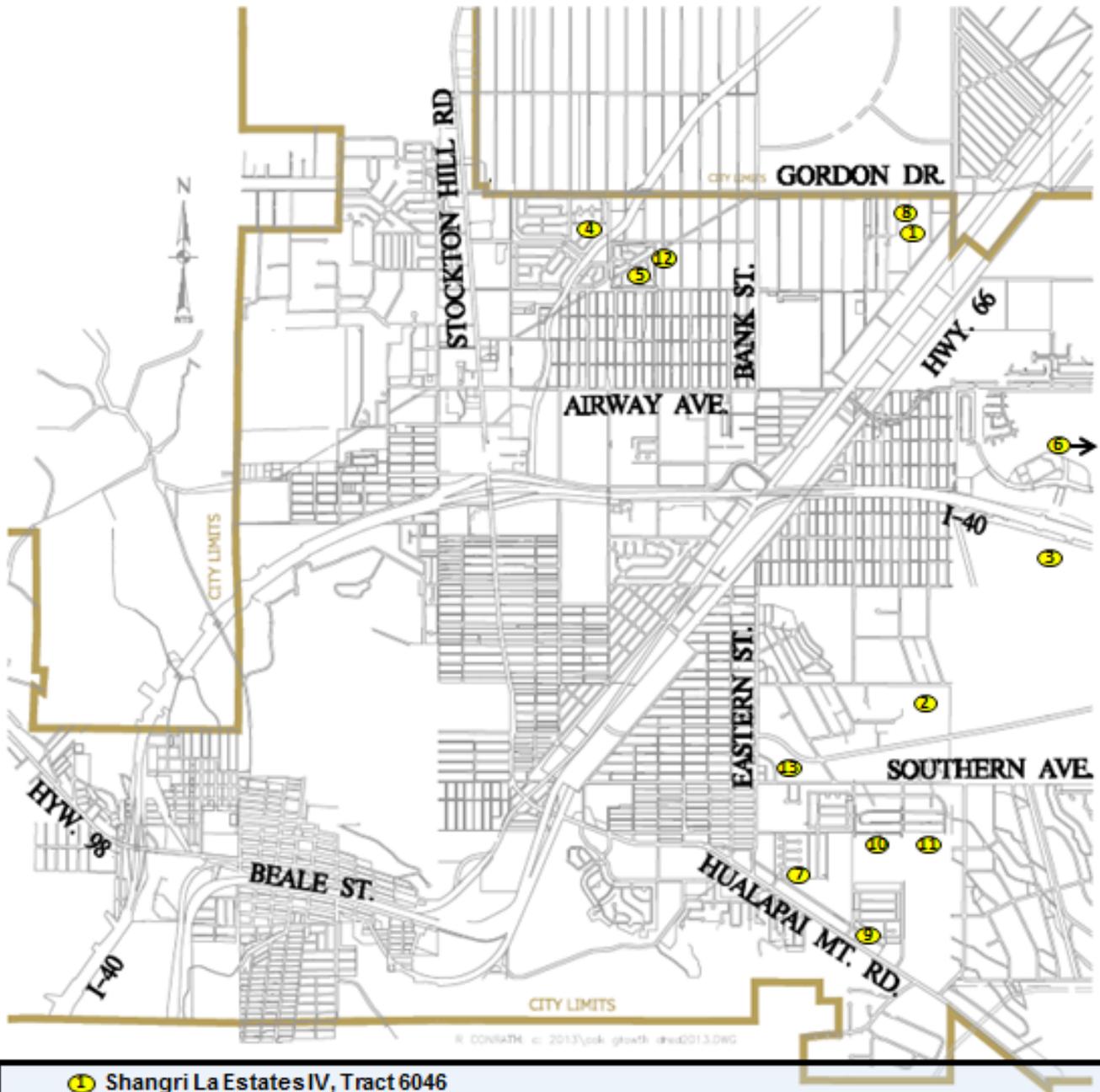
All final plats which underwent reviews and/or approvals in 2017 are shown in the table below.

