

*City of Kingman*  
*2014*  
*Annual Report*



***Mission Statement***

***To develop and implement progressively  
Sound planning principles in a professional  
And courteous manner***

*Development Services  
Department*

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# Planning & Zoning Retrospective

## REPORT FROM THE DEVELOPMENT SERVICES DIRECTOR ON THE STATE OF THE GENERAL PLAN AND DEVELOPMENT ISSUES IN THE CITY OF KINGMAN FOR DURING THE CALENDAR YEAR OF 2014

Kingman continues to recover from the recession of 2008 through 2012, but not as the same rate that 2013 grew from 2012. Single-family residential housing starts increased. The total number of new single-family residential housing starts was 147, which is an increase from 2013 (107), but is not back to the average of approximately 209 permits a year.

Single-family residential housing starts in 2014 (147) exceeded 2013 (107) by 39-percent. The valuation of the new single-family houses increased from \$18,715,950.41 to \$26,919,866.88, which is a 43.8-percent increase. The average value of houses being constructed is also increasing from \$174,915 in 2013 to \$180,670 in 2014. Over the past 34 years, the average number of single-family residential housing starts per year is 209.

Commercial building activity in terms of new building starts remain the same as 2013, but the valuation is down from \$16,995,216.49 to \$3,938,089.05, a decrease in valuation of 77-percent from 2013. In 2013, the White Cliffs Senior Living Center, VA Clinic and the FMC Diagnostic Center were constructed.

The renovation of the Frontier Center located at Stockton Hill Road and Detroit Avenue has been a great facelift to Kingman. In addition to the 99¢ Only Store, Tractor Supply Company and the relocation of the Sears Catalogue Store, Fallas Discount Clothing has also moved into the shopping center.

The Kingman General Plan Update was completed in 2013. The Planning and Zoning Commission held its public hearings and the City Council held its public hearing in 2013. The City Council adopted the General Plan Update on March 4, 2014. The citizens ratified the General Plan Update on November 4, 2014, 3249 (55.43%) in the affirmative to 2612 (44.57%) in the negative .

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

Negotiations with a developer to develop both sides of the Kingman Crossing traffic interchange have stopped. The City has been working to develop this traffic interchange but the financing has not come together to fund the final design. Another application to the U.S. Department of Transportation to fund this project through the TIGER grant program was also submitted in 2014 without a commitment from the major landowner to the north for a \$5,000,000 match. This application was unsuccessful.

There were four parcel plats reviewed, approved, and recorded by the Planning and Zoning Division in 2014. Two of the parcel plats required Council approval for dedications to the City.

The City considered three zoning map amendment cases during 2014. The City denied one of the requests and approved the other two. The first rezoning request was to rezone a lot on Kino Avenue from R-1-20 to R-2 to allow attached housing on a lot. After neighborhood protests, the Planning and Zoning Commission recommended denial and the City Council denied the rezoning request. The second rezoning case included the rezoning of a parcel at 2800 Hualapai Mountain Road to be rezoned from R-1-10 to C-2HMR. This request was approved. The third rezoning case consisted of rezoning of a lot at 1920 Motor Avenue from C-2 to R-1-6. The property owner owned a 25-foot wide lot adjacent to three other 25-foot wide lots and desired to construct two single-family houses on the four lots. The City rezoned the lot and subsequently traded the property with the owner because of drainage issues with lot rezoned.

In 2014, four Conditional Use Permit (CUP) cases were considered by the Planning & Zoning Commission and City Council. Three of the cases were for new conditional use permits and the fourth was a renewal of an expired CUP. The first case was a pre-school facility that had the conditional use permit expired at 2302 Lillie Avenue. The second CUP was an auto repair and body painting shop at 4882 Stockton Hill Road. The third CUP was a tri-vision billboard at 1817 Andy Devine Avenue. The fourth case consisted of allowing the expansion of a mini-storage facility at 3442 Hualapai Mountain Road. The renewal of the mini-storage facility came with controversy but was approved.

Another indicator that the economy is improving is by the City receiving and approving four preliminary plats and a revision of an existing preliminary plat. Staff continues to work with the developer and respective engineers to complete the final plats on the four new subdivisions.

There were no street abandonment requests in 2014.

The City had six zoning ordinance text amendment cases in 2014. The amendments consisted of: (1) a one year period between the same variance application; (2) a modification of the requirement for a supermajority of Council members to approve a rezoning or amendment when there is a filed protest (3) permit commercial copy on banners in the public rights-of-way; (4) permit more storage containers per acre in the industrial zoning districts; (5) reduce the minimum parking demand for a judicial center; and (6) clarify regulatory language on prohibited vehicle signs.

There was no annexation activity in 2014. Because the City of Kingman is largely funded by sales tax and does not have a property tax, there is little motivation to annex land that does not have sales tax revenue potential.

The Board of Adjustment held two hearings in 2014. A request for a variance to not construct a parking for a temporary sales trailer at 3629 Western Avenue was denied. The third request by Blue Beacon Truck Wash to be allowed to exceed the sign size and height limitations at 3270 E. Andy Devine Avenue was denied the third time.

The Clean City Commission (CCC) continues to conduct its outstanding programs consisting of three community clean-up events, including a special effort for the Route 66 International Festival. The community clean-up events included making roll-off dumpsters available to the public on a periodic basis at the fairgrounds. The CCC also provided the following programs that include the Mohave County School Gardening Program/Arbor Day Activities, adopt-a-highway, adopt-a-block, reusable grocery bag promotion; placing recycling bins in various locations in the City, a public awareness and beautification, and America Recycles Day. The Commission also participates in the Rock-n-Roll Paint-a-Thon program to help lower-income households to paint their houses. The Clean City Commission also continues to recognize individuals and groups who have voluntarily done something to beautify Kingman with its presentations of the Certificates of Appreciation at City Council meetings. In 2014, the City of Kingman was one of 19 municipalities in Arizona awarded Tree City USA recognition. The National Arbor Day Foundation awards the Tree City USA status to cities which encourage healthy trees and a greener, more sustainable environment. The CCC was instrumental in preparing the Tree City USA application for the City of Kingman in 2012. Among the benefits of national recognition include the provision of two extra points on future grant applications from the state or federal government for urban forestry management.

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

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

In December 2013 staff also began soliciting potential projects for our 2014-15 CDBG funding cycle. The City held our first public hearing to solicit possible projects in February 2014. We identified several possible projects but determined that only another sewer line extension project would qualify for the approximately \$463,000 during the 2014-15 grant cycle. The application was submitted to complete another sewer extension on the remaining 2 blocks of Beverly Avenue, all of Berk Avenue and 2 blocks of Simon between N. Fairfax and N. Fifth Streets. This project is anticipated to begin in the early Summer of 2015 and be completed by November 2015.

In an effort to continue adding new sewer customers to the city's wastewater system, staff will also submit grant applications to the upcoming HOME and State Special Projects program in February 2015 to qualify further Housing Rehabilitation funds to abandon residential septic systems and connect homes to city sewer. These two new grant programs could provide as much as \$400,000 to connect these homes on Beverly, Berk and Simon Avenues.

