

City of Kingman
Planning & Zoning
2018 Annual Report

Mission Statement

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



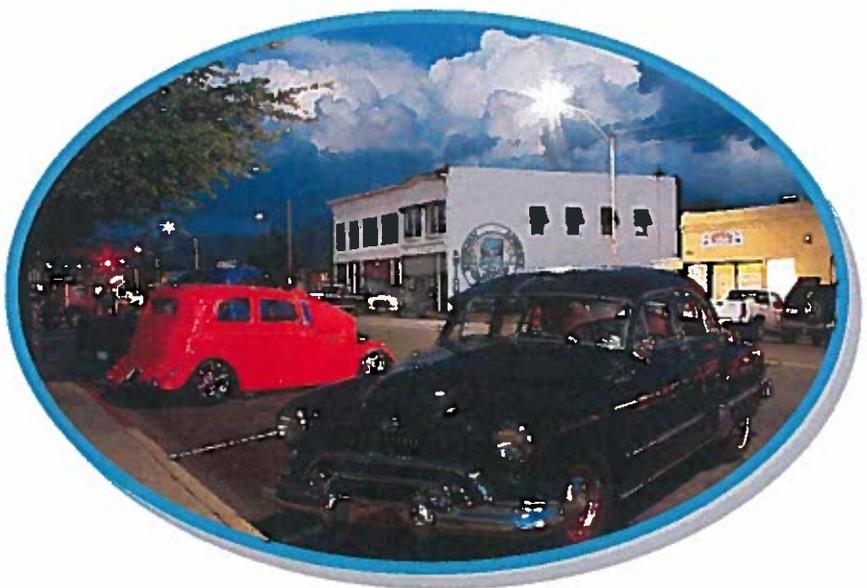
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“Chillin on Beale Street” is a cruise in block party that takes place the 3rd Saturday of every month April through September.

The front cover depicts a “Tiny Home”

Council approved a Text Amendment initiated by staff in 2018 that made a place for Tiny Homes in Kingman



PLANNING AND ZONING RETROSPECTIVE FOR 2018

2018 saw significant changes for the City of Kingman Planning and Zoning Division. In February the Planning and Zoning Division was moved from within the Engineering Department, where it had been located for the past year, into a newly created Planning and Economic Development 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 Planning and Economic Development Department consists of four divisions including Planning and Zoning, Economic Development, Kingman Airport, and Tourism. Gary Kellogg was hired as the interim department head in February and in May he was hired as the permanent Planning and Economic Development Director. Bennett Bratley serves at the Economic Development Manager and Steve Johnston serves as the Airport Manager at the Kingman Airport. Josh Noble serves as the Tourism Services Manager at the Kingman Powerhouse.

The Planning and Zoning Division is made up of two staff members including: Rich Ruggles, Planning Services Manager, and Sylvia Shaffer, Planner. The division shares office space and works closely with the Economic Development Division which includes Gary Kellogg, Bill Shilling, Grants Administrator/Neighborhood Development Specialist, and Sandi Fellows, Administrative Assistant. Our offices were remodeled in the early spring to make them more functional, customer-friendly, and visually appealing. Technological upgrades allow staff to use the conference room or the front counter area to assist the public with answering development questions.

Planning and Zoning staff provides support to the Planning and Zoning Commission which serves as the advisory board to the Kingman City Council. Planning staff also 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. Additionally, the Planning and Economic Development Department as a whole supports several other commissions including the Historical Preservation Commission, Economic Development Advisory Commission, and the Airport Advisory Commission.

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. The commission includes Gary Fredrickson, Chairman, Terry Shores, Vice Chairman, and Laurie DeVries, Elizabeth Goss, Terry Hunsicker, Charmayne Keith, Scott McCoy, commission members. We appreciate their commitment to the community and all of the hard work they do.

The commission was quite active in 2018 as they heard multiple cases and considered new development issues that are impacting the Kingman community. All of the following cases 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 2018 there was one abandonment case in which a portion of the right-of-way adjacent to E. Oak Street and N. Third Street was vacated to increase the size of the adjacent property. There were four Conditional Use Permit requests heard. This included CUPs for mini-storages on E. Andy Devine Avenue, a day program for persons with disabilities on Lindsey Avenue, an allowance for RVs in a manufactured home park on N. Fairfax, and an expansion of an existing mini-storage complex on Hualapai Mountain Road which was denied by the City Council.

In 2018, there were five rezoning requests that were heard. This included a request for rezoning from O to C-3 for the Kathryn Heidenreich Adult Center on Airway. There was a rezoning from R-1-10 to C-2-HMR on Hualapai Mountain Road for an office building. A request to rezone a property on Lomita from R-1-6 to R-1-6-PDD was heard in order to legalize a front yard setback mistake by a builder of a new home. A property on Gates Avenue was rezoned from R-1-10 to R-2-PDD to allow construction of a common wall patio home. Finally a request to rezone a property on Slaughterhouse Canyon Road from R-1-10 to R-1-6 was heard.

Subdivision activity was fairly strong in 2018. While there were no new preliminary subdivision plats reviewed, there were two extensions of time that were approved for Kingman Crossing, Tract 1993 and Southern Vista, Tract 6048.

In 2018 there were two new final subdivision plats submitted and approved, as well as two final plats that were submitted in 2017 and approved in 2018. 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. One of the approved final plats was for Kingman Crossing South, Tract 6050. This is the city-owned 168-acre parcel located at the Kingman Crossing Traffic Interchange (TI). In addition to creating two large commercial lots and one lot for open space and drainage, the final plat dedicated the necessary rights-of-way for Kingman Crossing Boulevard and the future TI. The commercial lots will be made available for sale for development purposes in the future. The three other approved subdivisions were residential and included a total of 123 lots. There were two additional final subdivision plats under review at the end of 2018. Finally, there were four final subdivision plats recorded in 2018, including three residential subdivisions with 130 lots, as well as Kingman Crossing South, Tract 6050.

2018 was likely the busiest year we have ever seen for text amendments to the Zoning Ordinance. There were 13 amendments to the Zoning Ordinance heard by the Planning and Zoning Commission during the course of the year.

Dunkin Donuts, Jersey Mike's, Great Clips and Menchie's Frozen Yogurt are businesses that have completed construction and opened in 2018 in Kingman on Stockton Hill Road.



Amendments included changing Subsection 31.600 Protest Provision regarding the calculation of legal protest areas to comply with state statutes, clarifying that single family dwellings are not permitted uses in C-2, removing landscaping fabric as a permitted screening material, defining the term "judicial center", allowing this use in C-2 and C-3 with a building height up to 75-feet, and allowing street parking within 300-feet to be counted towards the parking calculation. There were amendments establishing criteria for Tiny Homes in certain zoning districts, removing the space requirement for buildings on the same lot and deferring to the building code, allowing patio covers to extending to front and rear yard setbacks, and allowing RVs to be parking on improved driveways in the front yard and in side and rear yards behind the front façade of the house without screening requirements. There was an amendment establishing a definition for cargo containers and modifying the conditions under which such containers are located in commercial zones, are repurposed for building materials, and are required to obtain a building permit. Finally there were amendments that removed the requirements that accessory structures not occupy more than ten-percent of the lot area, established criteria for Accessory Dwelling Units in certain zoning districts, and exempted metal buildings from meeting the roof pitch and roof material requirements. One proposed text amendment to allow manufactured homes on lots of 5,000 square feet in the R-MH-6 zoning district was not approved.

