



City of Kingman Development Services



2015 Annual Report

Mission Statement

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

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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 2015

Kingman continues to recover from the recession of 2008 through 2012, and is back to normalcy in terms of single-family housing starts. The 35-year average for single-family housing starts is 209 houses and in 2015, there were 206 housing starts.

Single-family residential housing starts in 2015 (206) exceeded 2014 (152) by 35.5-percent. The valuation of the new single-family houses increased from \$26,919,866.88 to \$36,028,595.06, which is a 33.4-percent increase. This information shows that the economy of Kingman is improving as indicated in the increased numbers, but the average value per house declined from \$180,670 in 2014 to \$174,896, which is a 3.2-percent decrease in valuation.

Commercial building activity in terms of new building starts was one building less in 2015 (six buildings) than it was in 2014 (seven buildings), but the valuation increased from \$3,938,089.05 to \$7,851,183.62, an increase in valuation of 99.4-percent from 2014. The La Quinta Motel and the Angle Office Building are the major commercial new starts in 2015. The other buildings include accessory buildings to commercial operations. Remodeling of the Frontier Shopping Center, the Kingman Honda and Kingman Chevrolet dealerships were significant commercial activity in 2015. Commercial building activity improved over 61.2-percent from 2014.

A General Plan Amendment to designate 151-acres from "Parks/Open Space" to "Regional Commercial" met with the expected resistance, but on May 5, 2015, the City Council adopted Resolution #4949, with approved the General Plan amendment.

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. Seven 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. A water line connecting the water tank on the north side of the I-40 is under construction at this location.

The Kingman Crossing traffic interchange has received much attention, but there have not been any firm funding commitments for this interchange. The current design concept report is for a traffic interchange that will only access to north side of the Kingman Crossing area. A revised design concept report to permit connection to the area south of I-40 to the interchange has been explored. A 60-foot wide road easement, along the east edge of the Section 16, from the Airfield Avenue alignment, south to Louise Avenue has been secured from the State Land Department (owner of Section 16). This road easement connects to a 42-foot wide road right-of-way along the west edge of the Rancho Santa Fe Subdivision to provide a 102-foot wide road corridor that will provide a collector street access from I-40 to Louise Avenue. A revised Change of Access Report and a revised Design Concept Report need to be prepared and approved prior to authority to construct the connection to the future Kingman Crossing Traffic Interchange are granted.

PLANNING & ZONING RETROSPECTIVE (Cont'd)

An updated Kingman Prospectus was completed in 2015, but was not published until January 2016 to include complete 2015 statistics. This update was the first in five years. The Prospectus provides information on the community, utility rates, socio-demographic information, information on community services and a great overview of Kingman. Copies are available online at www.cityofkingman.gov. and www.arizonacrossroads.com.

In 2015, there were a total of two new Conditional Use Permit (CUP) cases and one CUP extension of time that were considered by the Planning & Zoning Commission and City Council. The Kingdom of God Church received a conditional use permit to operate a church at 4882 Stockton Hill Road in November 2015. The Central Christian Church sought a conditional use permit to operate a church at 112 North Fourth Street, but the City Council did not adopt resolution to approve the conditional use permit. Reconsideration of this conditional use permit is taking place in early 2016. Robert and Judith Bennett received a one-year extension on their conditional use permit to expand a mini-storage facility at 3442 Hualapai Mountain Road.

The City Council abandoned 42-foot wide and 107.13 portion of Vermont Street, south of Sunset. There were no other street abandonments in 2015.

There were no annexations in 2015. There were no petitions for annexation. The City of Kingman does not have a property tax and relies on transaction privilege taxes (sales tax), user fees, and State shared revenues to fund the City. When an area does not or potentially will not produce transaction privilege taxes, there is not an incentive for the City to annex the property.

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. In 2015, there were no Board of Adjustment cases processed.

The Clean City Commission (CCC) continues to conduct its outstanding programs consisting of three community clean-up events, including a special effort for the Best of West on Route 66 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.

In 2015 there were three new preliminary subdivision plats reviewed by the Planning and Zoning Commission. The Mission Estates II Subdivision, which contains five lots on a 0.89-acre site, was approved by the City Council. The Kingman Crossing Tract 6045, containing 117-lots on 27.99-acres, was tabled by the Planning and Zoning Commission. The Airway Plaza Subdivision, an eight lot on 3.9-acre site was withdrawn by the applicant.

There were two parcel plats submitted for review in 2015. One of the parcel plats was locate on 3478 Laramie Avenue and the second parcel is actually a lot line adjustment at 710 Eastern Street in still in review by the end of 2015.

