

*City of Kingman*  
***Planning & Zoning***  
***2019 Annual Report***

*Mission Statement*

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



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**Our cover picture is a proposed view of the new Judicial Center currently under construction at 401 N. Fourth Street. The building permit was issued April 3, 2019, and valued at \$4,877,735.12. The project is expected to be completed midyear 2021.**

**All of the photos in our Annual Report were provided by our new Planner, Gary Leikness, unless otherwise specified.**

## PLANNING AND ZONING RETROSPECTIVE FOR 2019

During 2019 the City of Kingman Planning and Zoning Division was integrated with the Planning and Economic Development Department. Economic development is a 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 consisted of four divisions which included Planning and Zoning, Economic Development, Kingman Airport, and Tourism. Gary Kellogg served as the Planning and Economic Development Director. Bennett Bratley serves as 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 began the year with two staff members including: Rich Ruggles, Planning Services Manager, and Sylvia Shaffer, Planner. Near the end of the year Ms. Shaffer was in the process of transitioning to a new position within the Economic Development Division as the Retail and Commercial Specialist and is now tasked with bringing new development to Kingman. A new planner, Gary Leikness, was hired in November. Mr. Leikness brings over ten years of planning experience to the job. Sandi Fellows serves as the Administrative Assistant for the division. The division also works closely with Bill Shilling, Grants Administrator, on various grant projects for the city.

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 supported 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 of 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. In 2019 the commission included Gary Fredrickson, Chairman, Terry Shores, Vice Chairman, Laurie DeVries, Elizabeth Goss, Charmayne Keith, Vickie Kress, and Scott McCoy. We appreciate their commitment to the community and all of the hard work they do year in and year out.

The Commission was active again in 2019 as they heard multiple cases and considered new development issues that impacted the Kingman community. All cases below, unless otherwise noted, 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 either approved or denied.

In 2019 there were four Conditional Use Permit (CUP) requests heard. This included CUPs to allow park model units in the AAA Mobile Home Park on Morrow Avenue, a caretaker residence for a planned mini-storage complex on E. Andy Devine Avenue, auto sales in the I-1 district on N. Essco Street, and the expansion of a truck parking area onto a property adjacent to Flying J on E. Andy Devine Avenue. All CUPs were approved by the Commission and Council.



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In 2019, there were two new rezoning requests heard. This included a request for rezoning from C-3 to R-2 for residential development on two lots north of Airway. There was also a request to rezone a one-acre lot from R-2 to R-R to allow a manufactured home to be placed on N. Rainbow Drive just south of Gordon Drive. Both cases were approved by the Commission and Council. The Commission also heard two rezoning requests in the beginning of the year that were carried over from 2018. There was a request to rezone property on Slaughterhouse Canyon Road from R-1-10 to R-1-6 which was rejected by both the Commission and City Council. There was also a request to rezone property at Mission Boulevard from R-1-10 to C-2-HMR which was approved by the Commission but rejected by the Council.

Subdivision activity was fairly strong in 2019. There was one new preliminary plat for a commercial subdivision, Kinross Subdivision, Tract 6035, that was undergoing staff review at the end of 2019 prior to be heard by the Planning and Zoning Commission. There was also one extension of time approved for the preliminary plat for Pasadena Estates, Tract 6049. Extensions of Time are only heard by the Council.

In 2019 there were three new final subdivision plats submitted for review. All final subdivision plats are reviewed by city staff and approved by the Kingman City Council. All three subdivisions were residential and included a total of 87 lots. Only one subdivision received Council approval by the end of 2019 while the other two were still undergoing staff review. Finally, there were five final subdivision plats recorded in 2019, which included 156 new residential lots.

There was a slowdown in 2019 on text amendments to the Zoning Ordinance and Subdivision Ordinance. There were only two amendments to the Zoning Ordinance and two to the Subdivision Ordinance that were heard compared to 13 text amendments in 2018. Amendments to the Zoning Ordinance included exempting metal buildings from meeting the roof material and roof pitch standards in the Appearance Criteria, and reducing the front-side setbacks in several residential districts. Amendments to the Subdivision Ordinance included eliminating sidewalk cash escrow agreements to allow sidewalks to be completed prior to the issuance of a certificate of occupancy, and adding property escrow agreements as a method of assurance for the completion of subdivision improvements.

There was one meeting held by the Board of Adjustment in 2019 in regards to a variance request for a setback for a detached accessory structure. The variance was approved.

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 six parcel plats submitted for review in 2019. Five parcel plats were approved and recorded, while a sixth parcel plat was undergoing review at the end of 2019. Street improvement deferrals are also reviewed by the same departments. There were four deferral requests submitted in 2019. Two deferrals were approved by the City Council, while two others were tabled by the Council and then withdrawn by the applicants. The staff also reviews all new business licenses, Special Event permits, and sign permits to determine compliance with the Zoning Ordinance.

The Planning and Zoning Division, 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 City 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 and public building activity in terms of new building starts was 29-percent higher in 2019 than in 2018. The valuation of commercial and public building permits also increased by nearly 20-percent. New commercial and public building starts in 2019 included Arizona Department of Economic Security Kingman Service Center, Ashley Furniture, Dairy Queen, and the Mohave County Judicial Center. Kingman saw its most active year for new residential permits since 2006 prior to the Great Recession. New housing starts in 2019 were 294 permits which are 80 permits above the 40-year average of 214 new starts per year. New subdivisions and some previously dormant subdivisions are also being developed keeping local builders quite busy.

In July, the Planning and Zoning Division hired Lisa Wise Consulting, Inc. to do 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 48 years, this piecemeal approach has resulted in a set of regulations that sometimes conflict with Kingman's desire for guided 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.

The first step in the update process was holding stakeholder meetings with elected officials, developers, commission members, business owners, and citizens to determine their concerns and priorities. An audit and recommendations report regarding the current Zoning Ordinance was completed in September. The first public workshop was also held in September to allow the public to participate and understand the purpose of the project. Beginning in October the Planning staff began having bimonthly meetings with the consultant on updates to various sections in the Zoning Ordinance. Additional public meetings are slated for early 2020. The goal is to have the Zoning Ordinance update completed by the end of 2020 for City Council adoption.

As part of an effort to continually improve Downtown Kingman, two new programs were being developed by staff in 2019 and are being implemented at the beginning of 2020. The Parklets and Pedlets program will allow any property owner on E. Beale Street between 2<sup>nd</sup> Street and 6<sup>th</sup> Street to apply to place what is essentially a temporary extension of the sidewalk into existing street parking spaces. Parklets and Pedlets act as an extension of an adjacent business which creates a public space for seating and socializing. The idea is to emphasize the pedestrian experience in the downtown area by making streets beautiful, increasing foot traffic, and increasing business sales.

The second program is the Façade Improvement Program (FIP). The purpose of this program is to improve the appearance of the street-facing exteriors of commercial buildings in downtown Kingman along E. Beale Street from 1<sup>st</sup> to 6<sup>th</sup> Street as well as the numbered streets between E. Oak Street and E. Andy Devine Avenue. This is an 80/20 funding match with \$20,000 budgeted for the current fiscal year.