### Final Plat Reviews (See Reference Map 2)

Map No.	Subdivision Name	Tract	Size in Acres	# of Lots	Subdivision Type	Status
4	Walleck Ranch	1961-J	15.13 ac	61	Single Family Residential	Under Review
5	Legacy at Walleck Ranch	1965-F	4.65 ac	25	Single Family Residential	Council Approved
6	Vista Bella Ranchitas	6029	21.69	71	Single Family Residential	Council Approved
7	Mission Estates II	6044	0.89	5	Single Family Residential	Under Review
8	Shangri-La Estates IV	6046-A	8.28 ac	28	Single Family Residential	Council Approved
9	Hualapai Shadows 3	6047	6.49 ac	16	Single Family Residential	Under Review
10	Southern Vista V	6048-A	7.22 ac	34	Single Family Residential	Council Approved
11	Southern Vista V	6048-B	8.87 ac	26	Single Family Residential	Under Review
<b>TOTALS</b>			<b>50.64 ac</b>	<b>190</b>		

Final plats are recorded after Council approval if an assurance agreement between the City and developer is also approved to assure the completion of the required subdivision improvements. In some cases the developer elects not to offer an assurance and agrees to complete the subdivision improvements first before the plat is recorded.

# MAP 2: SUBDIVISIONS



- |  |                                       |
|--|---------------------------------------|
| ① Shangri La Estates IV, Tract 6046    | ⑧ Shangri-La Estates IV, Tract 6046-A |
| ② Pasadena Estates, Tract 6049         | ⑨ Hualapai Shadows 3, Tract 6047      |
| ③ Kingman Crossing South, Tract 6050   | ⑩ Southern Vista V, Tract 6048-A      |
| ④ Walleck Ranch, Tract 1961-J          | ⑪ Southern Vista V, Tract 6048-B      |
| ⑤ Legacy at Walleck Ranch Tract 1965-F | ⑫ Rabbit Corner, Tract 6021           |
| ⑥ Vista Bella Ranchitas, Tract 6029    | ⑬ Southern Circle, Tract 1968         |
| ⑦ Mission Estates II, Tract 6044       |                                       |

## MAJOR COMMERCIAL PROJECTS

With the revitalization of the economy continuing, Kingman is experiencing continued commercial development and redevelopment. There were five permits issued for new commercial construction in 2017. Additionally there were four major commercial remodel and/or expansion permits issued this past year.

Below are the major commercial building permits issued in 2017:

**CIRCLE K DEMOLITION AND REBUILD, 4008 Stockton Hill Road.** An existing Circle K store and gas pumps were demolished starting in December to make way for a larger convenience store and gas station. The project is valued at \$732,821.

**DEVAULT ELECTRIC, 3830 Bank Street.** A new commercial office building for Devault Electric is being constructed on Bank Street just north of Journey Church. Construction began in November. The project is valued at \$737,391.

**HILTON HOME 2 SUITES, 1121 Sunrise Avenue.** A new hotel with 91 rooms began construction in January. The hotel is adjacent to Interstate-40 west of Stockton Hill Road. The project is valued at just over \$4.9 million dollars.

**KRMC CANCER CENTER, 1730 Beverly Avenue.** A remodel and addition to the medical office building on Beverly Avenue began in April. This project is valued at \$3.2 million dollars.

**MARTIN SWANTY KIA, 2610 E. Andy Devine Avenue.** A remodel of an auto dealership building began in August. The project is valued at \$300,000.

**MOHAVE MENTAL HEALTH CLINIC, 3505 Western Avenue.** The Mohave Mental Health Clinic began remodel to their office building starting in July. The project is valued at \$1.1 million dollars.

**RIKETY CRICKET, 312 E. Beale Street.** A tenant improvement of a metal shell building constructed in 2016 was completed in July in downtown Kingman. Rikety Cricket features a microbrewery and a restaurant. The project was valued at \$231,000.

**U-HAUL STORAGE BUILDING AND WAREHOUSE, 4015 Stockton Hill Road.** Construction of a new climate controlled mini-storage building and a separate warehouse building began in October. The project is valued at just over \$1.3 million dollars.

**UNISOURCE SUBSTATION, 825 Sunrise Avenue.** UniSource Electric began constructing a new electric substation in August. This public project is valued at \$666,750.