In addition to the various cases heard in 2018, the Planning and Zoning Commission actively studied several issues affecting the Kingman area. This included a discussion on possible requirements for designs for residential front facades, and included a meeting with some local developers on the subject. There was also a discussion regarding requiring planning permits for sheds that are less than 200 square feet to address concerns regarding setbacks.

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, three commission members and both P&Z staff members attended the Arizona Planning Association conference in Flagstaff in November. One staff member also attended a Land Use Law Seminar in Tempe 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 three parcel plats submitted for review in 2018, all of which were approved and recorded. Street improvement deferrals are also reviewed by the all of the same departments. There were two deferral requests submitted in 2018. 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. Staff has emphasized the need for following the pre-application process 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 2018 than in 2017; however, the commercial valuation decreased 37-percent. The new commercial starts in 2018 included Dairy Queen, Dunkin Donuts, Gas N Grub Hay Barn, Human Bean, One Hour Air Conditioning, and Planet Fitness. Kingman saw one of its most active years for new residential permits since before the Great Recession of 2008-2012. New housing starts in 2018 were 276 permits which are 64 permits above the 39-year average of 212 new starts per year. Previously dormant subdivisions are also being developed and local builders are staying busy.

Looking ahead to 2019, the Planning and Zoning Division will be actively involved in working with a consultant on the first comprehensive update of the City of Kingman Zoning Ordinance since its adoption in 1971. While there have been numerous amendments over the past 47 years, this piecemeal approach has resulted in a set of regulations that sometimes conflict with Kingman's desire for growth and its tourism marketplace. The goal of this process will be to come up with a streamlined, user-friendly, and legally defensible Zoning Ordinance that will help to enhance Kingman's future.



Located at 3911 Stockton Hill Road, Planet Fitness is another new business that has moved to Kingman in 2018.

Construction valued at \$2,628,360 began 8/21/18 and is expected to be completed in the first half of 2019.

The top photo was taken January 31, 2018 and the bottom photo was taken in early February 2019.

ANNEXATION ACTIVITY

There were no annexations or petitions for annexation to the City of Kingman in 2018. 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 2018. There was an application for a minor amendment to the General Plan which was withdrawn by the applicant prior to the public hearing before the Planning and Zoning Commission.

The Kingman General Plan 2030, adopted in 2014, 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.



One-Hour Air Conditioning under construction at 2604 Hualapai Mountain Road. The building will be compatible with the design requirements of the Hualapai Mountain Road Corridor.

Local contractor TR Orr pulled the permit for this new construction valued at \$1,518,062 on 7/25/2018. This photo was taken at the end of January.

TEXT AMENDMENT CASES

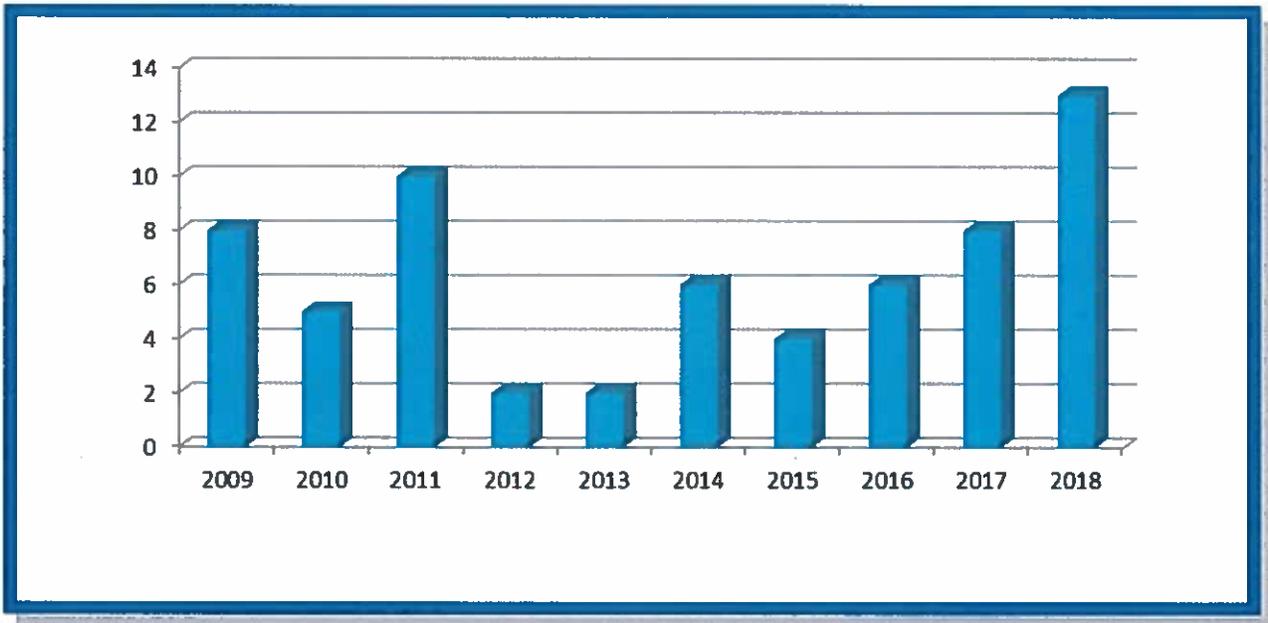
In 2018, there were 13 Zoning Ordinance text amendments that were reviewed by the Planning and Zoning Commission. All but one Zoning Ordinance text amendment was approved by the City Council. These cases are outlined in the table on the following page.

Additionally, the Planning and Zoning Commission reviewed a text amendment request to allow manufactured homes on lots of 5,000 square feet in areas zoned R-MH-6 and platted prior to 1945. The commission voted 3-3 on a motion to deny the request. The City Council then unanimously denied the text amendment.

There were no new text amendments to the Subdivision Ordinance in 2018.