PLANNING & ZONING RETROSPECTIVE (Cont'd)

There were six rezoning requests that were reviewed by the Planning and Zoning Commission and City Council in 2015. An historic house on Spring Street was rezoned to a C-1 zoning district to allow it to be converted and used as an office building. Unisource Electric had a 2.46-acre vacant lot at Fairfax and Sunrise rezoned from R-2 to R-R. SK&M Investments wants to split on lot into two lots, which required a rezoning action because the single lot was a stipulation of the original zoning case. The owner of eight lots on Mallory Loop received approval to rezone his lots from R-2PDD to R-2 to reduce the number of lots to five lots and to have the standard R-2 building setbacks. KTH Consulting is seeking the removal of a stipulation on Ordinance #1189 that required a minimum of 30,000 square foot lots in an R-1-20 zoning district. The subject property is over 47,000 square feet and the applicant wanted to divide the land into two lots. The City Council tabled action until applicant provided a proposed plat map of the area. The City Council will consider this matter in February 2016. The City of Kingman's attempt to rezone 151-acres of its Kingman Crossing land was tabled through the end of 2015. The City Council approved this rezoning action in January 2016.

The Planning and Zoning Division of the Development Services Department is working to upgrade and develop a new bicycle path plan. Work on the Historic Downtown continues to move forward.

The City of Kingman shares a funding allocation on a bi-annual basis with Mohave County. This program has provided the City with nearly \$8 millions over a 20 year period. The program's success in implementing these projects plays a role in community development and General Plan implementation, as well certain projects included in the City's Capital Improvement Plan. To date, the City has invested nearly \$8 million in CDBG funds throughout the community since 1990. The allocation for 2015-16, was \$505,000. The contract period actually began in December 2014 will terminate in 2016. The City Council elected to fund another sewer line extension in the notch area just west of Stockton Hill Rd., North of Interstate 40. This sewer line extension will complete the length of Beverly Avenue for one block, complete the entire length of Berk Avenue and finish on the two developed blocks of Simon Avenue. This project is expected to begin in the Spring of 2016 and be completed by October 2016.

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

During 2015, this Commission developed a project it believes will remind the community of Kingman's rich history by having reconstruction of the 1800s a monument by using samples of minerals from various mining operations from throughout Mohave County. This "miner's monument" was located between our current depot and where the Harvey house once stood on the corner of Fourth Street and Andy Devine Avenue. The Historic Preservation Commission plans to locate this miner's monument in the courtyard next to the train depot.

The Historic Preservation Commission has also been instrumental in overseeing the development of another valuable historic preservation project in our downtown area. In February 2015, the owners of the IOOF Oddfellows building approached the city about participating in a grant project funded by the Arizona State Historic Preservation Office (SHPO).

The Historic Preservation Commission is also enthusiastically looking forward to participating in the expansion of the City's Historic Overlay District.

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 2015. The total number of new single-family residential housing starts is increasing the compared to recent previous years and is nearly back to the average. The 35-year average single-family residential housing starts are 209 permits a year. There were 206 new single-family residential housing starts in 2015.

Single-family residential housing starts in 2015 (206) exceeded 2014 (152) by 35.5-percent. The valuation of the new single-family houses increased from \$26,919,866.88 to \$36,028,595.06, which is a 33.4-percent increase. This information shows that the economy of Kingman is improving as indicated in the increased numbers, but the average value per house declined from \$180,670 in 2014 to \$174,896, which is a 3.2-percent decrease in valuation.

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ALL BUILDING PERMITS ISSUED IN 2015

PERMIT TYPES	NUMBER OF PERMITS ISSUED	VALUATION
RESIDENTIAL (NEW)	206	\$36,028,595.06
RESIDENTIAL (ALL OTHERS)	211	\$3,577,609.20
COMMERCIAL & PUBLIC (NEW)	6	\$7,851,183.62
COMMERCIAL & PUBLIC (ALL OTHERS)	133	\$7,062,271.40
TOTAL	556	\$54,519,659.84