## BUILDING PERMITS

The Planning and Zoning Division, along with the Engineering Department, Public Works Department and Fire Department, and Building and Life Safety Division reviews all building permit applications. The table below lists the type and number of all building permits issued in 2017. The total number of new single-family residential housing starts in 2017 was 286 compared to 179 in 2016, an almost 60-percent increase. This number also represents the highest number of new housing permits issued since 2006 prior to the recession of 2008-2012.

The total valuation of the new single-family houses increased from \$31,260,244.20 in 2016 to \$46,682,663.84 in 2017. However, the average value of a new house dropped from \$174,638 in 2016 to \$163,226 in 2017, a 6.5-percent decrease.

Commercial building activity in terms of new building starts was 40-percent higher in 2017 with five buildings compared to three buildings in 2016. The permit valuation of \$1,114,866.48 in 2016 increased to \$7,731,574.06 in 2017, a 593-percent increase. The new commercial starts in 2017 included the Circle K Demolition and Rebuild, Devault Electric office, Hilton Home 2 Suites, U-Haul Storage Building and Warehouse, and UniSource Electric Substation.

Commercial remodeling increased slightly from 131 permits in 2016 to 136 permits in 2017, a 3.8% increase. Overall, construction valuation increased 52.5-percent over 2016.

### All Building Permits Issued in 2017

PERMIT TYPES	NUMBER OF PERMITS ISSUED	VALUATION
<b>RESIDENTIAL (NEW)</b>	286	\$46,682,663.84
<b>RESIDENTIAL (ALL OTHERS)</b>	240	\$6,728,292.06
<b>COMMERCIAL &amp; PUBLIC (NEW)</b>	5	\$7,731,574.06
<b>COMMERCIAL &amp; PUBLIC (ALL OTHERS)</b>	136	\$10,198,429.50
<b>TOTAL</b>	<b>667</b>	<b>\$71,340,959.46</b>

## Building Permit Summary for New Projects

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
2014	152	\$27,470,878	5	\$3,012,508	2	\$16,860
2015	206	\$36,028,595	5	\$7,851,184	1	\$0
2016	179	\$31,260,244	2	\$814,866	1	\$300,000
2017	286	\$46,682,664	5	\$7,731,574	0	\$0
<b>AVG.</b>	<b>210</b>	<b>\$20,463,525</b>	<b>15</b>	<b>\$7,738,282</b>	<b>1.45</b>	<b>\$2,697,739</b>

## 2017 Community Development Block Grant (CDBG) Projects and Progress

The City of Kingman has utilized the Community Development Block Grant Program in its efforts to benefit low and moderate income individuals throughout the community for over 20 years. The program's success in implementing these projects plays a role in community development and General Plan implementation, as well certain projects included in the City's Community Improvement Plan. To date, the City has invested nearly \$8 million in CDBG funds throughout the community since 1990.

The regional allocation of CDBG funding for 2016-17 from the Arizona Department of Housing (ADOH) was \$505,000. The contract period actually began in December 2016 and will terminate in 2019. The City Council elected to combine FY16 CDBG funds with FY2017-18 CDBG funds (approximately \$470,000) and will be used to complete ADA improvements along Andy Devine Ave from 5<sup>th</sup> Street to Hall Street. With approximate \$975,000, the improvements will include new curb cuts at the intersections, new driveway improvements and sidewalk replacement where necessary. New handrails along El Trovatore Hill will also be installed wherever necessary. This project should begin in early spring and be completed in July 2018.

Meanwhile, the next round of CDBG funding has begun by soliciting potential grant projects from the public at the first Public Hearing held on January 17, 2018. While no community projects were presented, the city identified three possible projects which could be considered by the City Council to be included in the FY18 CDBG Regional Account application.

The City may apply for approximately \$667,214 in CDBG funds through the Arizona Department of Housing Regional Account and up to \$300,000 in State Special Project funds. Applications are due in June 2018.

The three projects presented are:

1. A joint CDBG project with Mohave County to install new sewer lines along Devlin Ave. utilizing about \$667,000 in CDBG funds. The City will install sewer main and Mohave County will abandon septic systems and make connections for approximately 100 qualified residences.
2. An ADA barrier removal project, install or replace curb cuts, driveways and sidewalks as needed along Stockton Hill Road from Airway, east to Gordon Drive.