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 2009:

Text Amendments Approved per Year since 2009



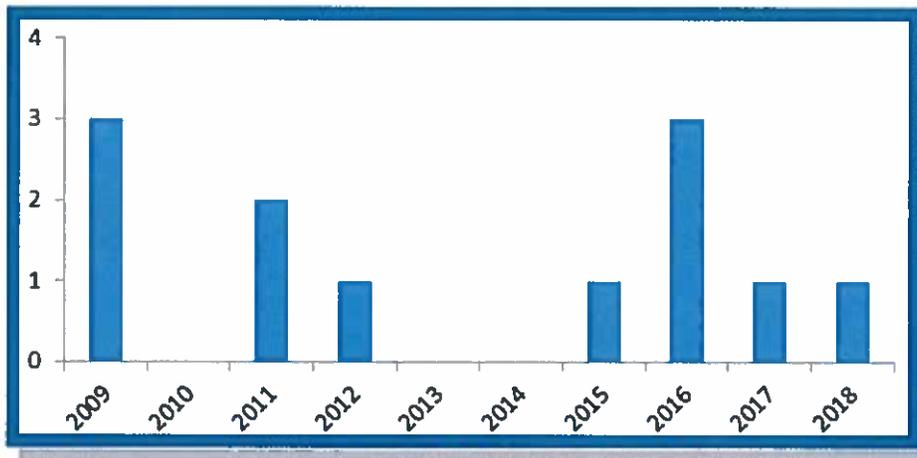
Ordinance No.	Adoption Date	Zoning Ordinance Text Amendments
1850	02-06-18	Amends Subsection 31.600 Protest Provision regarding the calculation of legal protest areas in accordance with state statutes.
1851	02-06-18	Amends Section 12.000 Commercial, Community Business (C-2) Subsection 12.210 Permitted Uses to clarify that single family detached dwellings are not permitted dwellings in the C-2 and C-3 zoning districts.
1859	04-03-18	Amends Section 26.000 General Development Standards, Subsection 26.810(1) by removing landscape fabric from the list of allowable screening materials and adding it to the list of non-allowed materials.
1860	05-01-18	Amends Sections 2.000, 12.000, 13.000, and 22.000 in regards to judicial centers by adding a definition and including judicial centers as permitted uses in the C-2 and C-3 zoning districts, increasing the allowable building height to 75-feet and allowing on-street parking within 300-feet to be part of the parking calculation.
1865	06-05-18	Amends Sections 2.000, 4.000, 5.000, and 26.000 establishing a definition of and regulations for Tiny Homes, and modifies appearance criteria to no longer exempt single family homes constructed prior to December 16, 1991 from the criteria.
1873	08-07-18	Amends Sections 3.000, 4.000, 5.000, 6.000, 7.000, and 8.000 by deleting the 6-foot minimum space requirement between buildings and adding the requirement that minimum separation is based on the adopted building code.
1874	09-04-18	Amends Sections 2.000 and 26.210 establishing a definition for patio cover, and allowing patio covers to extend into front and rear yard setbacks.
1875	10-02-18	Amends Section 26.000, Subsection 26.830 to allow storage and parking of RVs, boats, trailers, and campers on improved driveways in front yards, and also in side and rear yards behind the front façade of a residence without screening requirements.
1878	11-06-18	Amends Sections 2.000 and Section 26.820 establishing a definition for cargo containers and modifying the conditions under which such containers are located in commercial zones, are repurposed for building materials, and are required to obtain a building permit.
1882	12-18-18	Amends Section 3.200 by removing the requirement that accessory structures not occupy more than 10% of the lot area.
1883	12-18-18	Amends Section 2.000 establishing a definition for Accessory Dwelling Unit (ADU) and amends Section 3.200 by establishing development requirements for ADUs. Amends Sections 3.200, 5.000, and 7.000 adding ADUs as allowable accessory uses in the R-1-20, R-1-40, R-MH-20, RMH-40, and R-R districts.
1886	02-05-19	Amends Section 26.230 to exempt metal buildings from meeting the roof pitch and roof material requirements of the Appearance Criteria.

ABANDONMENT CASES

In 2018, 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	AB18-0003 February	Paul Wassell	Right-of-Way Abandonment	Portion of E. Oak Street and N. Third Street	498 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.

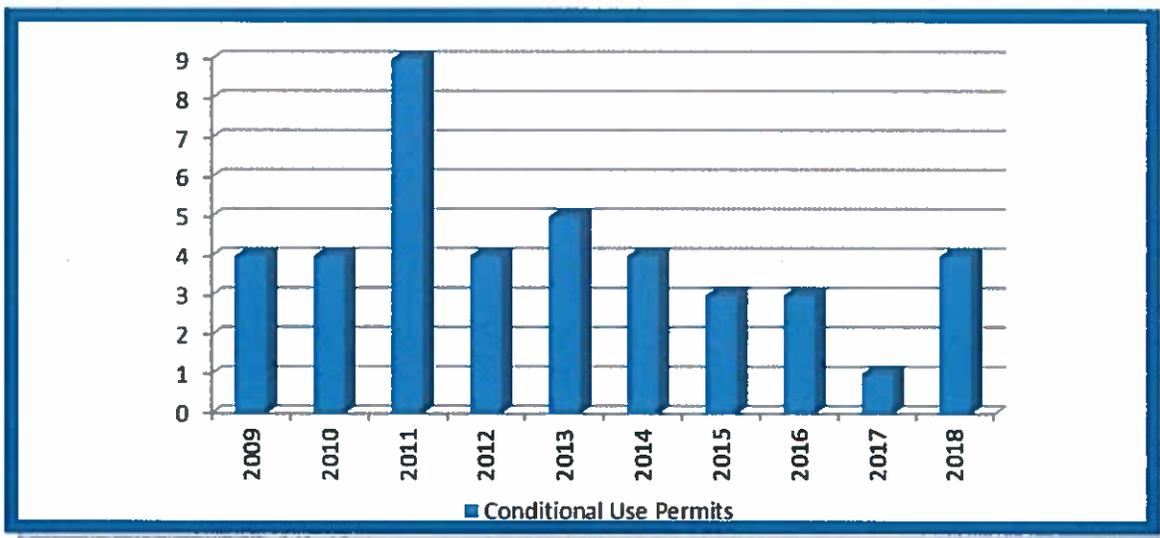


Abandonments Table

CONDITIONAL USE PERMITS

In 2018, there were a total of 4 new Conditional Use Permit (CUP) cases that were considered by the Planning & Zoning Commission and City Council. The cases are outlined in the table below. (See Reference Map 1) The following chart shows the trend in the number of Conditional Use Permit for the past 10 years, since 2009.

Map No.	Case/ Month	Applicant/ Owner	Request	Location	Size	Commission & Council Action
2	CUP18-0001 February	Leonard B. Craig, Successor Trustee	Mini-Storages in C-3 district	Andy Devine Avenue south of Horizon Blvd	3.57 ac	P&Z Approved Council Approved
3	CUP18-0002 March	Rise Services, Inc.	Day Program for disabled individuals	3996 Lindsey Avenue	0.35 ac	P&Z Approved Council Approved
4	CUP18-0003 November	Kingman Mobile Home Park	Allowing 24 of 69 park spaces to be occupied by RVs	3375 N. Fairfax Street	9.92 ac	P&Z Approved Council Approved
5	CUP18-0004 November	Robert E. and Judith D. Bennett	Expansion of Mini-Storage Complex	3442 Hualapai Mountain Road	5 ac	P&Z Approved Council Denied



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.