In the latter part of 2014, the Department took over staff support responsibilities of the Kingman Historical Preservation Commission. This Commission continues to reach out to the community with efforts of historic preservation information, guidance and leadership as well as making recommendations to the City Council on preservation issues. The commission provides guidance and input to the city manager and staff relating to these and other downtown historic improvements. The Commission continues to update the City's Historic Properties Inventory list, documenting any changes that could affect the property's historic eligibility. The Historical Preservation Commission will now also provide input on Mohave County's proposed plan to build a new justice center and renovate the Historic Courthouse downtown. The county and city cooperative effort to revitalize downtown remains a top priority of this commission as well.



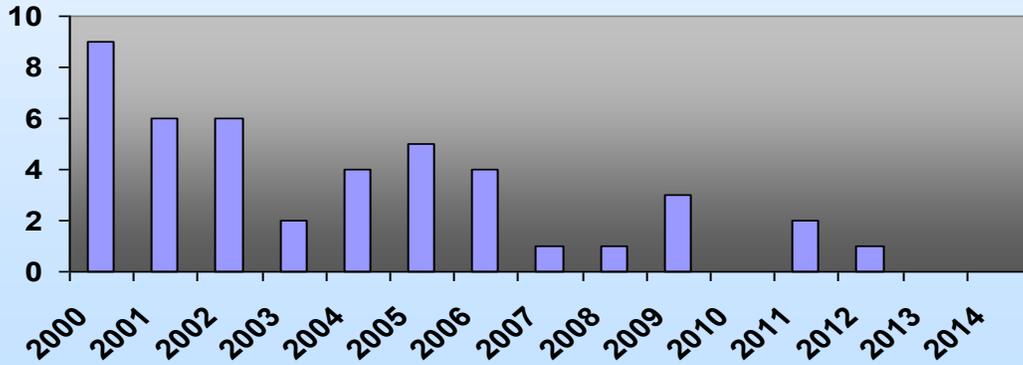
View of downtown Kingman , Palo Cristi School in bottom right of photo

*Memorable comment made at a 2014 Planning & Zoning Commission meeting:*

***" These vertical curbs are small in nature! "***

# Abandonment Cases

In 2014, no abandonment requests were made. The chart below the table indicates the trend in abandonment cases since 2000.



# Annexation Activity

There were no annexations to the City of Kingman completed during 2014.



Allen Mossberg & Gene Kirkham at the 2014 Arizona Planning Conference in Yuma, Arizona

# Conditional Use Permit Cases

In 2014, there were a total of four new Conditional Use Permit (CUP) cases that were considered by the Planning & Zoning Commission and City Council. All cases are outlined in the table below. **(See Reference Map 1)**

Map No.	Case/ Month	Applicant/ Owner	Request	Location	Size	Commission & Council Action
1	CUP14-001 February	Five-O Partnership	Pre-School and Learning Center	2302 Lillie Ave.	.28 ac	<b>P&amp;Z Approved Council Approved</b>
2	CUP14-002 July	John & Vonda Neal	Automobile Repair & Painting conducted entirely within an enclosed building.	4882 Stockton Hill Road	.52 ac	<b>P&amp;Z Approved Council Approved</b>
3	CUP14-003 September	TIG Properties, Nick Terlesky	New Double-Sided Tri-Vision Off-Premise Sign (Billboard)	1817 E. Andy Devine Ave.	.17 ac	<b>P&amp;Z Approved Council Approved</b>
4	CUP14-004 December	Robert E. and Judith D. Bennett	1 year renewal of CUP to expand a mini storage complex	3442 Hualapai Mountain Road	5 acre	<b>P&amp;Z Approved Council Approved 1 Yr. Renewal</b>



# General Plan

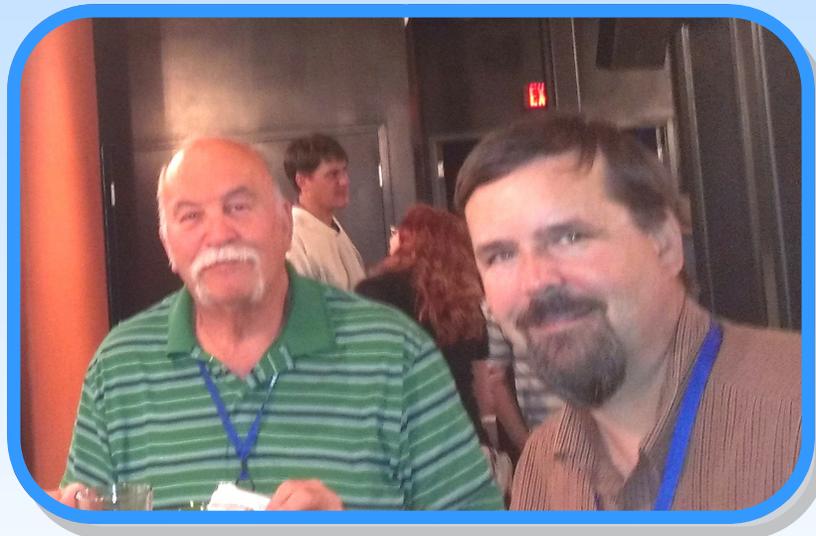
Public Hearings in the General Plan Update 2030 were held by the Planning and Zoning Commission on October 8, 2013 in the City Council Chambers and on October 22, 2013 in the Kingman Police Department training room. A town hall meeting in which the General Plan Update was presented was held on October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

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

The City Council adopted the General Plan Update on March 4, 2014. The citizens ratified the General Plan Update on November 4, 2014, 3249 (55.43%) in the affirmative to 2612 (44.57%) in the negative.