An ADA barrier removal project, install or replace curb cuts, driveways and sidewalks as needed from 4<sup>th</sup> Street west on Andy Devine Avenue to Beale Street.

Council selected the ADA barrier removal projects at their regular council meeting on Feb. 20, 2018. Staff will prepare the CDBG application to submit to ADOH by June 11, 2018. Funding could be approved by November and projects could begin by January 2019.

# 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.

There were no Board of Adjustment meetings held in 2017.



**Rickety Cricket Brewing Company at 312 E. Beale Street displaying some of the renovations that are revitalizing our historic downtown.**

**DeVault Electric has their new commercial building under construction at 3830 Bank Street**



# CLEAN CITY COMMISSION

## 2017 ANNUAL REPORT



The Clean City Commission (CCC) is a seven member commission established in 1986 for the purpose of making recommendations to the Kingman City Council pertaining to refuse and environmental management policies of the city. The CCC meets every third Thursday of the month at 5:30 p.m. in the City Council Chambers.

Clarence “C” Russell served as chairperson, while Richard Wing served as vice-chairperson in 2017. Other commission members that served during the year included: Kathy Bowman, Sarah Ferry, Joe Longoria, Marty Luna-Wolfe, Bill Ressegue, and Marianne Van Hasselt. Stuart Yocum was the City Council Liaison during 2017. Rich Ruggles and Sylvia Shaffer serve as staff liaisons to the commission. Sandi Fellows is the recording secretary.

In 2017 the CCC developed its first Facebook page to help reach out to the greater community to let everyone know what projects are taking place.

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 wild-cat 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 2017 the CCC held three clean-ups at the Mohave County Fairgrounds in March, May, and November. These clean-ups collectively removed 74.49 tons of trash in 2017. Since the program’s inception in 2002, 65 clean-ups have been held which have collectively removed 1,625 tons of trash, assuring that the trash was properly disposed instead of potentially ending up in illegal wildcat dumps.

**Adopt-a-Block:** 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 2017 we had 17 adopting groups which have adopted approximately 13.2 miles of roadway in Kingman. Most of these groups conducted one or more clean-ups during 2017. 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, may borrow litter pick-up devices, trash bags, and safety vests provided by the Clean City Commission.

---

**Adopt-a-Highway:** The CCC held two ADOT Adopt-a-Highway clean-ups in April and September along its two mile portion of E. Andy Devine Avenue north of I-40. The clean-up in September was done in conjunction with the city-wide Day of Caring community clean-up.

**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>. Prizes were awarded to the winning students at the November meeting.

**Kingman EZ Recycling Program:** The Kingman Sanitation Department continued the Kingman EZ Recycling Program in 2017. This program encourages local residents to recycle. Items accepted include plastic bottles, plastic bags, steel and tin cans, mixed paper products, aluminum cans, clear and colored glass, electronic items (e-waste), and cardboard. Recycling bins are located at Southside Park, Centennial Park, and at the corner of Louise and Railroad. Recycling bins are also located at the north Safeway and Bashas' stores as well as the old Mohave County Public Works Yards. Finally there are also several school drop-off locations including the Kingman Academy of Learning, White Cliffs Middle School and Lee Williams High School. An e-waste container is also located at the Public Works Department. 7,063 tons of recyclables have been diverted from the waste stream from 2008 through 2016 saving the City tens of thousands of dollars in tipping fees at the landfill.

**Pilot Curbside Recycling Program:** The Kingman Sanitation Department started a pilot curbside recycling program in 2017. The program includes 550 homes in the Walleck Ranch and Legacy at Walleck Ranch neighborhoods. The program is being used to evaluate whether a city-wide curbside recycling program would be feasible.

**Recycling Mascot:** The CCC purchased a costume and held a contest to choose a name for a recycling mascot. The purpose of the mascot would be to encourage people to recycle at public events and at schools. The winning name was Phil D. Bin.

**Reusable Grocery Bag Promotion:** The CCC continues to examine ways to reduce plastic bag litter in the community. Members of the CCC handed out reusable canvas grocery bags donated by several local stores to encourage their use by their customers. The CCC also purchased reusable bags with the CCC logo that are being handed out to the public. The CCC will continue to work on this promotion in 2018.