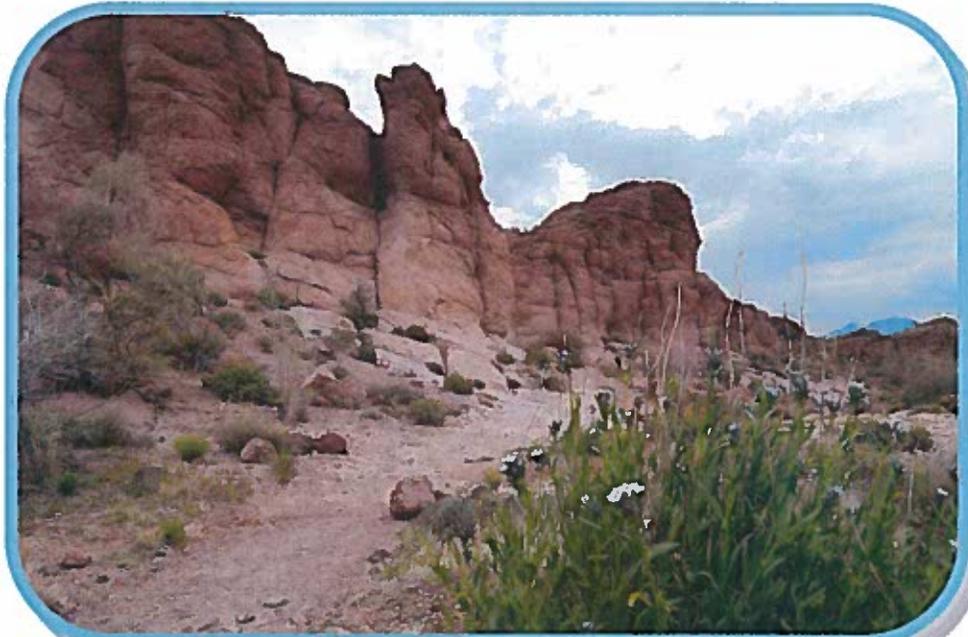
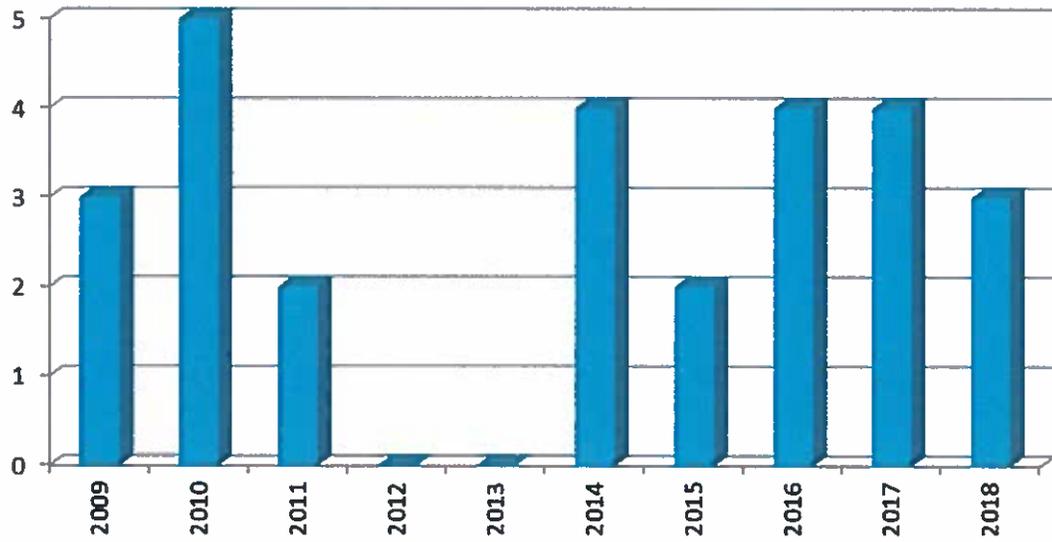
Parcel plats are administratively reviewed by staff and are not normally the subject of City Council approval unless a public utility easement or additional right-of-way widths for public roadways adjoining the plat are offered. In that situation the Council may accept the offer of dedication and authorize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

There were three parcel plats submitted for review in 2018. Two of the parcel plats were approved and recorded in 2018 and one was recorded in January 2019.

All 2018 cases are outlined in the table below. **(See Reference Map 1)**

Map No.	Case	Property Owner	Request	Location	Size	Status
6	PP18-0001	Kenneth and Pattie Skousen	One lot split into two lots	3550 Hodges Road	10,478 sq. ft.	Staff Approved Parcel Plat Recorded
7	PP18-0002	Lyle G & Mary E Cornman	One lot split into two lots	1100 E. Andy Devine Avenue	4.09 ac	Staff Approved Parcel Plat Recorded
8	PP18-0003	Hesham & Michelle Sahawneh	One lot split into two lots	Gates Avenue & Golf Drive	10,478 sq. ft.	Staff Approved Parcel Plat Recorded

The chart below shows the trend in the number of parcel plats reviewed in the past 10 years, since 2009.



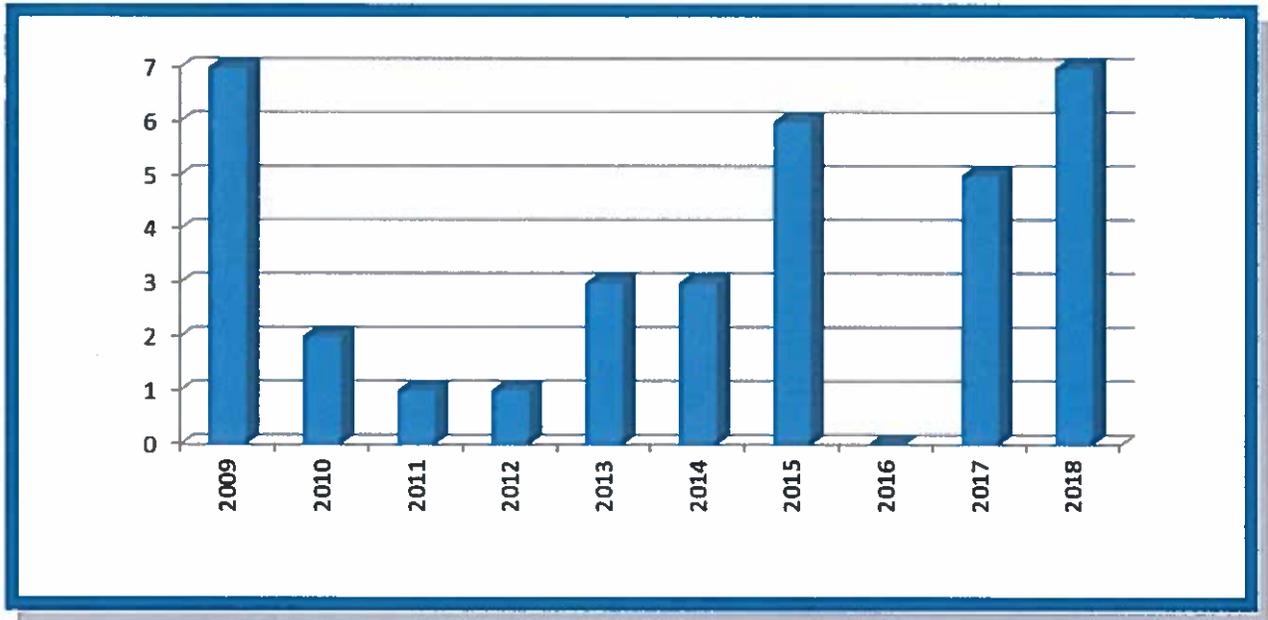
Monolith Gardens, in the Cerbat Foothills Recreation area near downtown Kingman, has 6.4 miles of trails for hikers, trail runners, horseback riders and mountain bikers surrounded by towering rock formations.