**MEMORABLE COMMENT MADE AT A 2014 PLANNING & ZONING COMMISSION MEETING:**

**“ There is a lot of synergies going on! ”**



**Mike Blair & Rich Ruggles during the 2014  
Arizona Planning Conference in Yuma**

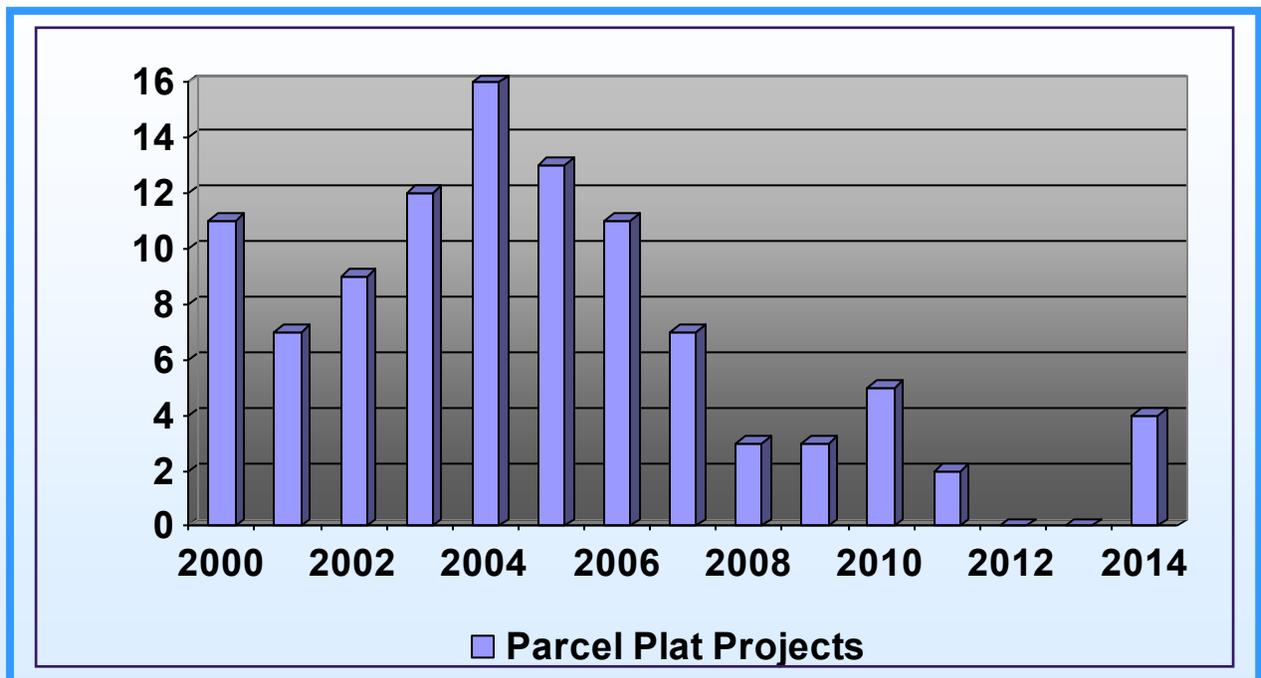
# Parcel Plats

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

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

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

There were four parcel plats reviewed, approved, and recorded by the Planning and Zoning Division in 2014. Two of the parcel plats required Council approval for dedications to the City. The chart below shows the trend in the number of parcel plats reviewed since 2000.

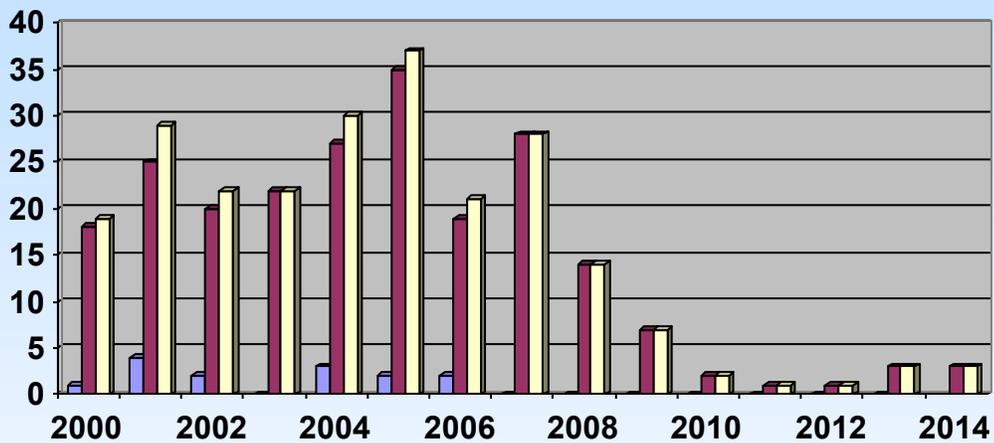


# REZONING CASES

In 2014, there were three rezoning requests that were reviewed by the Planning and Zoning Commission and City Council. These cases are outlined in the table below. **(See Reference Map 1)** The following chart shows the trend in the number of both citizen-initiated and city-initiated rezoning cases since 2000.

Map No.	Case/ Month	Applicant & Owner	Request	Location	Size	Commission & Council Action
5	RZ14-001 February	Mohave Engineering Associates/ Jamie M. White	R-1-20 to R-2	3249 Kino Avenue	1.02 acre	PZ Denied Council Approved
6	RZ14-002 June	Doug Angle/ Angle Homes, Inc.	R-1-10 to C-2-HMR	2800 Hualapai Mountain Road	3 acre	PZ & Council Approved
7	RZ14-003 May	Donald A. Hartman	C-2 to R-1-6	1920 Motor Avenue	0.06 acre	PZ & Council Approved

### Rezoning Cases per Year



# Zoning Ordinance Text Amendments

The City had six zoning ordinance text amendment cases in 2014. The amendments consisted of: (1) a one year period between the same variance application; (2) a modification of the requirement for a supermajority of Council members to approve a rezoning or amendment when there is a filed protest (3) permit commercial copy on banners in the public rights-of-way; (4) permit more storage containers per acre in the industrial zoning districts; (5) reduce the minimum parking demand for a judicial center; and (6) clarify regulatory language on prohibited vehicle signs.

The first text amendment requires that no application for an appeal of the zoning administrator's decision or a request for a variance that is the same or substantially the same as a request that was already acted upon by the Board of Adjustment may be filed within one year. It also clarifies the language on appeals to the zoning administrator. Ordinance #1779 adopted in May made these changes.

The second text amendment complies with the Arizona Revised Statutes which require that a three-fourths vote of the entire Council is required to approve a rezoning action or text amendment when there is a filed protest. In addition, when there is a conflict of interest, a three-fourths vote of the remaining membership is required, provided it is not less than a majority of the full membership. Ordinance #1780 adopted in May made these changes.

The third text amendment, allowing the permitting of banners with commercial copy on city street light poles, was a result of the Kingman Area Chamber of Commerce approaching the Planning and Zoning Commission to initiate an amendment to the Zoning Ordinance to allow banners with commercial copy in the public rights-of-way. The text amendment does the following: (1) allows five-foot high, three foot wide banners on street light poles on Stockton Hill Road, from Airway Avenue south to Andy Devine Avenue; Andy Devine Avenue from Grandview Street to Michael Street, and on Beale Street, east of Grandview Street. Up to 20-percent of the banner area can have commercial copy. The banners are to be at least eight-feet above pedestrian ways and 14-feet above travel ways. The banners cannot be closer than 40-inches from electrical wires feeding the street lights and 10-feet from any main power line. No illumination of the banners is permitted. The display time of the banners is 14-days prior to the event and must be removed within 48-hours after the conclusion of event. Only an Arizona licensed sign contractor can place the banners. A special event permit is required in order to have the banners. The events must be of a citywide benefit. Ordinance # 1782 adopted in September made these changes.

The fourth text amendment was concerned with secured storage units, cargo containers, and overseas containers. Such containers were permitted in commercial and industrial zoning districts at a density of one per acre or fraction thereof. Such units must be behind a building or screened from view from the street. As a result of a complaint of the units in the City, the Neighborhood Services Division of the Police Department has taken enforcement action. A property owner in an industrial district has asked that the City consider allowing a greater density of storage containers in the industrial zoning districts. The staff drafted amendments to Section 26.800 that permits storage containers in the industrial zoning districts at a density of one per 4,000 square feet. The units cannot be stacked and must be behind a sight-obscuring fence. Ordinance #1784 adopted the text changes previous stated.

The fifth text amendment consists of defining the term “judicial center” and establishing a minimum parking ratio of one parking stall for every 350 square feet of building space. Mohave County needs to construct a new judicial center and the City desires to work with the County to restore the existing historic courthouse and expand on the same downtown campus. Ordinance #1787 adopted these changes.

The sixth and final text amendment clarified the regulations regarding the parking of trucks, automobiles, and trailers on vacant lots for the purpose advertising distracts from the quality of the community. The City regulates off-premise signs to lessen the unsightliness and signage clutter. The practice of parking vehicles with commercial signage around town conflicts with the purpose and intent of the off-premise sign regulations. In order to continue with the already adopted prohibition of the parking of vehicles to be off-premise signs, the current text needs to be amended as proposed by the City Attorney’s office. The specific language was adopted with the passage of Ordinance #1791.