In 2019 the Planning staff was also actively involved in the local efforts to assist and promote the upcoming 2020 Census. This has included responding to the Boundary and Annexation Survey (BAS) to confirm the incorporated city limits of Kingman and the Local Update of Census Addresses (LUCA) to confirm the addresses within the city limits. Planning staff is also coordinating with the local Census office as well as with other city staff in an effort to promote citizen participation in the 2020 Census with a Complete Count Task Force. There have been numerous outreach efforts with the community including participating in community events and speaking engagements with local organizations and clubs.

In addition to keeping up with all the daily activities in the office, the Planning staff strives to be up-to-date on the latest planning issues to ensure best practices for the community. Continued education is a key component to this effort and attendance at seminars and conferences is an excellent way to achieve this goal. In 2019 Chairman Gary Frederickson and Vice-Chair Terry Shores, along with P&Z staff member, Rich Ruggles, attended the Arizona Planning Association conference in Oro Valley in September. Vice-Chair Shores and Mr. Ruggles also attended the Arizona Land Use Law Seminar in Tempe in June.

As 2019 turned to 2020, the Planning and Zoning Division was undergoing some changes. The division is being combined with the Building and Life Safety Division to form the new Community Development Department. This department will reside within the Fire Department. The Economic Development Department will continue to oversee tourism, the Kingman Airport, and various economic development activities in Kingman. The new Community Development Department will bring back the concept of the one-stop shop for permitting. The Building and Life Safety and Planning and Zoning staff will work collaboratively on plan reviews and on assisting customers at the counter with their projects and answering development questions.



Cool Photography

This is a Boeing B-17G they call Sentimental Journey and it belongs to the Commemorative Air Force based at Falcon Field in Mesa AZ. This ship was designed in the mid 1930's and had a crew of ten and max speed of 302 mph. This is one of seven still flying.

Photo taken by Coral Coolahan of Cool Photography at the 2019 Kingman Air Show

## ANNEXATION ACTIVITY

There were no annexations or petitions for annexation to the City of Kingman in 2019. 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 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.

The City did not amend its General Plan in 2019.



**The new Dairy Queen located at 3152 Stockton Hill Road. The permit was issued January 31, 2019 and the project was completed on September 12, 2019.**

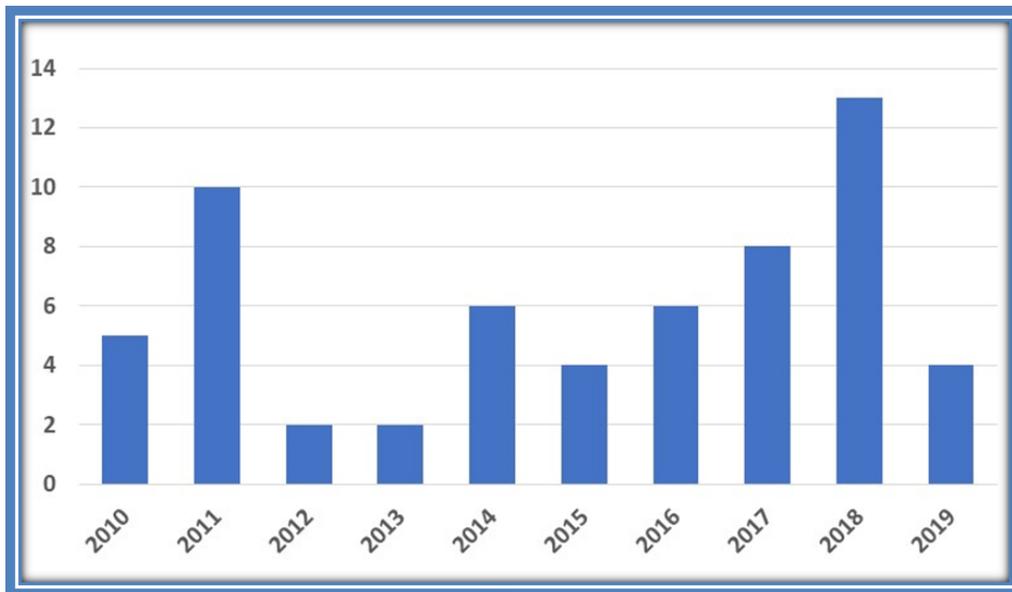
## TEXT AMENDMENT CASES

In 2019, there were two (2) Zoning Ordinance text amendments and two (2) Subdivision Ordinance amendments that were reviewed by the Planning and Zoning Commission. The text amendments were approved by the City Council. These cases are outlined in the two tables below:

Ordinance No.	Adoption Date	Zoning Ordinance and Subdivision Text Amendments
1886	02-05-19	Amended Section 26.230 of the Zoning Ordinance to exempt metal buildings from meeting the roof pitch and roof material requirements of the Appearance Criteria.
1889	05-02-19	Amended Section 3.000 of the Subdivision Ordinance to eliminate sidewalk cash escrow agreements and to allow for the completion of subdivision sidewalks to be tied to the issuance of a certificate of occupancy.
1892	08-06-19	Amended Section 3.300 of the Subdivision Ordinance to allow a property escrow agreement as a method of assurance for the completion of required subdivision improvements.
1893	10-01-19	Amended various sections of the Zoning Ordinance to change the front-side setback requirements in the R-1-6, R-1-8, and R-1-10 zoning districts to a minimum of five (5) feet and the front-side yard setbacks in the R-1-20, R-1-40, and R-R zoning districts to a minimum of ten (10) feet.

### Text Amendments Approved per Year since 2010

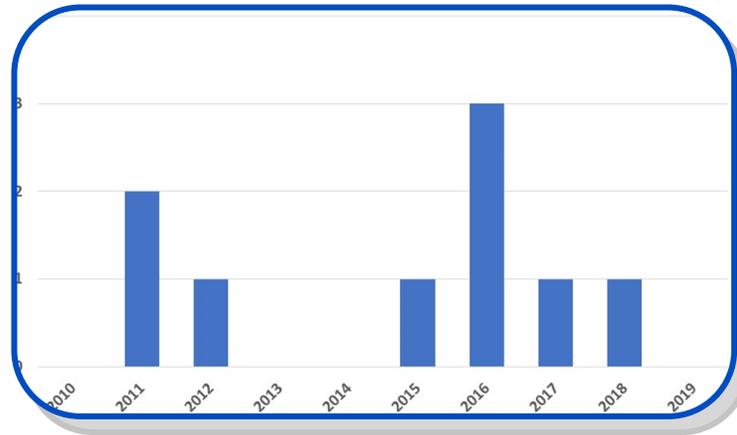
The following table shows the total number of Zoning Ordinance and Subdivision Ordinance text amendments that have been approved over the last ten years since 2010:



## ABANDONMENT CASES

In 2019, no abandonment case were considered by the Planning & Zoning Commission and City Council. This is reflected in the timeline table below.

The following chart shows the trend in the number of abandonment cases for the past 10 years, since 2010.