REZONING CASES

In 2018, there were seven rezoning requests that were reviewed by the Planning and Zoning Commission and City Council. One rezone request was withdrawn by the applicant and two are pending Council action. These cases are outlined in the table below. (See Reference Map 1)

Map No.	Case/ Month	Applicant/ Owner	Request	Location	Size	Commission & Council Action
9	RZ18-0001 April	Mohave County	From O to C-3	1776 Airway Avenue	3.28 acres	P&Z Approved Council Approved
10	RZ18-0002 June	T.R. Orr, Inc./ Joshua 1:8 Investments, LLC	From R-1-10 to C-2-HMR	2604 Hualapai Mountain Road	2.72 acres	P&Z Approved Council Approved
11	RZ18-0003 July	KTH Consulting/ Jeff & Jane Holdsworth	From R-1-6 to R-1-6 PDD	3655 N Lomita Street	0.11 acres	P&Z Approved Council Approved
12	RZ18-0004 July	Hesham & Michelle Sahawneh/ Bob Boyd	From R-1-10 to R-2-PDD	Gates Ave between Golf Dr and Western Ave	0.24 acres	P&Z Approved Council Approved
13	RZ18-0005	KTH Consulting/ Munawar A. Paracha	From R-1-10 to R-1-6	Slaughterhouse Canyon Road South of Mission Boulevard	11.18 acres	P&Z Denied Pending Council Action
14	RZ18-0006	Harrison Properties/ Sun State Builders	From R-R to C-2	3655 Western Avenue	3.15 acres	Withdrawn by the Applicant
15	RZ18-0007	Adams Construction/ Reconciliation Catholic Church	From R-1-10 to C-2-HMR	NW corner of Mission Boulevard and Jackson Street	5.03 acres	P&Z Approved Pending Council Action

The following chart shows the trend in the number of rezoning cases in the past 10 years, since 2009



“Welcome to Kingman, Arizona” Arch over Beale Street was dedicated on July 6th



STREET IMPROVEMENT DEFERRAL CASES

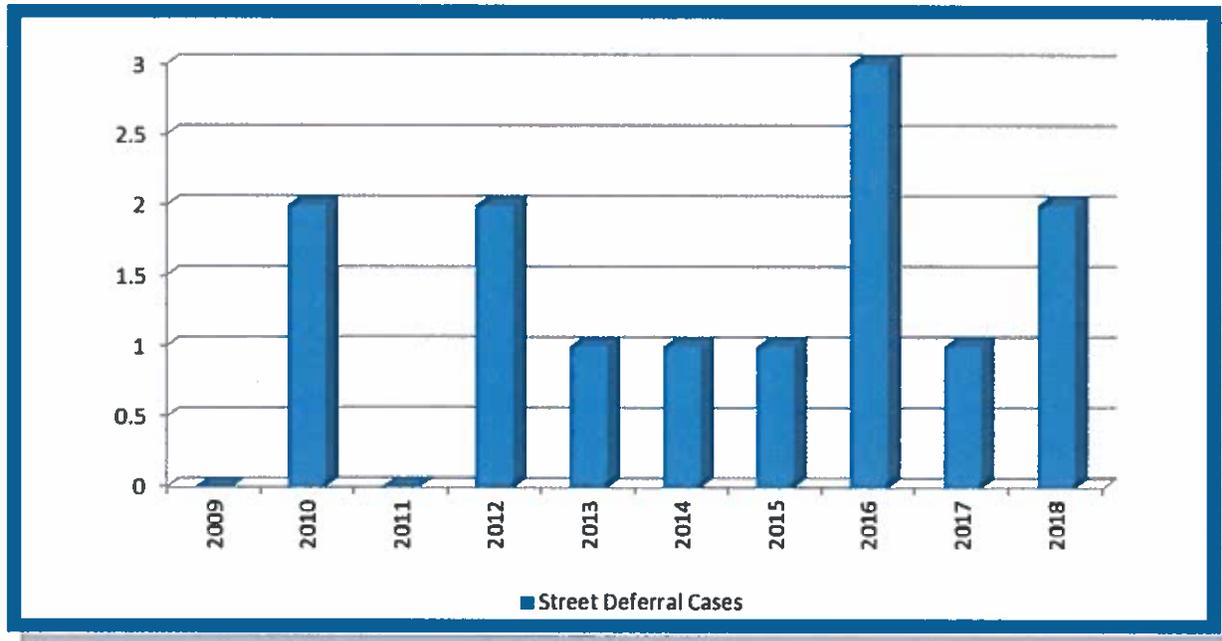
Under the Streets and Sidewalks Development Rules and Regulations Policy all new commercial, industrial and multiple family developments are required to complete the street improvements along the street frontages they abut. This requirement also applies to all commercial, industrial and multiple family 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 2018, there were two street deferrals requested and reviewed by the Traffic Safety Committee. One request was approved by the City Council and the other is still processing. All 2018 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
16	SD18-0001	District Council of Arizona Assemblies of God	Deferral of Street Improvements	4605 N. Arnold Road	75 feet	Council Approved
17	SD18-0002	Mohave County	Deferral of Street Improvements	A portion of N. Burbank Street	200 feet	Under Review

The trend for street deferral cases since 2009 is indicated in the chart below:



Different phases of new home construction in Walleck Ranch in 2018. The primary builder in this subdivision is Cantrell Development Inc. This activity is on John Wayne Drive, Tract 1961-I.

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



- | | | |
|--|---|-----------------------------------|
| ① AB18-0003, Oak St. & Third St. | ⑧ PP18-0003, Gates Ave & Golf Dr | ⑮ RZ18-0007, Mission & Jackson St |
| ② CUP18-0001, Andy Devine Ave & Horizon Blvd | ⑨ RZ18-0001, 1776 Airway Ave | ⑯ SD18-0001, 4605 N. Arnold Ave |
| ③ CUP18-0002, 3996 Lindsey Ave. | ⑩ RZ18-0002, 2604 HMR | ⑰ SD18-0002, N. Burbank Street |
| ④ CUP18-0003, 3375 N. Fairfax St. | ⑪ RZ18-0003, 3655 N. Lomita St | |
| ⑤ CUP18-0004, 3442 Hualapai Mountain Rd. | ⑫ RZ18-0004, Gates Ave | |
| ⑥ PP18-0001, 3550 Hodges | ⑬ RZ18-0005, Slaughterhouse Canyon Rd & Mission Boulevard | |
| ⑦ PP18-0002, 1100 Andy Devine Ave | ⑭ RZ18-0006, 3655 Western Ave | |