Gene Kirkham & Vickie Kress at the 2014  
Arizona Planning Conference in Yuma, Arizona

*Memorable comment heard at a 2014 Planning and Zoning Commission meeting:*

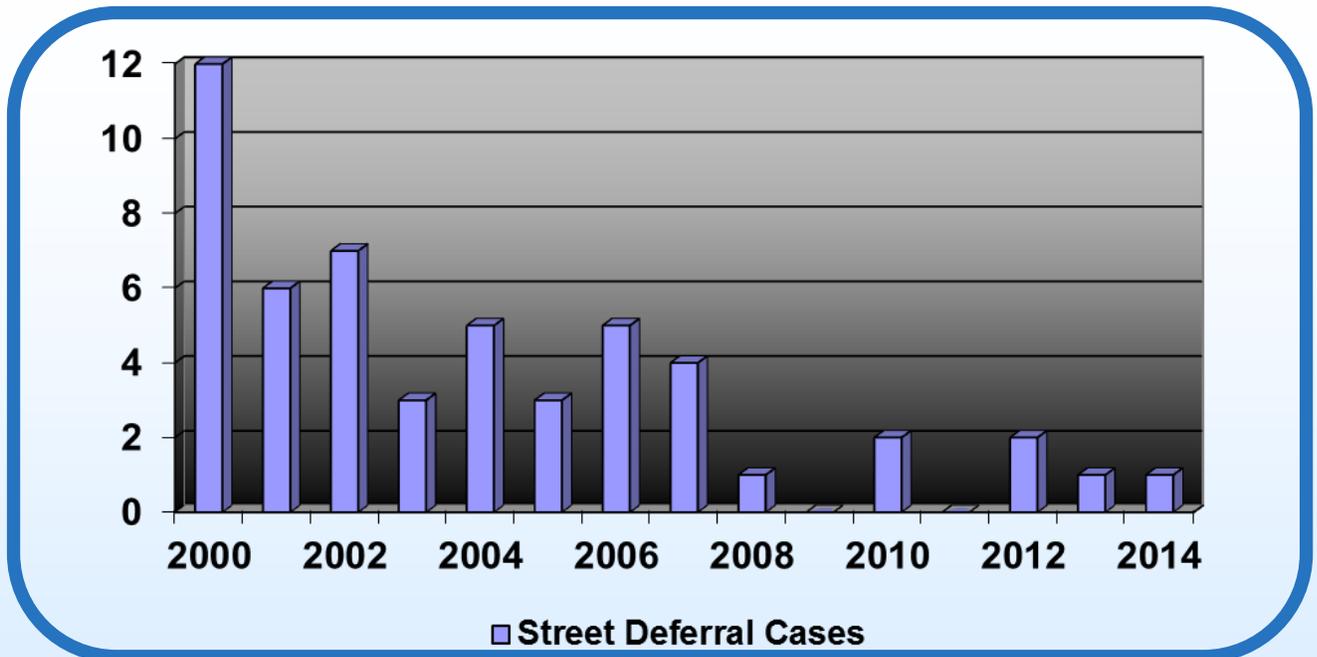
*“ If we had a wall we could tell people where to go, but we don’t have a wall! ”*

# STREET IMPROVEMENT DEFERRAL CASES

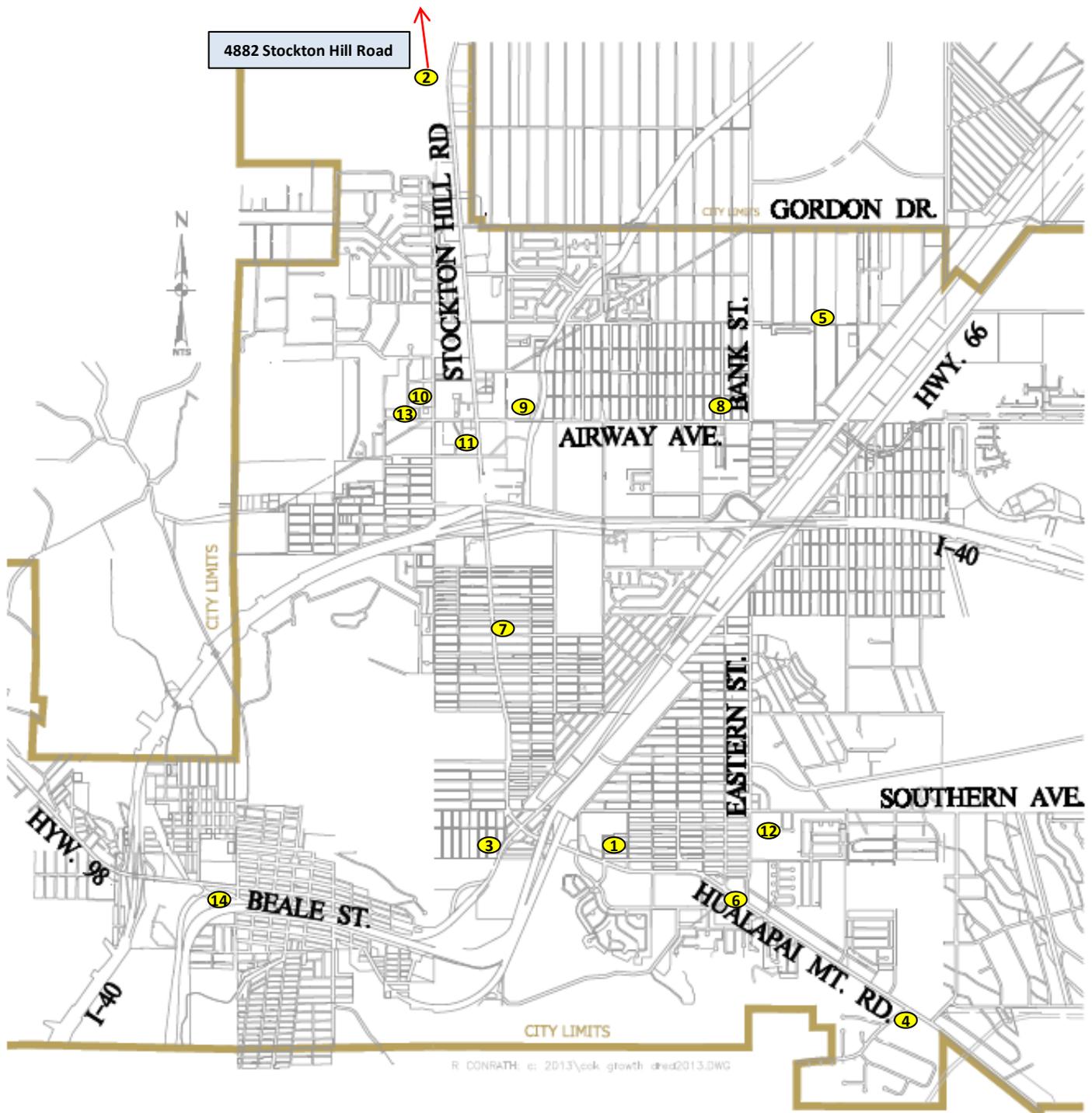
Under the Streets and Sidewalks Development Rules and Regulations Policy all new commercial, industrial and multiple family developments are required to complete the street improvements along the street frontages they abut. This requirement also applies to all commercial, industrial and multiple family 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 2014, there was one street deferral request reviewed by the Traffic Safety Committee and approved by the City Council. The trend for street deferral cases since 2000 is indicated in the chart below:



# MAP 1: Conditional Use Permits, Rezonings & Major Commercial & Public Projects



R CONRATH c: 2013\cook growth d\red2013.DWG

- |  |   |
|--|---|
| ① CUP14-001, 2302 Lillie Ave.            | ⑧ 4000 sq. ft. warehouse, 3531 Nevada Street                  |
| ② CUP14-002, 4882 Stockton Hill Road     | ⑨ Let's C U Smile Dentistry, 1974 Airway Ave.                 |
| ③ CUP14-003, 1817 E. Andy Devine Ave.    | ⑩ Northern Arizona Medical Center, 3555 Western Ave.          |
| ④ CUP14-004, 3442 Hualapai Mountain Road | ⑪ Jimmy Johns/Mattress Firm Building, 3411 Stockton Hill Road |
| ⑤ RZ14-001, 3249 Kino Ave.               | ⑫ LDS Church Picnic Pavilion, 610 Eastern Street              |
| ⑥ RZ14-002, 2800 Hualapai Mountain Road  | ⑬ Mohave Mental Health, 915 Airway, Ave.                      |
| ⑦ RZ14-003, 1920 Motor Ave.              | ⑭ Locomotive Park Picnic Pavilion                             |

# Major Commercial and Public Projects

With the revitalization of the economy, Kingman has experienced continued commercial development and redevelopment during 2014.

The numbers listed are keyed to **Reference Map 1**.

**WAREHOUSE, 3531 N. NEVADA STREET.** Big Red Construction built a 4,000 square feet warehouse at this location.

**LET'S C U SMILE DENTISTRY, 1974 AIRWAY AVENUE.** Dr. Susan Haynes constructed a new dental office which is 5,800 square feet and opened late in 2014.

**NORTHERN ARIZONA MEDICAL CENTER, 3555 NORTH WESTERN AVENUE.** Dr. Zaffar Iqbal is constructing a 10,000 square foot medical building that is expected to be complete in January 2015.

**JIMMY JOHNS/MATTRESS FIRM BUILDING, 3411 STOCKTON HILL ROAD.** Completion of the commercial building that will house a Jimmy John's Sandwich Shop and a Mattress Firm Store is expected to be completed in January 2015. The building is 6182 square feet.

**LDS CHURCH PICNIC PAVILION, 610 EASTERN STREET.** The Church of Jesus Christ of Latter-day Saints constructed a picnic pavilion next to the softball field and stake center.

**MOHAVE MENTAL HEALTH, 915 AIRWAY AVENUE.** Mohave Mental Health is constructing a 16,950 square foot facility to treat juveniles.

**LOCOMOTIVE PARK PICNIC PAVILION.** The City of Kingman constructed a picnic pavilion in Locomotive Park at First Street and Andy Devine Avenue.



The City of Kingman constructed a picnic pavilion in Locomotive Park at First Street and Andy Devine Avenue



Northern Arizona Medical Center, 3555 Western



Jimmy Johns/ Mattress Firm Building,



Mohave Mental Health 915 Airway Avenue

# Building Permits

The Development Services Department, along with the Engineering Department, Public Works Department and Fire Department, reviews all building permit applications. The table below lists the type and number of all building permits issued in 2014. The total number of new single-family residential housing starts is increasing the compared to recent previous years, but is not back to the average of approximately 209 permits a year.

Single-family residential housing starts in 2014 (147) exceeded 2013 (107) by 39-percent. The valuation of the new single-family houses increased from \$18,715,950.41 to \$26,919,866.88, which is a 43.8-percent increase. This information shows that the economy of Kingman is improving as indicated in the increased numbers and value per house (from \$174,915 in 2013 to \$180,670 in 2014). Over the past 34 years, the average number of single-family residential housing starts per year is 209.

Commercial building activity in terms of new building starts remain the same as 2013, but the valuation is down from \$16,995,216.49 to \$3,938,089.05, a decrease in valuation of 77-percent from 2013. In 2013, the White Cliffs Senior Living Center, VA Clinic and the FMC Diagnostic Center were constructed. Single-family residential building activity in 2014 improved over 18-percent from 2012. However, 2013 was the ninth lowest year in permit activity since 1980.

Overall, construction valuation dropped 36-percent over 2013. There are a significant number of renovations of existing buildings as the economy improves.