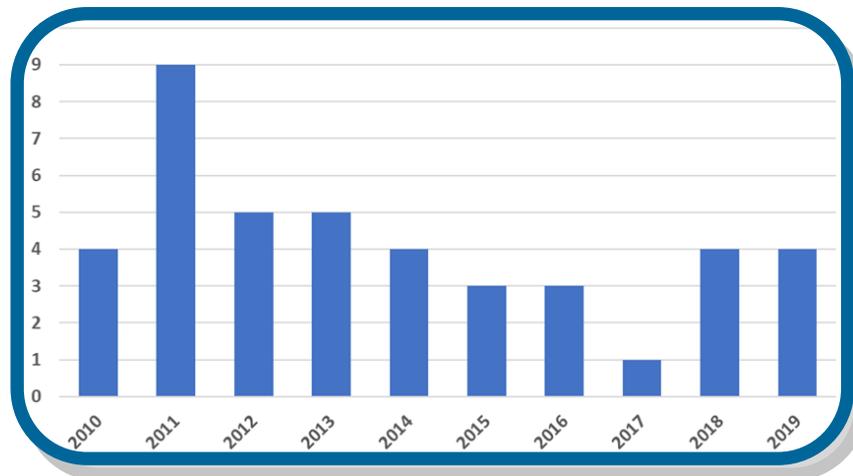
**TR Orr is doing the expansion on the Kingman Regional Medical Center Emergency Department - Permit was issued April 2019, the project is valued at \$9,381,000.00.**



## CONDITIONAL USE PERMITS

In 2019, there were a total of four Conditional Use Permit (CUP) cases that were considered by the Planning & Zoning Commission and City Council. The cases are outlined in the table below. The following chart shows the trend in the number of Conditional Use Permit for the past 10 years, since 2010.

Map No.	Case/ Month	Applicant/ Owner	Request	Location	Size	Commission & Council Action
2	CUP19-0001 February/ March	Ava Page, and AAA MHP, LLC	Allow park model homes within the AAA Mobile Home Park	2023 E. Mor- row Avenue	7.1 ac	<b>P&amp;Z Approved Council Approved</b>
3	CUP19-0002 March	Jed Noble, Civil Works Engineering	Time extension on a previously ap- proved CUP (mini storage)	3645 E. Andy Devine Avenue	3.6 ac	<b>P&amp;Z Approved Council Approved</b>
4	CUP19-0003 June	Lindsey Jo Serrano, Tri-bid.com	Allow auto sales in the I-1 (Industrial) Zone	3527 N. Essco Street	0.23 ac	<b>P&amp;Z Approved Council Approved</b>
5	CUP18-0004 November/ December	Pilot Travel Centers, LLC.	Expansion of a truck stop (Flying J) in C-3	3300 E. Andy Devine Avenue	7.5 ac	<b>P&amp;Z Approved Council Approved</b>



## PARCEL PLATS

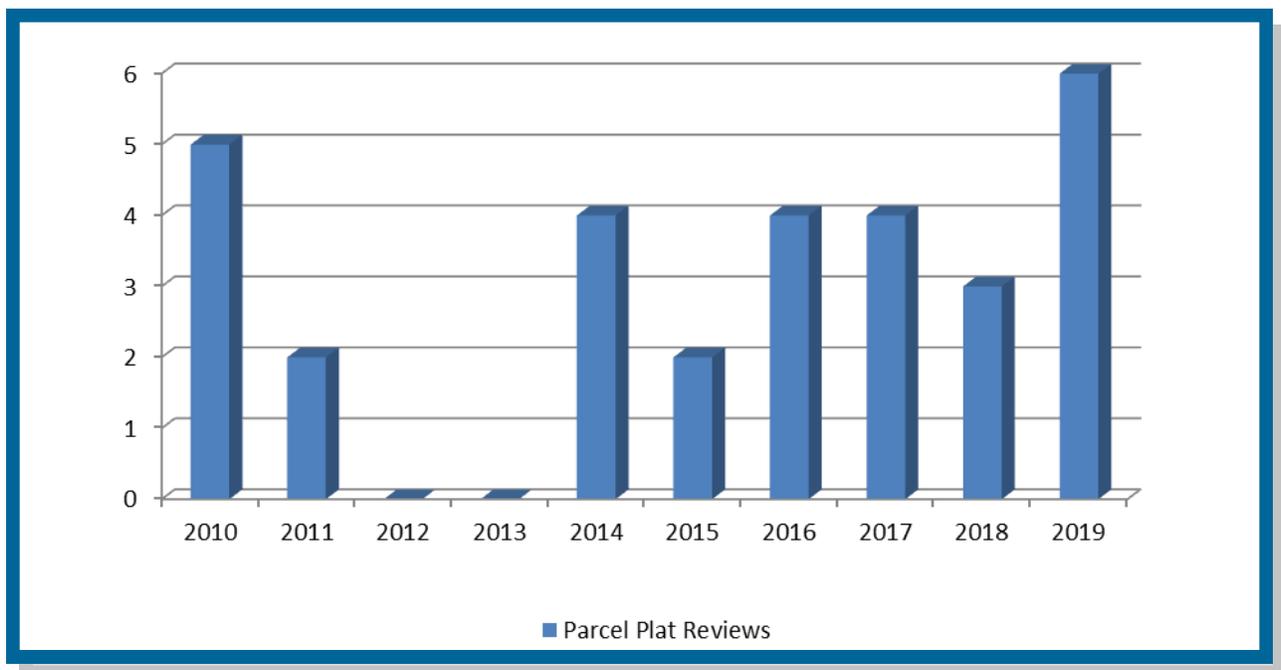
Parcel plats are required for the minor splitting of property within the City of Kingman. Parcel plats must meet the land splitting regulations in the City of Kingman Municipal Code, Section 2-146. Generally these regulations apply to the creation of any new parcels of land that are 2.5 acres or under 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 six parcel plats submitted for review in 2019. Five of the parcel plats were approved and recorded. One parcel plat was undergoing review at the end of 2019.

The chart below shows the trend in the number of parcel plats reviewed in the past 10 years, since 2010.



All 2019 Parcel Plat cases are outlined in the table below.