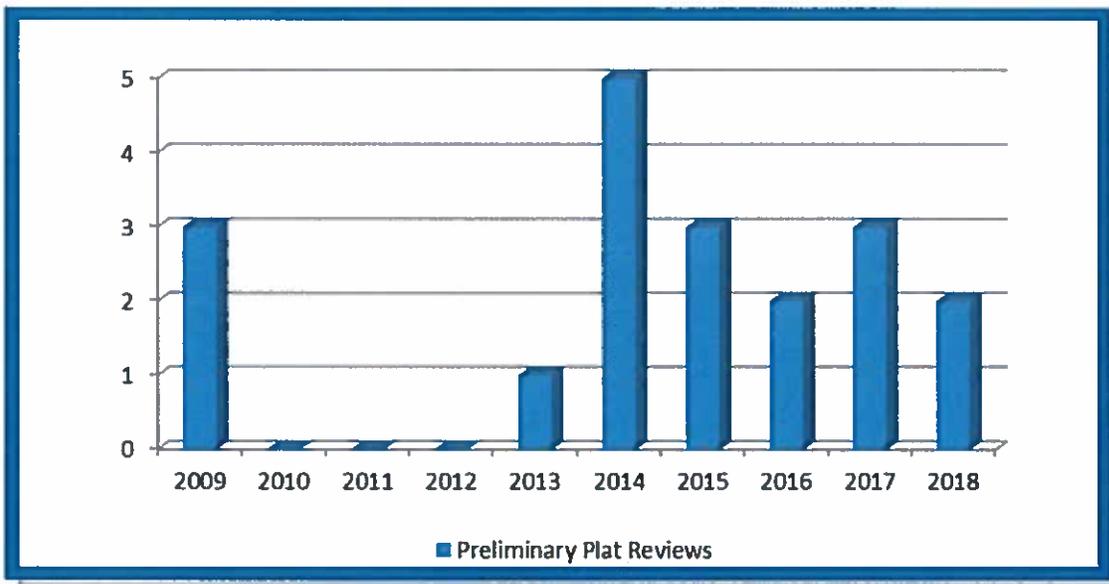
SUBDIVISION ACTIVITY

In 2018 there were no new preliminary subdivisions for reviewed by the Planning and Zoning Commission. 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 both preliminary plats as well as extensions of time of preliminary plats. There were two Extensions of Time approved in 2018.

Preliminary Plat Reviews (See Reference Map 2)

Map No.	Subdivision Name	Tract	Size in Acres	# of Lots	Subdivision Type	Status
1	Kingman Crossing Extension of Time	1993	261.12 ac	1149	Single Family Residential	Council Approved
2	Southern Vista V Extension of Time	6048	75.3 ac	275	Single Family Residential	Council Approved
TOTALS			336.42	1424		

The table above shows the preliminary plats reviewed in 2018 and the chart below shows the trend in preliminary subdivision plat cases over the last ten years since 2009.



In 2018 there were two new final subdivision plats submitted and approved. The subdivisions included Southern Vista V, Tract 6048-C and Kingman Crossing South, Tract 6050. All final subdivision plats are reviewed by city staff and approved by the Kingman City Council.

Walleck Ranch, Tract 1961-J and Southern Vista V, Tract 6048-B were submitted for review in 2017 and approved by the City Council in 2018. Additionally there were two final plats for Hualapai Shadows 3, Tract 6047, which was submitted in 2017, and Mission Estates II Tract 6044, which was submitted in 2018 there were still under review at the end of 2018.

All final plats which underwent reviews and/or approvals in 2018 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
3	Walleck Ranch	1961-J	15.13	61	Single Family Residential	Council Approved
4	Mission Estates II	6044	0.89	5	Single Family Residential	Under Review
5	Hualapai Shadows 3	6047	6.49	16	Single Family Residential	Under Review
6	Southern Vista V	6048-B	8.87	26	Single Family Residential	Council Approved
7	Southern Vista V	6048-C	7.23	36	Single Family Residential	Council Approved
8	Kingman Crossing South	6050	168.46	3	Commercial	Council Approved
TOTALS			207.07	147		

The picture below shows work beginning on Angle Homes Southern Vista Tract 6048-B.

The subdivision is 26 proposed lots on 8.87 acres



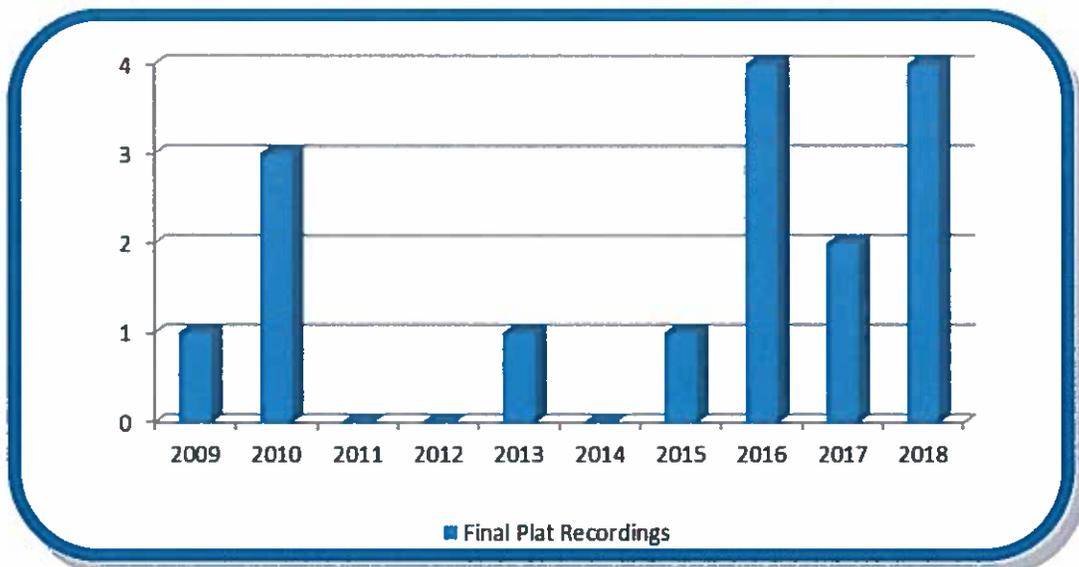
Final plats are recorded after Council approval of an assurance agreement between the City and developer is also approved to assure the completion of the required subdivision improvements. In some cases the developer elects not to offer an assurance and agrees to complete the subdivision improvements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

In 2018 there were four final plats that were recorded after receiving Council approval in 2017.