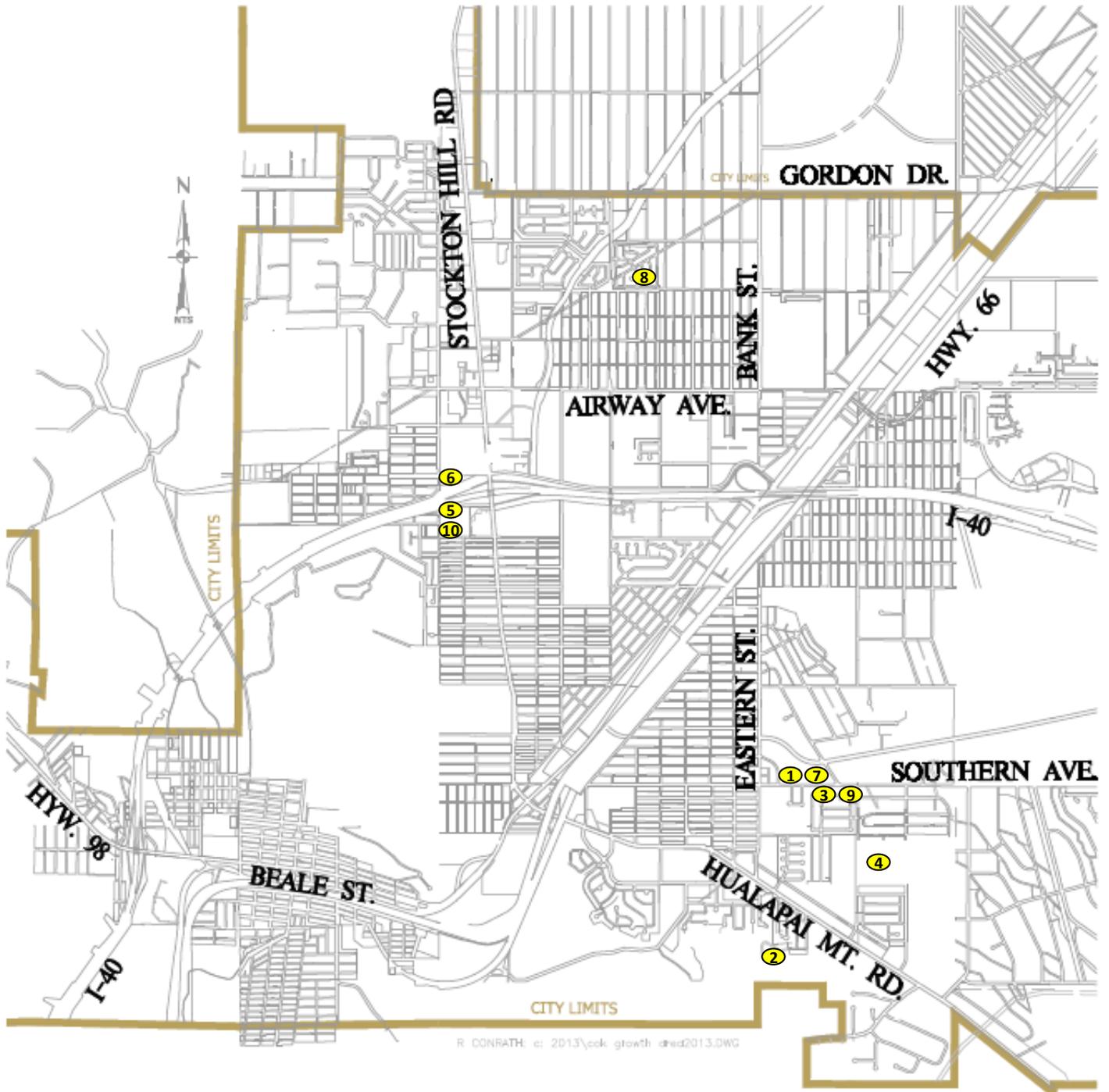
## All Building Permits Issued in 2014

PERMIT TYPES	NUMBER OF PERMITS ISSUED	VALUATION
RESIDENTIAL (NEW)	147	\$26,919,866.88
RESIDENTIAL (ALL OTHERS)	189	\$3,184,089.21
COMMERCIAL & PUBLIC (NEW)	7	\$3,938,089.05
COMMERCIAL & PUBLIC (ALL OTHERS)	134	\$5,277,728.89
<b>TOTAL</b>	<b>479</b>	<b>\$39,319,774.03</b>

## Building Permit Summary for New Projects Since 1980

Year	Residential	\$ Value \$	Commercial	\$ Value \$	Public	\$ Value \$
1980	148	\$5,337,280	13	\$2,118,444	2	\$119,000
1981	115	\$3,688,588	14	\$1,180,797	1	\$1,800,000
1982	66	\$2,112,600	24	\$4,781,894	1	\$90,000
1983	78	\$4,159,103	17	\$1,324,567	0	\$0
1984	93	\$3,417,457	14	\$7,309,255	2	\$614,500
1985	133	\$5,900,159	16	\$1,578,150	0	\$0
1986	109	\$4,118,211	16	\$5,715,428	0	\$0
1987	143	\$8,844,280	11	\$1,549,975	0	\$0
1988	137	\$6,814,052	11	\$4,353,277	0	\$0
1989	147	\$7,451,505	22	\$4,244,063	0	\$0
1990	200	\$9,908,971	15	\$3,152,814	0	\$0
1991	138	\$6,586,415	17	\$2,676,206	2	\$539,182
1992	158	\$10,093,819	10	\$14,305,777	0	\$0
1993	195	\$11,636,831	16	\$7,284,392	0	\$0
1994	269	\$21,341,522	22	\$3,365,745	5	\$295,500
1995	261	\$20,331,969	16	\$4,230,760	0	\$0
1996	302	\$22,518,465	13	\$6,565,918	2	\$364,716
1997	289	\$23,582,831	17	\$7,027,439	3	\$2,147,819
1998	276	\$22,500,161	17	\$8,638,683	3	\$2,476,617
1999	271	\$21,707,217	16	\$2,994,188	1	\$83,518
2000	190	\$17,150,847	17	\$3,815,485	3	\$117,878
2001	240	\$21,531,868	23	\$7,271,645	1	\$7,900
2002	304	\$27,540,821	27	\$15,187,541	1	\$2,383,531
2003	419	\$38,643,808	21	\$6,957,950	4	\$452,967
2004	644	\$54,913,541	28	\$24,623,863	2	\$8,573,242
2005	910	\$100,852,079	24	\$11,652,882	2	\$62,343
2006	319	\$50,094,481	29	\$16,224,437	2	\$4,940
2007	190	\$31,226,111	26	\$7,034,397	2	\$8,430
2008	103	\$16,643,305	17	\$58,604,364	2	\$56,000
2009	56	\$9,829,040	7	\$7,613,032	6	\$57,662,456
2010	35	\$6,901,471	0	0	2	\$21,008,430
2011	36	\$6,263,529	5	\$1,895,056	1	\$0
2012	78	\$13,813,283	6	\$2,370,952	1	\$3,328,238
2013	107	\$18,715,930	7	\$16,995,216	0	\$0
2014	147	\$26,919,867	7	\$3,938,089	0	\$0

# MAP 2: SUBDIVISIONS



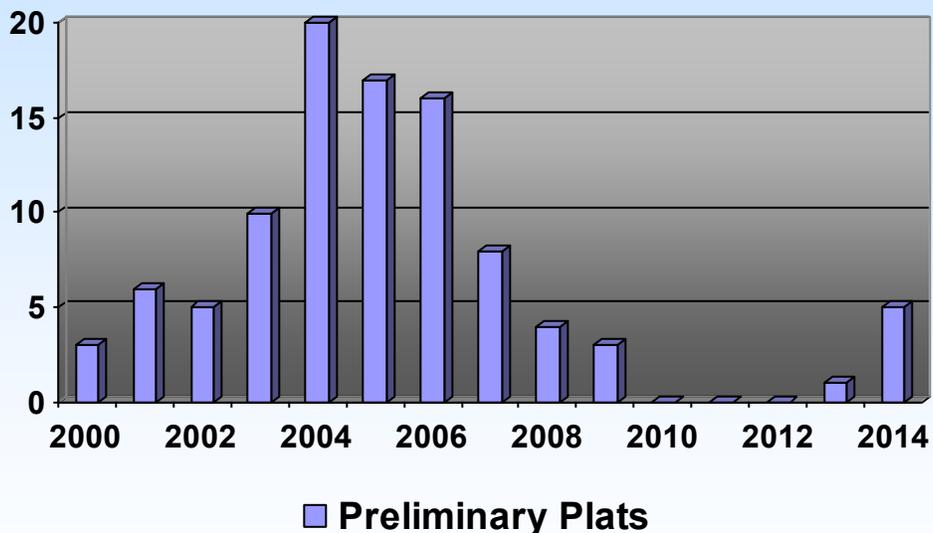
- |   |   |   |   |  |
|---|---|---|---|--|
| ① | ⑦ | Southern Circle, Tract 1968             | ⑥ | Beverly Avenue Business Park, Tract 6043 |
| ② |   | Arroya Ranches, Tract 6020              | ⑧ | Southern Circle, Tract 1968              |
| ③ | ⑨ | Fripps Ranch, Tract 1964-D              |   |  |
| ④ |   | Southern Vista IV (Revised), Tract 6023 |   |  |
| ⑤ | ⑩ | Sunrise Business Park, Tract 6037       |   |  |

# Subdivision Activity

In 2014 there were four new preliminary subdivision plats and one revised preliminary plat reviewed by the Planning and Zoning Commission. Three of those subdivisions were also reviewed and approved by the City Council, while two subdivisions were tabled by the Commission to allow the project engineer to address a number of design issues. The subdivisions reviewed are located in the table below. The chart below the table shows the trends in the number of preliminary subdivision plat cases reviewed since 2000.

## Preliminary Plat Reviews (see Reference Map 2)

Map No.	Subdivision Name	Tract	Size in Acres	Number of Lots	Subdivision Type	Status
1	Southern Circle	1968	1.21	6	Residential	P&Z Approved Council Approved
2	Arroya Ranches	6020	30.40	13	Residential	P&Z Tabled
3	Fripps Ranch	1964-D	2.81	6	Residential	P&Z Approved Council Approved
4	Southern Vista IV Revised	6023	75.32	291	Residential	P&Z Tabled
5	Sunrise Business Park	6037	10.74	5	Commercial	P&Z Approved Council Approved
<b>TOTALS</b>			<b>120.48</b>	<b>321</b>		



Preliminary plat approvals are effective for 24 months during which time the subdivision must receive final plat approval(s) or an receive a 24-month extension of time on the preliminary plat or any part thereof that has not yet received final plat approval. The City Council reviews and approves the extensions of time of preliminary plats. There was one Extension of Time approved in 2014 as indicated in the table below.