**(See Reference Map 1 for locations)**

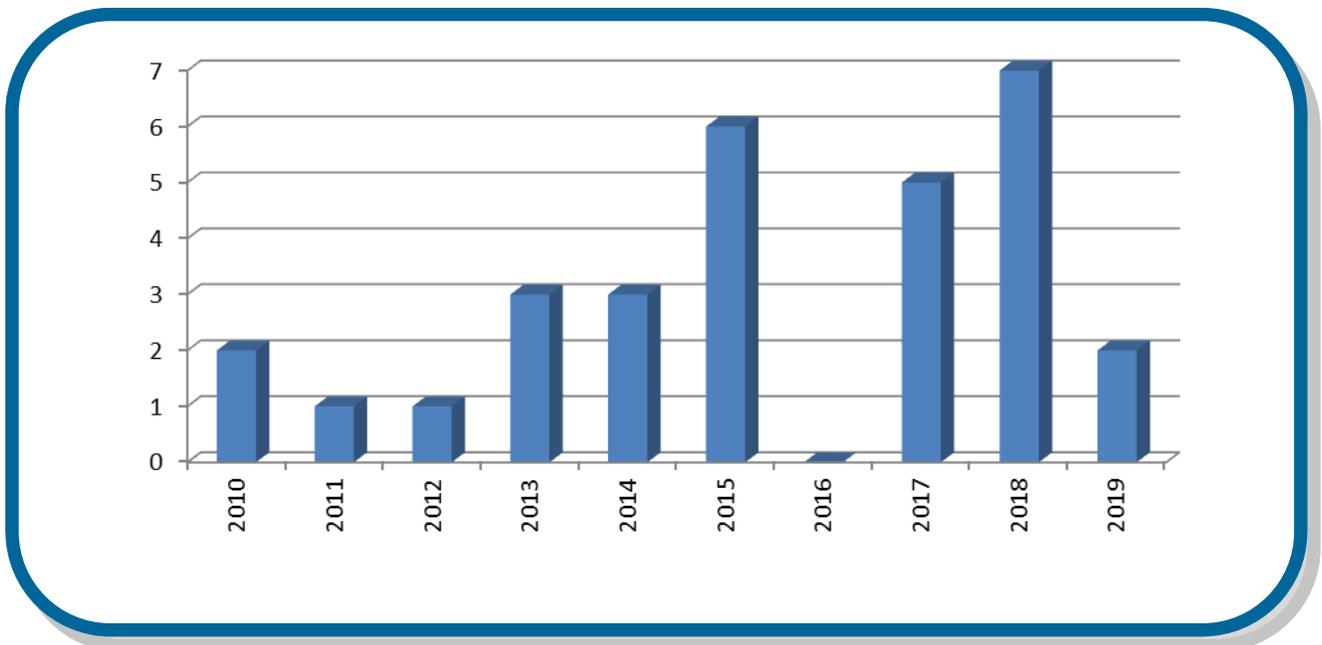
Map No.	Case	Property Owner	Request	Location	Size	Status
6	PP19-0001	Mary Brock	Split one unsubdivided parcel into three parcels	Riata Valley Road and El Rancho Drive	2.98 ac	<b>Staff Approved Parcel Plat Recorded</b>
7	PP19-0002	Central Christian Church	Split one subdivided lot into two lots	SW Corner of Riata Valley and Western	3.15 ac	<b>Staff Approved Parcel Plat Recorded</b>
8	PP19-0003	Thomas R. Orr	Split one subdivided lot into two parcels	3975 N. Bank Street	1.46 ac	<b>Staff Approved Parcel Plat Recorded</b>
9	PP19-0004	Kingman Plaza LLC	Split one subdivided lot into two parcels	3340 E. Andy Devine Ave	5.24 ac	<b>Staff Approved Parcel Plat Recorded</b>
10	PP19-0005	Lamont & Jackie Wolsey	Split one unsubdivided parcel into two parcels	SW Corner of Louise Ave and Sage St	2.50 ac	<b>Staff Approved Parcel Plat Recorded</b>
11	PP19-0006	Andrew & Sandra Weigel	Split one unsubdivided parcel into two parcels	3123 Stockton Hill Road	9.98 ac	<b>Under Review</b>

## REZONING CASES

In 2019, there were two new rezoning requests that were reviewed by the Planning and Zoning Commission and City Council. Additionally there were two cases carried over from 2018 which are described in the Planning and Zoning Retrospective. The new cases are outlined in the table below. **(See Reference Map 1 for locations)** The following chart shows the trend in the number of rezoning cases in the past 10 years, since 2010.

Map No.	Case/ Month	Applicant/ Owner	Request	Location	Size	Commission & Council Action
12	RZ19-0001 July	Mike Fetrow / Brilliant Diamond, LLC.	From C-3 (Commercial) to R-2 (Residential Multi-Family)	Two lots on N. Kenneth Rd and N. Adams Street, north of Airway Avenue	0.23 ac	P&Z Approved Council Approved
13	RZ19-0002 July	Gary and Charlotte Sherwood	From R-2 (Residential Multi-Family) to R-R (Rural Residential)	3958 N. Rainbow Drive	1.0 ac	P&Z Approved Council Approved

**Rezoning Cases per Year**



## STREET IMPROVEMENT DEFERRAL CASES

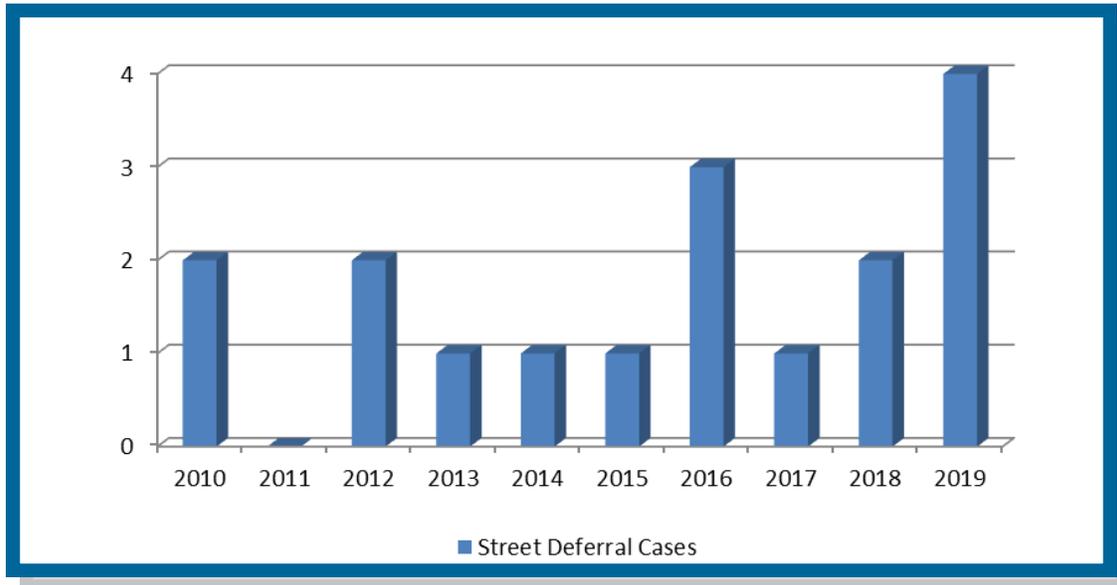
Under the City of Kingman’s Streets and Sidewalks Development Rules and Regulations Policy all new commercial, industrial and multiple family developments are required to complete the street improvements along the street frontages they abut at the time of development. This requirement also applies to 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 (TSC). 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 2019, there were four street deferrals requested and reviewed by the Traffic Safety Committee, and the City Council. Two requests were approved by the Council and two were tabled. The tabled cases were ultimately withdrawn by the applicants. All 2019 cases are outlined in the table below. **(See Reference Map 1 for locations)**

Map No.	Case	Adjoining Property Owner	Request	Location	Length of Street	Status
14	SD19-0001	MIKID	Deferral of Street Improvements	2615 E. Beverly Avenue	165 feet	Council Tabled Withdrawn by Applicant
15	SD19-0002	Blackhat Properties, LLC	Deferral of Street Improvements	N. Pierce Street	315 feet	Approved by Council
16	SD19-0003	TW Properties, LLC	Modification to Required Street Improvements	E. Maple Street	500 feet	Approved by Council
17	SD19-0004	Mike and Stephanie Roundy	Deferral of Street Improvements	S. 2 <sup>nd</sup> Street Cedar Street Golconda Ave	865 feet	Council Tabled Withdrawn by Applicant