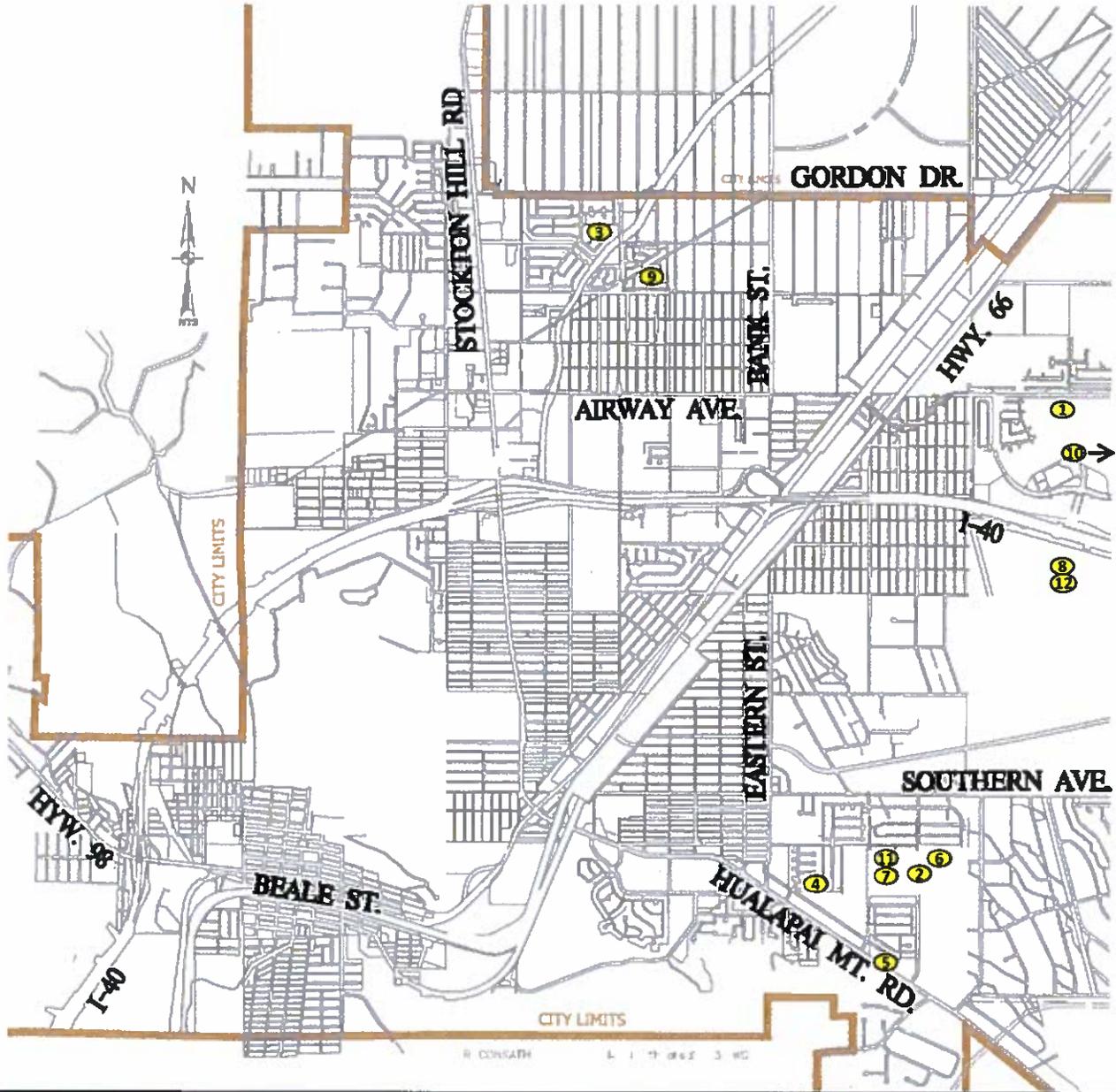
The table shows the final plats recorded in 2018 and the following chart shows the trend in final plat recordings over the last ten years since 2009.

Final Plat Recordings (See Reference Map 2)

Map No.	Subdivision Name	Tract	Size in Acres	# of Lots	Subdivision Type	Status
9	Legacy @ Walleck Ranch	1965-F	4.65	25	Single Family Residential	Final Plat Recorded
10	Vista Bella Ranchitas	6029	21.69	71	Single Family Residential	Final Plat Recorded
11	Southern Vista V	6048-A	7.22	34	Single Family Residential	Final Plat Recorded
12	Kingman Crossing South	6050	168.46	3	Commercial	Final Plat Recorded
TOTALS			202.02	133		



MAP 2: SUBDIVISIONS



- | | |
|----------------------------------|---|
| ① Kingman Crossing, Tract 1993 | ⑦ Southern Vista V, Tract 6048-C |
| ② Southern Vista V, Tract 6048 | ⑧ Kingman Crossing South, Tract 6050 |
| ③ Walleck Ranch, Tract 1961-J | ⑨ Legacy at Walleck Ranch, Tract 1965-F |
| ④ Mission Estates II, Tract 6044 | ⑩ Vista Bella Ranchitas, Tract 6029 |
| ⑤ Hualapai Shadows 3, Tract 6047 | ⑪ Southern Vista V, Tract 6048-A |
| ⑥ Southern Vista V, Tract 6048-B | ⑫ Kingman Crossing South, Tract 6050 |

MAJOR COMMERCIAL PROJECTS

With the revitalization of the economy continuing, Kingman is experiencing continued commercial development and redevelopment. There were permits issued for six new commercial buildings in 2018. Additionally there were three major commercial remodel and addition permits issued this past year.

Below is the major commercial building permits issued in 2018:

DAIRY QUEEN, 3152 Stockton Hill Road. A permit for a new Dairy Queen was issued in May after demolition of a previous restaurant building on the site was completed. On-site utility work including the relocation of water lines was necessary before construction on the building could begin. The project is valued at \$219,727.

DUNKIN DONUTS, 3535 Stockton Hill Road. A new commercial building was constructed which includes Dunkin Donuts, Jersey Mike's, Great Clips, and Menchie's Yogurt. Construction on the building began in February and was completed in September. All tenant improvements for the project, except for Menchie's Yogurt, were completed by October. The project is valued at \$508,128.

GAS N GRUB HAY BARN, 4549 Stockton Hill Road. A new commercial warehouse began construction in January. The project is valued at \$713,552.

HUMAN BEAN, 2651 Stockton Hill Road. A new coffee shop began construction in June with the building completed in October. The project is valued at \$45,337.

JERRY AMBROSE VETERAN'S COUNCIL, 315 Oak Street. A remodel of the former Arnold Plaza building to provide services to veterans began construction in November. The project is valued at \$958,000.

KRMC CATH LAB EXPANSION, 3269 Stockton Hill Road. A remodel and addition to the existing hospital building began in May. This project is valued at \$3 million dollars.

KRMC PHARMACY, 1739 Beverly Avenue. A remodel and addition to the existing medical office building for a pharmacy began in June and was completed in November. The project is valued at \$120,000.

ONE HOUR AIR CONDITIONING, 2604 Hualapai Mountain Road. A new office building began construction in July. The project is valued at \$1.5 million dollars.

PLANET FITNESS, 3911 Stockton Hill Road. A new fitness center began construction in August. The project is valued at \$2.6 million dollars.

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 2018. The total number of new single-family residential housing starts in 2018 was 276 compared to 287 in 2017, a slight 3.8-percent decrease. Nonetheless, 2018 saw the second highest number of new housing permits issued in a year since the end of the Great Recession. We remain above our 39-year average of 212 new homes per year for the second year in a row.

The total valuation of the new single-family houses was virtually unchanged with \$46,819,316 in 2018 compared to \$46,830,362 in 2017. The average value of a new house increased slightly from \$163,172 in 2017 to \$168,415 in 2018, a 3.2-percent increase.

Commercial and public building activity in terms of new building starts was 40-percent higher in 2018 with seven new buildings compared to five buildings in 2017. The permit valuation of \$7,731,574 in 2017, however, decreased to \$5,635,548 in 2018, a 37.2-percent decrease. The new commercial starts in 2018 included Dairy Queen, Dunkin Donuts, Gas N Grub Hay Barn, Human Bean, One Hour Air Conditioning, and Planet Fitness.