**Preliminary Plat Extensions of Time  
(See Reference Map 2)**

Map No.	Subdivision Name	Tract	Size in Acres	Number of Lots	Subdivision Type	Status
6	Beverly Avenue Business Park	6043	4.43	8	Commercial	Council Approved

*Memorable comment made during a 2014 Planning & Zoning Commission meeting:*

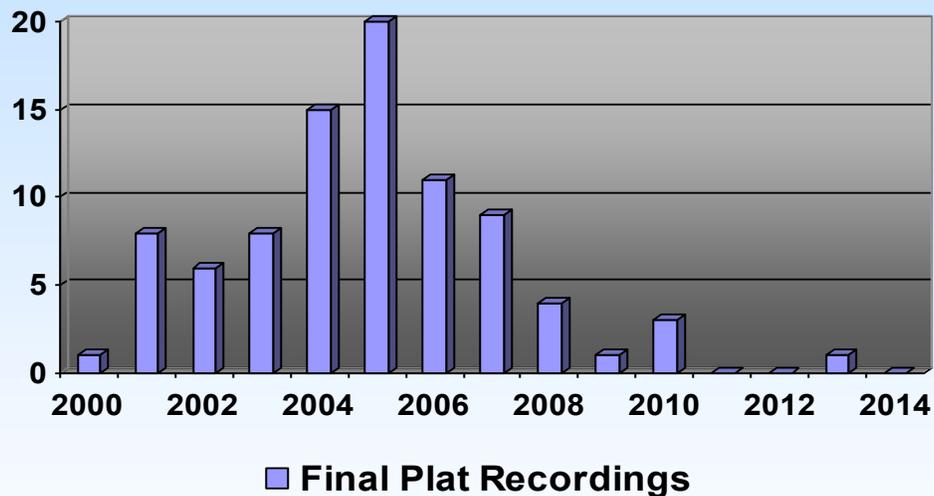
***" If the Mother gets hassled before dinner, where are the children going to go play? "***



## Final Plat Reviews (See Reference Map 2)

In 2014 there were four final subdivision plats submitted for review. The plats were at various stages of review at the end of the year. Once all comments are addressed the final plats will be submitted to the Council for final approval and then recording. The final plats under review at the end of 2014 and their status is shown in the table below. The following chart shows the trend in final plat recordings since 2000. There were no new final plat recordings in 2014.

Map No.	Subdivision Name	Tract	Size in Acres	Number of Lots	Subdivision Type	Status
7	Southern Circle	1968	1.21	6	Residential	1 <sup>st</sup> Review Complete Awaiting 2 <sup>nd</sup> Submittal
8	Legacy at Walleck Ranch	1965-E	9.10	50	Residential	2 <sup>nd</sup> Review Underway
9	Fripps Ranch	1964-D	2.81	6	Residential	1 <sup>st</sup> Review Complete Awaiting 2 <sup>nd</sup> Submittal
10	Sunrise Business Park	6037	10.74	5	Commercial	2 <sup>nd</sup> Review Underway
<b>TOTALS</b>			<b>23.86</b>	<b>67</b>		



# Board of Adjustment

The Board of Adjustment is charged by Arizona law to hear requests for variances and appeals regarding the interpretations of the Zoning Ordinances. The statutory standard for variances requires an unusual circumstance related to the property, not a personal or financial concern of the applicant.

Further, a property owner cannot ask for relief from a self imposed problem. The most common example of self imposed hardships is where a home owner builds an addition to her house that violates the Zoning Ordinance, with an unlicensed contractor, and fails to get a building permit. The variance is not allowed to bestow a special privilege to the property owner that others in the neighborhood cannot have.

During 2014 the following persons served on the Board of Adjustment: Bob Tinnell (Chairman), Bob Budd, Debbie Francis, Steve Francis, Joanne Marquez, William Massa, and Thomas Wilkinson.

A request for a variance to not construct a parking for a temporary sales trailer at 3629 Western Avenue and a request from Subsections 25.750(5) and 25.750(6) of the Sign Code which state that a directional sign shall be a maximum of three feet high and three square feet in size were heard by the Board of Adjustment in 2014:

**VARIANCE CASE VA14-002:** A request from Milestone Retirement Communities, LLC. Don Anderson, applicant and Peterson Rancho Norte Quarenta, LLC property owner, for a variance from Section 22.300 of the Zoning Ordinance of the City of Kingman, which requires off-street parking for any building or structure erected or located and any use established after the effective date of the zoning ordinance. The applicant is seeking a variance to not construct a parking for a temporary sales trailer at 3629 Western Avenue.

The Board of Adjustment voted 6-0 to deny the request for a variance to not construct a parking for a temporary sales trailer.

**VARIANCE CASE VA14-003:** A request from Blue Beacon International – Dana Morse, applicant, and The Sunny Inn, LLC, property owner, for a variance from portion of Section 25.000: Sign Code of the Kingman Zoning Ordinance. The applicant is seeking a variance from Subsections 25.750(5) and 25.750(6) of the Sign Code which state that a directional sign shall be a maximum of three feet high and three square feet in size. The applicant is seeking to increase the height of a proposed directional sign to eight feet and its size to 24 square feet. The subject property is located at 3270 E. Andy Devine Avenue.

The Board of Adjustment voted 6-0 to deny the request for a variance from Subsections 25.750(5) and 25.750(6) of the Sign Code which state that a directional sign shall be a maximum of three feet high and three square feet in size.

*Memorable comment made during a 2014 Board of Adjustment meeting:*

***" You won't stop trucks from not going over the curb. "***



# Clean City Commission 2014 Annual Report

The Clean City Commission (CCC) was established in 1986 to make recommendations to the Kingman City Council pertaining to refuse and environmental management policies of the City. Council member Erin Cochran was the Council Liaison during 2014. Richard Ruggles, Principal Planner, is the staff liaison. Sherie Sixkiller-Wing is the recording secretary.

Ralph Bowman served as chairperson in 2014 while Dave Wolf served as vice-chairperson. Other commission members that served during 2014 included: Ron Geisbrecht, Margie Hicks, Clarence "C" Russell, Raymond Tapia, and Marianne Van Hasselt.

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

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

In 2014 the CCC held three clean-ups at the Mohave County Fairgrounds in February, May, and October. These clean-ups collectively removed 93.03 tons of trash in 2014. Since the program's inception in 2002, 56 clean-ups have been held which have collectively removed 1,410 tons of trash, assuring that the trash was properly disposed instead of potentially ending up in illegal wildcat dumps.

Clean City  
Commission  
Presenting  
Cerbat  
Garden  
Club with  
Community  
Challenge  
Award



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

As of the end of 2014 we had 16 adopting groups which have adopted approximately 12.5 miles of roadway in Kingman. Most of these groups conducted one or more clean-ups during 2014. Additionally, other student and civic groups regularly do clean-ups on vacant lots and along streets around Kingman. The Adopt-a-Block groups, as well as other groups, are permitted to borrow litter pick-up devices, trash bags, and safety vests provided by the Clean City Commission.

**Adopt-a-Highway:** The CCC held three Adopt-a-Highway clean-ups in April, August, and in November along its two mile portion of E. Andy Devine Avenue north of I-40. The clean-up in August was done in conjunction with a city-wide clean-up by multiple volunteer groups prior to the Route 66 International Festival.