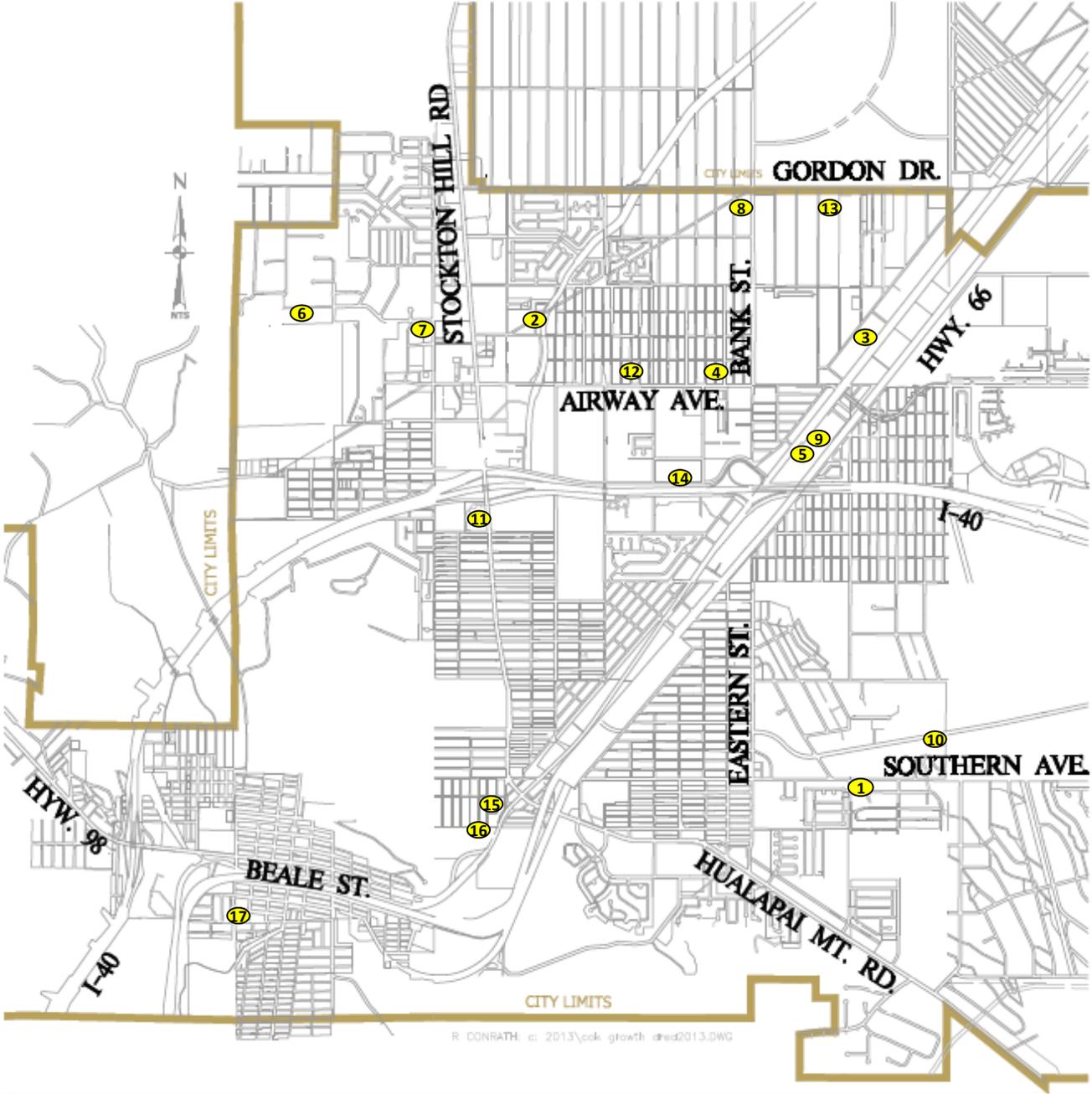
The trend for street deferral cases since 2010 is indicated in the chart below:



**Sycamore Village Tract 1955 is a subdivision behind the Kingman Regional Medical Center on Sycamore Avenue that was first established in 2005 and then remained dormant until this year.**

**There are two proposed phases: 1955-A with 30 residential lots on 4.76 acres, and 1955-B with 27 single family homes and six patio homes with a common wall on 8.78 acres, and R-2-PDD (Planned Development District) Zoning.**

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



- |   |   |  |
|---|---|--|
| <ul style="list-style-type: none"> <li>① VA19-0001, 3521 Southern Vista Dr.</li> <li>② CUP19-0001, 2023 E. Morrow Ave.</li> <li>③ CUP19-0002, 3645 E. Andy Devine Ave.</li> <li>④ CUP19-0003, 3527 N. Essco St.</li> <li>⑤ CUP19-0004, 3300 E. Andy Devine Ave.</li> <li>⑥ PP19-0001, Riata Valley Rd. &amp; El Rancho Dr.</li> <li>⑦ PP19-0002, Riata Valley Rd. &amp; Western Ave.</li> </ul> | <ul style="list-style-type: none"> <li>⑧ PP19-0003, 3975 N. Bank St.</li> <li>⑨ PP19-0004, 3340 E. Andy Devine</li> <li>⑩ PP19-0005, Louise Ave. &amp; Sage St</li> <li>⑪ PP19-0006, 3123 Stockton Hill Rd.</li> <li>⑫ RZ19-0001, N. Kenneth Rd. &amp; N. Adams St.</li> <li>⑬ RZ19-0002, 3958 N. Rainbow Rd.</li> <li>⑭ SD19-0001, 2615 E. Beverly Ave.</li> </ul> | <ul style="list-style-type: none"> <li>⑮ SD19-0002, N. Pierce St.</li> <li>⑯ SD19-0003, E. Maple St.</li> <li>⑰ SD19-0004, S. 2nd St., Cedar St.,<br/>Golconda Ave.</li> </ul> |
|---|---|--|