**Arbor Day Activities:** The CCC donated nearly \$300 for the purchase trees for planting on Arbor Day in Kingman. Volunteers from the CCC, Cerbat Garden Club, Kingman Master Gardeners, and many students helped to plant six trees at Metcalfe Park on Kingman's Arbor Day on April 29<sup>th</sup>. The Cerbat Garden Club also awarded prizes to students for their Arbor Day Poster Contest.

**Tree City USA:** The City of Kingman achieved Tree City status in 2011 and maintained the status during 2017. Kingman joins 26 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.

**Mohave County Fair:** The CCC set up a booth at the Mohave County Fairgrounds during the County Fair in September. The CCC gave away items used to promote recycling such as biodegradable plastic bags, reusable bags, t-shirts, stickers and temporary tattoos for kids. The CCC also provided handouts to promote the City of Kingman such as Parks and Recreation activities, economic development, and tourism information.

**Community Challenge Awards:** The Community Challenge Awards are matching grants which go to youth organizations and clubs to encourage youth participation in community projects. In 2017 the CCC awarded \$100 each to two organizations that conducted clean-ups around Kingman. The organizations included the Boys and Girls Clubs of Kingman and Kingman Mohave Leo Club.

**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.

Clean City Commission Chair C. Russell and Commission member Kathy Bowman present Certificates of Award and prizes donated by local merchants to just a few of the winning participants in the Clean City Commission's America Recycles Day Poster and Essay Contest.



## Historic Preservation Commission

Operating under the Planning and Zoning Division, the Kingman Historic 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 changes that could affect the property's historic eligibility



Original Miners Monument 1940's

During 2017, this Commission completed a project it believes will remind the community of Kingman's rich history. Sometime in the late 1800s a monument was built using samples of minerals from various mining operations from throughout Mohave County. This "miner's monument" was located between our current depot and where the Harvey House once stood on the corner of Fourth Street and Andy Devine Avenue. The historic commission developed plans to re-create this miner's monument in the courtyard next to the depot.

Clarence "C" Russell volunteered to gather mineral samples from local mining operations and used these samples to create a replica of the original stone monument that was demolished in the 1940s. This project was completed in September though a few minor details remain. The City also plans to install brick pavers in the courtyard around the base of the monument.

The Historic Preservation Commission has also enthusiastically brought back an abbreviated Main Street America model of redevelopment for downtown. Through a State Historic Preservation grant, consultants were hired in June 2017 to help facilitate two Main Street Town Hall events.

These meetings brought downtown businesses and residents together to create teams of interested people to work on improving downtown. The three teams, or work groups, are the Placemaking group, the Business Communication group and a Promotion and Tourism Group.

Leaders bring their groups together regularly to work on "low hanging fruit" types of projects or events specific to their group. Smaller but important projects have been conducted and others are planned as these groups work to polish our downtown as we witness the positive changes.

The Historic 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. Their passion and commitment to our local history provides valuable insight to the successful completion of many preservation projects in Kingman. 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. This commission also meets as needed when special events or projects warrant.

## **MINERS MINERAL MONUMENT DEDICATION**

Members of the Historical Preservation Commission, Mayor Gates, County Historian Dan Messersmith, Mineralogist Ed Huskinson, State Mine Inspector Joe Hart and staff joined other interested residents and distinguished speakers for the dedication of the Miners Mineral Monument at the Railroad Depot on Saturday, September 23rd, following the Andy Devine Days Parade.

The Historical Preservation Commission, members of the Boys & Girls Club, and other involved residents placed a 50 year Time Capsule into the new Miners Monument. The Monument was created by Nanette and C. Russell out of rock and mineral specimens found in Mohave County and will feature QR Coding.

At right, C. Russell placing the ore cart and flagstaff on the top of the Miners Mineral Monument. Two time capsules were placed in the center of the Monument, which will be opened in 50 years.



Laser Works 2u did the engraving for the bronze plaque and picture of the original Monument. The plaque details the history of the original Miners Monument which was also at the Railroad Depot, and our new Miners Mineral Monument as it came to be.

At right, the City Engineering Department assisting with the project.