Commercial remodeling decreased from 136 permits in 2017 to 113 permits in 2018, a 20.4-percent decrease. Overall, the number of new permits decreased from 668 in 2017 to 587 in 2018, a 12.1-percent decrease, while construction valuation for all permits fell very slightly by 0.5-percent.

All Building Permits Issued in 2018

PERMIT TYPES	NUMBER OF PERMITS ISSUED	VALUATION
RESIDENTIAL (NEW)	276	\$46,819,315.64
RESIDENTIAL (ALL OTHERS)	191	\$5,728,214.73
COMMERCIAL & PUBLIC (NEW)	7	\$5,635,548.37
COMMERCIAL & PUBLIC (ALL OTHERS)	113	\$12,961,333.56
TOTAL	587	\$71,144,412.30

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	287	\$46,830,362	5	\$7,731,574	0	\$0
2018	276	\$46,819,316	7	\$5,635,548	0	\$0
AVG.	212	\$21,143,101	15	\$7,684,366	1	\$2,628,566

Angle Homes was the principal contractor for single family homes in the area. They constructed around 22 new homes on Amanda Avenue in 2018.



2018-19 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 25 years. The programs success in implementing these projects plays a role in community development and General Plan implementation, as well as certain projects included in the City's Community Improvement Plan. To date, the City has invested nearly \$10 million in CDBG funds throughout the community since 1990.

The regional allocation of CDBG funding for 2018-19 from the Arizona Department of Housing (ADOH) was \$790,239. The contract period began in August 2018 and will terminate in 2020.

Staff held our first Public Hearing on January 17, 2018 to solicit possible projects which qualify for CDBG funding. While no community projects were presented, the city identified three possible projects which were considered by the City Council for the FY18 CDBG Regional Account application.

The three projects presented were:

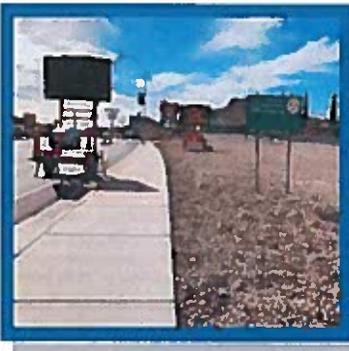
1. A joint CDBG project with Mohave County to install new sewer lines along Devlin Ave. utilizing about \$667,000 in CDBG funds. The City will install sewer main and Mohave County will abandon septic systems and make connections for approximately 100 qualified residences.

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 4th Street west on Andy Devine Avenue to Beale Street. Council selected #3 above at their regular council meeting on Feb. 20, 2018. Funding could be approved by mid-February and this project will begin as soon as engineering design and construction plans are complete.

UNDER CONSTRUCTION.....CDBG FUNDED ADA IMPROVEMENTS

The current CDBG project underway is the FY 2017-18 ADA Improvement project along both sides of Andy Devine Avenue from Hall Street to 5th Street downtown.



Back in 2017, the City Council elected to combine FY16 CDBG funds (approx. \$505,000) with FY17-18 CDBG funds (approx. \$470,000) to complete these ADA improvements. With a total of almost \$975,000, the improvements include replacing outdated curb cuts at the intersections, new driveway improvements and sidewalk replacement where necessary. New hand-rails along El Trovatore Hill will also be installed wherever necessary. This project was awarded to TR Orr Inc. of Kingman in October 2018 and will be completed in April 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 2018.

The Kingman Airshow takes place in early October at the Kingman Airport, a former World War II Gunnery Training Base.

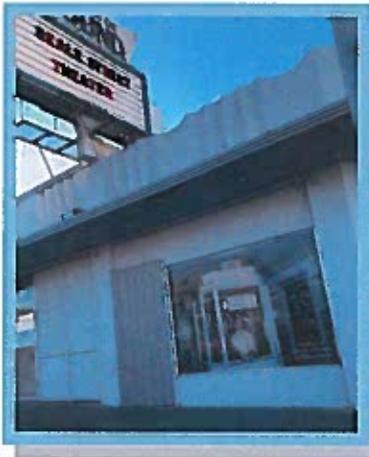


Historic Preservation Commission

Operating under the Economic Development Department, 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 throughout the community.

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.

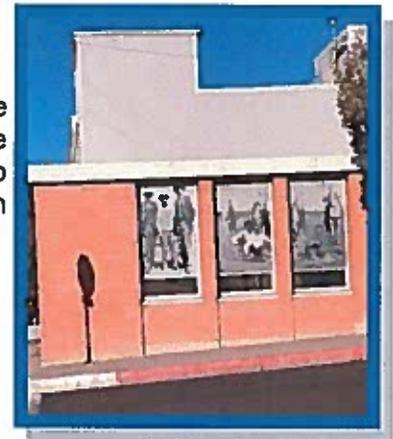
During 2018, this Commission considered a wide range of important historical issues and devoted time and energy into downtown preservation, revitalization and beautification projects.



One on-going effort to improve the appearance of downtown properties, especially historic buildings, is empty window photo screens. Vinyl window coverings with historic photos are being placed strategically around downtown on windows of vacant buildings or properties to improve the appearance in high traffic areas.

◀ The old State Theater (Beale Street

Theater) building now has an image of the ticket lady shown in the booth when the movie theater was still in operation. The theater also has a movie photo of Andy Devine installed on their window facing 3rd Street



The City's call center and attorney's office ▶

has 3 local cowboys and their horses taking a break and posing for photo on the 3 windows facing 5th Street.

A third window screen has been installed on a window at Studio 544 on the corner of 6th St and Beale. These are the first 3 windows the commission has improved by installing vintage photos on windows that have detracted from the overall appearance of downtown.

On February 1, members of the Historic Preservation Commission toured Mohave County's original Territorial Jail located next to the County Courthouse on Spring Street. Commissioners intend to incorporate a revitalization of the jail into their calendar of projects in the coming year. The intension is to develop some type of attraction that will enhance the County's Justice Center expansion project and bring some tourists from Beale Street to visit more of our historic attractions downtown. Stay tuned!

2018 Annual Report

~ Prepared for the City of Kingman ~

City Manager~ Ron Foggin

Common Council

Mayor Jen Miles

Vice-Mayor Travis Lingenfelter

Council Member SueAnn Mello Keener

Council Member Deana Nelson

Council Member Jamie Scott Stehly

Council Member Ken Watkins

Council Member David Wayt

Planning & Zoning Commission

Chair Gary Fredrickson

Vice-Chair Terry Shores

Commissioner Laurie DeVries

Commissioner Elizabeth Goss

Commissioner Terry Hunsicker

Commissioner Charmayne Keith

Commissioner Scott McCoy

Council Liaison Vickie Kress

By the Planning & Economic Development Department:

Gary Kellogg ~ Economic Development Director

Bennett Bratley~ Economic Development Manager

Rich Ruggles ~ Planning Services Manager

Sylvia Shaffer ~ Planner

Bill Shilling ~ Grant Administrator & Neighborhood Development Specialist

Josh Noble ~ Deputy Director of Tourism

Sandi Fellows ~ Administrative Assistant