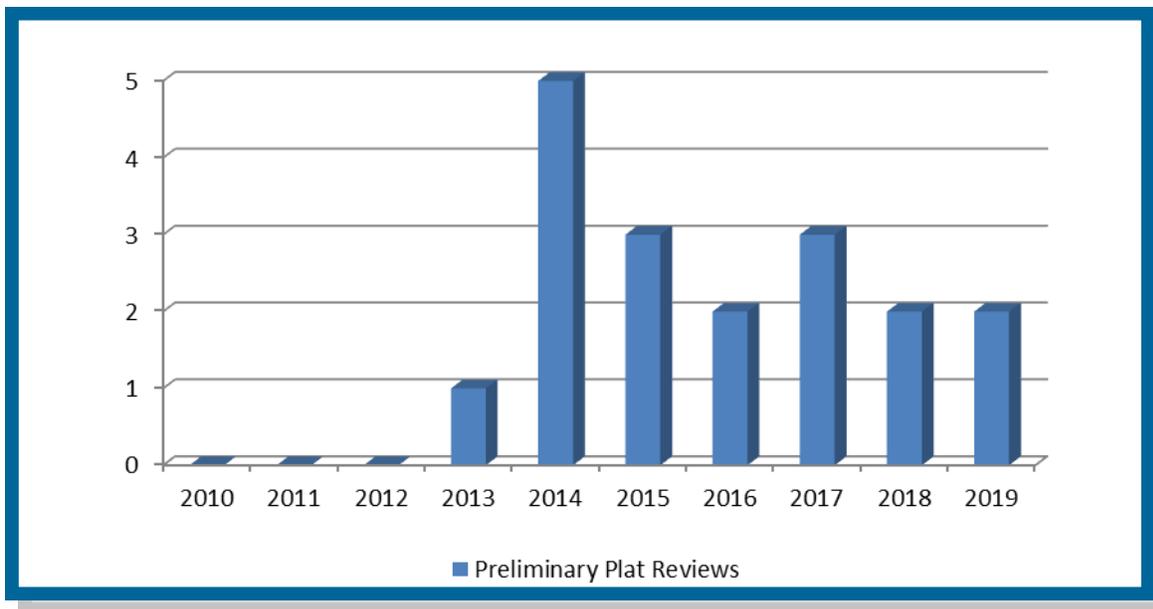
## SUBDIVISION ACTIVITY

In 2019 there were no new preliminary subdivisions for reviewed by the Planning and Zoning Commission; however there was one preliminary plat that was still undergoing staff review at the end of the year. 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 was one Extension of Time approved in 2019.

The table shows the preliminary plats reviewed in 2019 and the following chart shows the trend in preliminary subdivision plat cases over the last ten years since 2010.

Map No.	Subdivision Name	Tract	Size in Acres	# of Lots	Subdivision Type	Status
1	Pasadena Estates Extension of Time	6049	72 ac	30	Single Family Residential	<b>Council Approved</b>
2	Kinross Subdivision	6035	5.96 ac	4	Commercial	<b>Under Review</b>
<b>TOTALS</b>			<b>77.96</b>	<b>34</b>		

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



In 2019 there were three new final subdivision plats submitted for review. The subdivisions included Southern Vista V, Tract 6048-D, Sycamore Village Tract 1955-A, and Sycamore Village, Tract 1955-B. All final subdivision plats are reviewed by city staff and approved by the Kingman City Council.

Southern Vista V, Tract 6048-D and Sycamore Village, Tract 1955-B were still under review at the end of 2019, while Sycamore Village, Tract 1955-A was approved by the City Council.

All new final plats which underwent reviews and/or approvals in 2019 are shown in the table below.

Map No.	Subdivision Name	Tract	Size in Acres	# of Lots	Subdivision Type	Status
3	Southern Vista V	6048-D	7.65	24	Single Family Residential	<b>Under Review</b>
4	Sycamore Village	1955-A	4.76	30	Single Family Residential	<b>Council Approved</b>
5	Sycamore Village	1955-B	8.78	33	Single Family Residential	<b>Under Review</b>
<b>TOTALS</b>	<b>TOTALS</b>		<b>21.19</b>	<b>87</b>		
		<b>TOTALS</b>	<b>207.07</b>	<b>147</b>		

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



**New homes under construction in Southern Vista Tract 6048-B. Angle Homes continues to be the most prolific builder in the City, with Big Red Construction not far behind.**

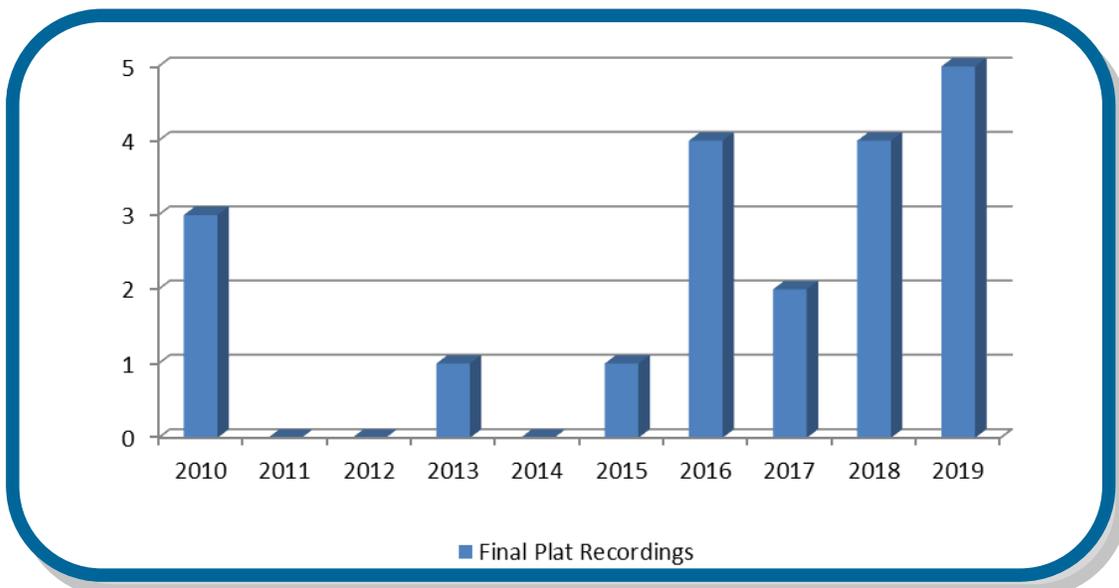
Final plats are recorded after Council approval of an assurance agreement between the City and developer is also approved to assure the completion of the required subdivision improvements. In some cases the developer elects not to offer an assurance and agrees to complete the subdivision improvements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

In 2019 there were five final plats that were recorded after receiving Council approval.