**Reusable Grocery Bag Promotion:** The CCC continues to examine ways to reduce plastic bag litter in the community. Members of the CCC handed out reusable canvas grocery bags donated by several local stores to encourage their use by their customers. The CCC also purchased reusable bags with the CCC logo that will also be handed out to the public. The CCC has also been doing research on a possible voluntary or mandatory ban on single-use plastic bags. The CCC will continue to work on this promotion in 2015.

**Arbor Day Activities:** The CCC donated nearly \$400 for the purchase trees for planting on Arbor Day in Kingman. Volunteers from the CCC, Cerbat Garden Club, Kingman Master Gardeners, and many students helped to plant trees at Lewis Kingman Park on Kingman's Arbor Day, March 29th.

**Tree City USA Status:** The City of Kingman achieved Tree City status in 2012 and maintained the status in 2014, joining 19 other municipalities in Arizona with this designation. The National Arbor Day Foundation awards the Tree City USA status to cities which encourage healthy trees and a greener, more sustainable environment. The CCC was instrumental in preparing the original Tree City USA application for the City of Kingman and is responsible for maintaining its status through the promotion of our Arbor Day activities.

**Kingman EZ Recycling Program:** The Kingman Sanitation Department continued the Kingman EZ Recycling Program in 2014. This program encourages local residents to recycle. Items accepted include mixed plastic, clear plastic, mixed paper, aluminum cans, steel/tin, glass, e-waste (includes computer parts), and cardboard. Trailers for the recyclables are placed at three park locations including Southside Park, Cecil Davis Park, and Centennial Park, as well as two stores, including the north Safeway and Bashas'. An e-waste container is also located at the Public Works Department.

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

**Community Challenge Awards:** The Community Challenge Awards are matching grants which go to youth organizations and clubs to encourage youth participation in community projects. In 2014 the CCC awarded a total of \$1,000 to six organizations which planted trees and conducted clean-ups around Kingman. Collectively there were approximately 80 youths who contributed over 400 volunteer hours to the community.

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

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

Clean City  
Commission  
Presenting  
Awards for  
America  
Recycles  
Day



# Historical Preservation Commission 2014

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

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

The Historical Preservation Commission will now also provide input on Mohave County's proposed plan to build a new justice center and renovate the Historic Courthouse downtown. The county and city cooperative effort to revitalize downtown remains a top priority of this commission as well.

The Historical Preservation Commission is made up of local volunteers who have discovered the satisfaction and gratification of helping to preserve this community's historic integrity and character. Their passion and commitment to our local history provides valuable insight to the successful completion of many preservation projects in Kingman.

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



*Photo Courtesy of  
"Cool Photography"*

# 2014 Community Development Block Grant (CDBG) Projects and Progress

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

During 2014, the City continued to utilize the Community Development Block Grant Program in its efforts to benefit low and moderate income individuals throughout the community. The program's success in implementing these projects plays a role in community development and General Plan implementation throughout the year as well certain projects included in the City's Capital Improvement Plan.

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

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

This program has assisted about 15 homeowners by making health and safety improvements at their homes so far during this grant cycle. As of December 31, 2014 by assisting these residents we have used approximately \$165,500 of the CDBG housing rehab grant funds. Projects included roof replacements, major plumbing repair jobs and several emergency repair projects that were critical to area homeowners. Our CDBG housing rehab projects generally are focused in the downtown and Cecil Davis areas but also include homes throughout the City depending upon need. Rehabilitation work includes health and safety repairs throughout the home as well as energy efficiency related repairs. To qualify for rehabilitation work, each client must meet low-moderate income requirements, must own their home, must be current with all mortgage, insurance and property tax payments and must live within the city limits. The program allows the City to spend up to \$50,000 on each client's home and requires the City to file a lien on properties when the cost of repairs exceeds \$15,000.

The next project completed with CDBG funds was the construction a sewer line extension on Beverly Avenue between N. Fairfax and N. Fifth St. The City installed 2200 linear feet of sewer line which provided new sewer service to residences on both side of Beverly Avenue. This project was completed in June, 2014 at a cost of \$143,662.

In conjunction with the new sewer line on Beverly Avenue, the City used CDBG Owner Occupied Housing Rehabilitation (OOHR) funds (about \$50,000) to abandon 14 residential septic systems for those homeowners on Beverly who qualified and connected their homes to the new sewer service at no cost to them. Those homeowners who did not qualify for CDBG assistance had an opportunity to connect to the new sewer service as well, however, they were responsible for the cost to abandon their current septic system and connect to the sewer service. This project has been well received by the residences and overall we connected 22 homes to the new city sewer service. Connections to the sewer were completed within the same time frame as the sewer line, June 2014.

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

As 2012-13 projects got underway, in December 2013 staff also began soliciting potential projects for our 2014-15 CDBG funding cycle. The City held our first public hearing to solicit possible projects in February 2014. We identified several possible projects but determined that only another sewer line extension project would qualify for the approximately \$463,000 during the 2014-15 grant cycle. The application was submitted to complete another sewer extension on the remaining 2 blocks of Beverly Avenue, all of Berk Avenue and 2 blocks of Simon between N. Fairfax and N. Fifth Streets. This project is anticipated to begin in the early Summer of 2015 and be completed by November 2015.

In an effort to continue adding new sewer customers to the city's wastewater system, staff will also submit grant applications to the upcoming HOME and State Special Projects program in February 2015 to qualify further Housing Rehabilitation funds to abandon residential septic systems and connect homes to city sewer. These two new grant programs could provide as much as \$400,000 to connect these homes on Beverly, Berk and Simon Avenues.

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



**THIS REPORT PREPARED FOR  
THE CITY OF KINGMAN**

**The Common Council:**

<b>Richard Anderson</b>	<b>Mayor</b>
<b>Mark Wimpee, Sr.</b>	<b>Vice-Mayor</b>
<b>Mark Abram</b>	<b>Council Member</b>
<b>Larry Carver</b>	<b>Council Member</b>
<b>Jen Miles</b>	<b>Council Member</b>
<b>Stuart Yocum</b>	<b>Council Member</b>
<b>Carole Young</b>	<b>Council Member</b>
<b>Also Served in 2014:</b>	
<b>Janet Watson</b>	<b>Mayor</b>
<b>Erin Cochran</b>	<b>Council Member</b>

**The Planning & Zoning Commission:**

<b>Allen Mossberg</b>	<b>Commission Chair</b>
<b>Mike Blair</b>	<b>Commission Vice-Chair</b>
<b>Tyler Angle</b>	<b>Commission Member</b>
<b>Gene Kirkham</b>	<b>Commission Member</b>
<b>Vickie Kress</b>	<b>Commission Member</b>
<b>Dustin Lewis</b>	<b>Commission Member</b>
<b>Mark Wimpee, Jr.</b>	<b>Commission Member</b>
<b>Mark Wimpee, Sr.</b>	<b>Council Liaison</b>

**By the Development Services Department Staff:**

<b>Gary Jeppson</b>	<b>Development Services Director</b>
<b>Rich Ruggles</b>	<b>Principal Planner</b>
<b>Sylvia Shaffer</b>	<b>Planner</b>
<b>Bill Shilling</b>	<b>Grants Administrator</b>
<b>Sandi Fellows</b>	<b>Administrative Assistant</b>