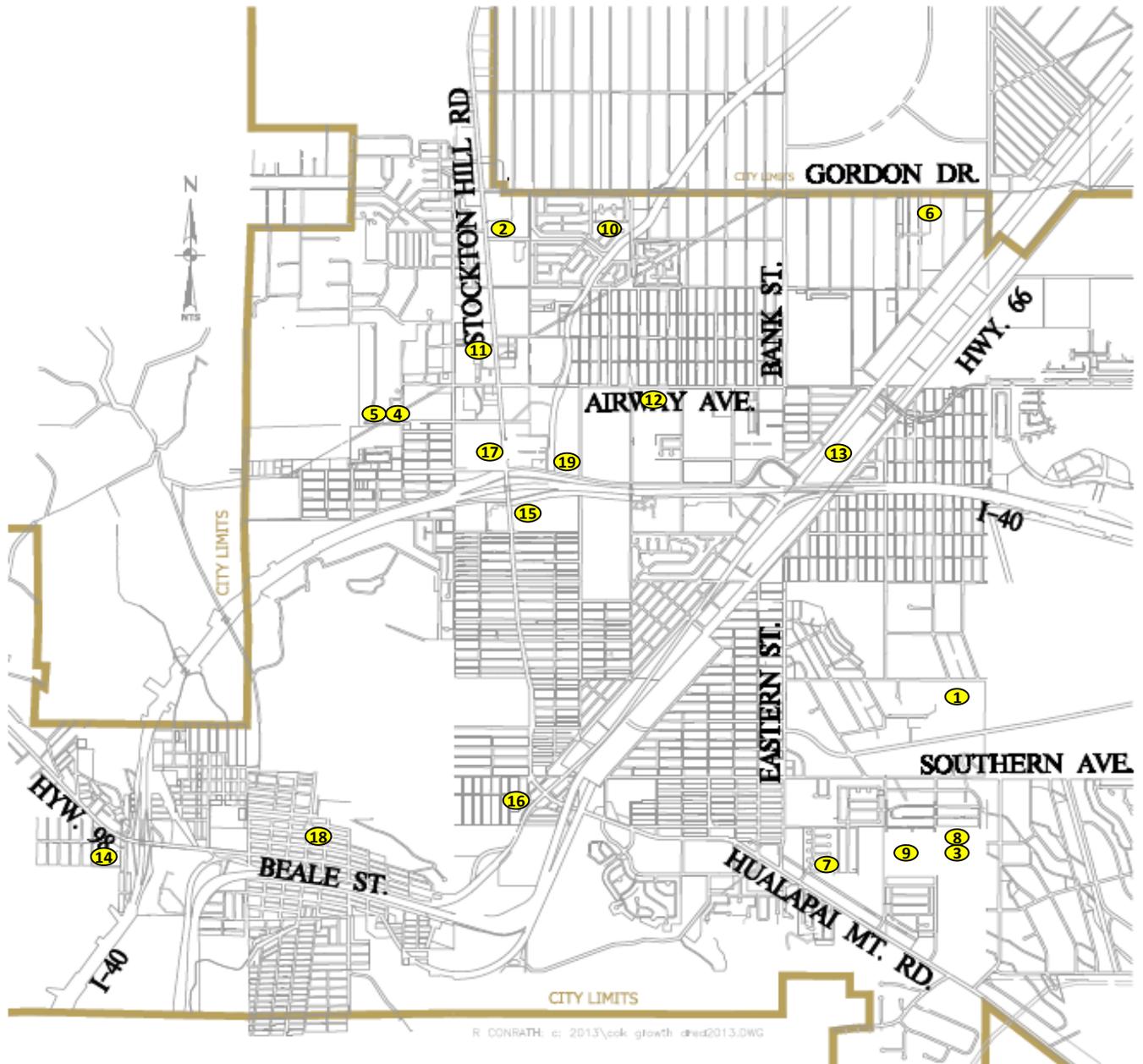
The table shows the final plats recorded in 2019 and the following chart shows the trend in final plat recordings over the last ten years since 2010.

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

Map No.	Subdivision Name	Tract	Size in Acres	# of Lots	Subdivision Type	Status
6	Shangri-La Estates	6046-A	8.28	28	Single Family Residential	Final Plat Recorded
7	Mission Estates II	6044	0.89	5	Single Family Residential	Final Plat Recorded
8	Southern Vista V	6048-B	8.87	26	Single Family Residential	Final Plat Recorded
9	Southern Vista V	6048-C	7.23	36	Single Family Residential	Final Plat Recorded
10	Walleck Ranch X	1961-J	15.53	61	Single Family Residential	Final Plat Recorded
<b>TOTALS</b>			<b>40.80</b>	<b>156</b>		



## MAP 2: SUBDIVISIONS & MAJOR COMMERCIAL AND PUBLIC PROJECTS



- |                                    |   |                                      |
|------------------------------------|---|--------------------------------------|
| ① Pasadena Estates, Tract 6049     | ⑧ Southern Vista V, Tract 6048-B        | ⑮ Dairy Queen, 3152 Stockton Hill    |
| ② Kinross Subdivision, Tract 6035  | ⑨ Southern Vista V, Tract 6048-C        | ⑯ Hilltop Motel, 1901 E. Andy Devine |
| ③ Southern Vista V, Tract 6048-D   | ⑩ Walleck Ranch X, Tract 1961-J         | ⑰ KRMC, 3269 Stockton Hill           |
| ④ Sycamore Village, Tract 1955-A   | ⑪ Anderson Ford, 3601 Stockton Hill     | ⑱ MC Judicial Center, 401 E. Spring  |
| ⑤ Sycamore Village, Tract 1955-B   | ⑫ AZ DES Center, 2400 Airway Ave        | ⑲ MC Library, 3269 N. Burbank        |
| ⑥ Shangri-La Estates, Tract 6046-A | ⑬ Ashley Furniture, 3340 E. Andy Devine |                                      |
| ⑦ Mission Estates II, Tract 6044   | ⑭ Black Bear Diner, 946 W. Beale St     |                                      |

## MAJOR COMMERCIAL PROJECTS

With the revitalization of the economy continuing, Kingman is experiencing continued commercial development and redevelopment. There were permits issued for three new commercial and public buildings in 2019. Additionally there were seven major commercial remodel and addition permits valued at over \$200,000 that were issued this past year.

Below are the major commercial and public building permits issued in 2019. The locations are shown on **Reference Map 2**:

**ANDERSON FORD, 3601 Stockton Hill Road.** A building permit to remodel the existing Ford dealership in Kingman was issued in September. Construction began in October. The project is valued at \$2,051,745.

**ARIZONA DEPARTMENT OF ECONOMIC SECURITY KINGMAN SERVICE CENTER, 2400 Airway Avenue.** A new 40,069 square foot office building will consolidate all DES services into a single location for Kingman. The building permit was issued in July and construction began in October. The project is valued at \$4,274,314.

**ASHLEY FURNITURE, 3340 E. Andy Devine Avenue.** A building permit to remodel a 24,848 square foot portion of the former K-Mart location for a new furniture store was issued in September with construction beginning immediately. The project is valued at \$396,740.

**BLACK BEAR DINER, 946 W. Beale Street.** A building permit to remodel a portion of the TA Travel Center for a new restaurant was issued in July. Construction began in August and was completed in October. The project is valued at \$650,000.

**DAIRY QUEEN, 3152 Stockton Hill Road.** A building permit to construction a new 2,333 square foot restaurant was issued in January. Construction began in February and was completed in August. The project is valued at \$219,727.

**HILLTOP MOTEL, 1901 E. Andy Devine Avenue.** A building permit to remodel this historic Route 66 motel was issued in February. Construction began in October. The project is valued at \$247,300.

**KINGMAN REGIONAL MEDICAL CENTER, 3269 Stockton Hill Road.** Two major remodels and expansions are underway at the largest hospital in Mohave County. The Cath Lab is being remodeled and expanded. This project is valued at \$3,000,000. Also, the Emergency Department is being significantly expanded. This project is valued at \$9,381,000. Construction on both projects began in August.

**MOHAVE COUNTY JUDICIAL CENTER, 401 E. Spring Street.** A building permit for a new multi-story 66,000 square foot judicial center for Mohave County located next to the existing courthouse was issued in April. Construction began immediately and significant progress had been achieved by the end of 2019. The project is valued at \$4,877,735.

**MOHAVE COUNTY LIBRARY, 3269 Burbank Street.** A building permit to remodel and expand the Mohave County Library was issued in December; however, construction had not yet begun at the end of the year. The project is valued at \$823,452.

## BUILDING PERMITS

The Planning and Zoning Division along with the Engineering Department, Public Works Department, Fire Department, and the Building and Life Safety Division review all building permit applications. The table below lists the type and number of all building permits issued in 2019. The total number of new single-family residential housing starts in 2019 was 294 compared to 276 in 2018, a 6.1-percent increase. This was the highest number of new single-family permits issued since 2006 prior to the Great Recession. We have been above the 40-year average of 214 new homes per year for three years in a row.

The total valuation of the new single-family houses increased from \$46,819,316 in 2018 to \$49,187,881 in 2019, a 5.1-percent increase. However, the average valuation of a new house decreased very slightly from \$168,415 in 2018 to \$167,306 in 2019, a 0.7-percent decrease.

Commercial and public building activity in terms of new building starts was 29-percent higher in 2019 with nine new permits compared to seven permits in 2018. The permit valuation of \$6,851,195 in 2019 also increased from \$5,728,215 in 2018, a 19.6-percent increase. Some of the major new commercial and public starts in 2019 included the Arizona Department of Economic Security Kingman Service Center, Ashley Furniture, Dairy Queen, and the Mohave County Judicial Center.

Commercial remodeling decreased from 113 permits in 2018 to 94 permits in 2019, a 16.8-percent decrease. However, the number of building permits overall increased from 587 in 2018 to 624 in 2019, a 6.3-percent increase, while construction valuation for all building permits also increased by nearly 25-percent.

### All Building Permits Issued in 2019

PERMIT TYPES	NUMBER OF PERMITS ISSUED	VALUATION
RESIDENTIAL (NEW)	294	\$49,187,881
RESIDENTIAL (ALL OTHERS)	227	\$6,851,195
COMMERCIAL & PUBLIC (NEW)	9	\$11,423,782
COMMERCIAL & PUBLIC (ALL OTHERS)	94	\$21,307,928
<b>TOTAL</b>	<b>624</b>	<b>\$88,770,786</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	287	\$46,830,362	5	\$7,731,574	0	\$0
2018	276	\$46,819,316	7	\$5,635,548	0	\$0
2019	294	\$49,187,881	5	\$975,281	4	\$10,448,501
<b>AVG.</b>	<b>214</b>	<b>\$21,844,221</b>	<b>15</b>	<b>\$7,516,639</b>	<b>1</b>	<b>\$2,824,064</b>

## 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 \$11 million in CDBG funds throughout the community since 1990.

The regional allocation of CDBG funding for 2019-20 from the Arizona Department of Housing (ADOH) was \$790,239. The contract period began in August 2018 and will terminate in 2020. The city's CDBG program functions in a two year cycle allowing us to accomplish more in two years than we would if we applied on an annual basis.

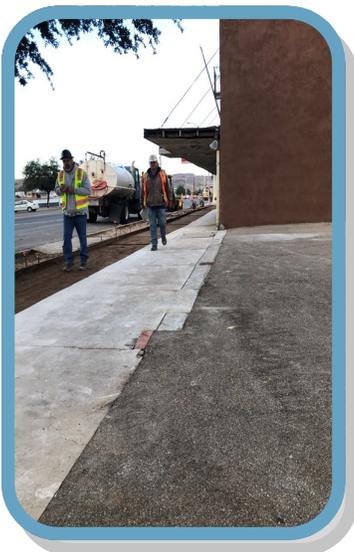
Staff held our first Public Hearing on January 17, 2018 to solicit possible projects which qualify for CDBG funding. While no community projects were presented, the city identified three possible projects which were considered by the City Council for the FY18 CDBG Regional Account application.

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.
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.
3. 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 #3 above at their regular council meeting on Feb. 20, 2018. Funding was approved in October 2018 but due to design delays, construction did not begin until December 2019.

### CDBG Funded ADA Improvements



The current CDBG project underway is the FY 2019-20 ADA Improvement project along both sides of Andy Devine Avenue from Fourth Street to the intersection at Beale Street and Grandview Avenue.

Construction began December 9, 2019 after Council awarded the contract to McCauley Construction in the amount of \$793,995 on November 9, 2019. McCauley Construction operates out of Winslow Arizona and has been working Monday through Thursday, 10 hours per day on the project. We need to comment on what an efficient and professional company they are and what a pleasure it's been to work with them. Considering a two week break for the holidays they remain ahead of schedule.

# 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 was one Variance case, VA19-0001 heard before the Board of Adjustment in 2019. The case was considered at the August 29<sup>th</sup> meeting of the Board and involved a request to allow a detached structure to have a front-side (corner) setback of 11-feet instead of 30-feet as is normally required in the R-1-40. The property is located at 3521 Southern Vista Drive (See Reference Map 1 for the location). The variance was approved.



**The photos above are new single family homes under construction by Angle Homes in Southern Vista V Tract 6048-B**



**Cantrell Development is the primary contractor of single family homes in the Walleck Ranch Subdivision. This is another Phase of Walleck Ranch, Tract 1961-J ready for new construction.**



## 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 intends to provide 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 2019, this Commission considered a wide range of important historical issues and devoted time and energy into downtown preservation, revitalization and beautification projects.

One monumental project the commission has undertaken is to correct historic property tax records filed with Mohave County. Currently, each time alterations are made to a property inside the city, the assessor's office updates the property's tax record with the date of the alteration. When it comes to historic properties, this creates a problem because the original construction date is critical to documenting the age of the historic home or property to qualify the home as a historic landmark. A home built in 1898 that has been beautifully restored and currently occupied could conceivably have a date reflecting an alteration done in 2014. This alteration date shows up in the field on the assessor's computer system as a 2014 date it was built, thus affecting the property's status as a landmark.

Because the County still maintains historic properties on physical cards, this project is very time-consuming. We are always looking for volunteers who may be interested in helping with this menial but very important project. If you or anyone you know may be interested in helping us out, please reach out to Sandi Fellows at 753-8130 and she can arrange to put you in touch with a commissioner.

**Photo taken by Bill Shilling of the view of the new Judicial Center from the City Complex.**



Another project the commission completed this year was to develop a local historic 2020 calendar. We gathered historic photos from around the area and included them in a 12 month calendar to raise money for our commission's future projects or possibly another calendar. If you are interested in purchasing one of these calendars, again contact Sandi Fellows at 753-8130.

Over the course of the year our commission also made a valiant attempt at working with the County to preserve and reuse the historic territorial jail located between the historic Courthouse and the new justice center.

The commission had a desire to preserve it and create some type of tourism related attraction with it.

However, the County decided to make an attempt to attract a private entity to take on that task. To date we do not know the status of the County's efforts.

However, we have been assured that the territorial jail is not in jeopardy. Our commission is hopeful that one day the County decides to reach out to us and hopefully realize that we are capable of finding a use for this fantastic historic landmark.

The Historic Preservation Commission meets every other month on odd numbered months during 2020 at 5:30 PM in the city Council chambers.



**Photo taken by Bill Shilling during the 2019 Air Show at the Kingman Airport. This is a B-17 Bomber nicknamed the “Flying Fortress” and was in use during World War II. Many of these planes were stationed at the Kingman Air Force base during the war.**

**Prepared for the City of Kingman**

**2019 Annual Report**

**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 Charmayne Keith**

**Commissioner Vickie Kress**

**Commissioner Scott McCoy**

**Council Liaison Deana Nelson**

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

**Gary Kellogg ~ Economic Development Director**

**Bennett Bratley ~ Economic Development Manager**

**Gary Leikness ~ Planner**

**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**

**The Economic Development Departments  
contribution to the City's Gingerbread  
House competition—a cargo trailer**