Building Permit Summary for New Projects Since 1980

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

Year	Residential	\$ Value \$	Commercial	\$ Value \$	Public	\$ Value \$
1980	148	\$5,337,280	13	\$2,118,444	2	\$119,000
1981	115	\$3,688,588	14	\$1,180,797	1	\$1,800,000
1982	66	\$2,112,600	24	\$4,781,894	1	\$90,000
1983	78	\$4,159,103	17	\$1,324,567	0	\$0
1984	93	\$3,417,457	14	\$7,309,255	2	\$614,500
1985	133	\$5,900,159	16	\$1,578,150	0	\$0
1986	109	\$4,118,211	16	\$5,715,428	0	\$0
1987	143	\$8,844,280	11	\$1,549,975	0	\$0
1988	137	\$6,814,052	11	\$4,353,277	0	\$0
1989	147	\$7,451,505	22	\$4,244,063	0	\$0
1990	200	\$9,908,971	15	\$3,152,814	0	\$0
1991	138	\$6,586,415	17	\$2,676,206	2	\$539,182
1992	158	\$10,093,819	10	\$14,305,777	0	\$0
1993	195	\$11,636,831	16	\$7,284,392	0	\$0
1994	269	\$21,341,522	22	\$3,365,745	5	\$295,500
1995	261	\$20,331,969	16	\$4,230,760	0	\$0
1996	302	\$22,518,465	13	\$6,565,918	2	\$364,716
1997	289	\$23,582,831	17	\$7,027,439	3	\$2,147,819
1998	276	\$22,500,161	17	\$8,638,683	3	\$2,476,617
1999	271	\$21,707,217	16	\$2,994,188	1	\$83,518
2000	190	\$17,150,847	17	\$3,815,485	3	\$117,878
2001	240	\$21,531,868	23	\$7,271,645	1	\$7,900
2002	304	\$27,540,821	27	\$15,187,541	1	\$2,383,531
2003	419	\$38,643,808	21	\$6,957,950	4	\$452,967
2004	644	\$54,913,541	28	\$24,623,863	2	\$8,573,242
2005	910	\$100,852,079	24	\$11,652,882	2	\$62,343
2006	319	\$50,094,481	29	\$16,224,437	2	\$4,940
2007	190	\$31,226,111	26	\$7,034,397	2	\$8,430
2008	103	\$16,643,305	17	\$58,604,364	2	\$56,000
2009	56	\$9,829,040	7	\$7,613,032	6	\$57,662,456
2010	35	\$6,901,471	0	0	2	\$21,008,430
2011	36	\$6,263,529	5	\$1,895,056	1	\$0
2012	78	\$13,813,283	6	\$2,370,952	1	\$3,328,238
2013	107	\$18,715,930	7	\$16,995,216	0	\$0
2014	152	\$27,470,878	5	\$3,012,508	2	\$16,860
2015	206	\$36,028,595	5	\$7,851,184	1	\$0
AVG.	209	\$19,435,306	16	\$7,930,786	2	\$2,839,280

MAJOR COMMERCIAL AND PUBLIC PROJECTS

With the revitalization of the economy continuing, Kingman is experiencing continued commercial development and redevelopment. Much of the growth is in the redevelopment of existing commercial buildings. There were two new commercial buildings and four smaller accessory buildings. The numbers listed are keyed to **Reference Map 1**.

1. **LAQUINTA INN. 3419 HOTEL WAY.** A 94-room, four story hotel (50-foot high). Wright Group LL is the contractor.
2. **ANGLE OFFICE BUILDING. 2800 HUALAPAI MOUNTAIN ROAD.** A building permit was issued in June for a 17,845 square foot, single-story office building. The site is on the southeast corner of Hualapai Mountain Road and Mission Boulevard. The primary occupant will be Angle Homes. Angle Homes is the contractor.
3. **SUNRISE BUSINESS PARK SUBDIVISION.** The Sunrise Business Park is under construction. Staff is expecting building plans to arrive shortly for lodging properties to be built on in this subdivision.
4. **MATTRESS LAND AND FURNITURE.** We have a new tenant in the Ashley Furniture Building on 4290 Stockton Hill Road. The new store is "Mattress Land and Furniture". Opened on September 4th.
5. **KINGMAN HONDA DEALERSHIP REMODELING AND ADDITION.** The City has issued a building permit for a \$1.972 million expansion the Kingman Honda dealership at 3800 Stockton Hill Road. The contractor is Brack Construction. The project consists of remodeling and building a 10,987 square foot to its 23,218 square foot facility.
6. **JIMMY JOHN'S AND MATTRESS FIRM.** The Jimmy John's Sandwich shop and the Mattress Firm store are now open for business. The building at 3411 Stockton Hill Road.
7. **KINGMAN CHEVROLET.** A \$1.5 million remodeling of Kingman Chevrolet, 3730 Stockton Hill Road, began in November 2015. TR Orr Construction is the contractor.

New four story 94 room La Quinta under construction at 3419 Hotel Way



GENERAL PLAN

The City amended the General Plan once in 2015. The General Plan amendment was in the Kingman Crossing area. The City owns 168-acres located south of the future Kingman Crossing Interchange and the area was designated "Parks/Open Space". The City desired to designate 151-acres of the property as "Regional Commercial".

The Planning and Zoning Commission held two public hearings in different locations. One public hearing was held on April 14, 2015, at the City Hall and the second public hearing was held at the Board of Supervisors Room at the County Administration Building on April 28, 2015. The Planning and Zoning Commission deadlocked on a motion to recommend approval to the City Council.

The City Council held a public hearing on May 5, 2015 at the Board of Supervisors Room at the County Administration Building. Following the City Council Public Hearing, the City Council adopted Resolution #4949. There was no referendum petition filed on the resolution and therefore the amendment was adopted.

Commissioner Kirkham , Principal Planner Rich Ruggles and
Commissioner Blair at the 2015 APA Convention in Tucson



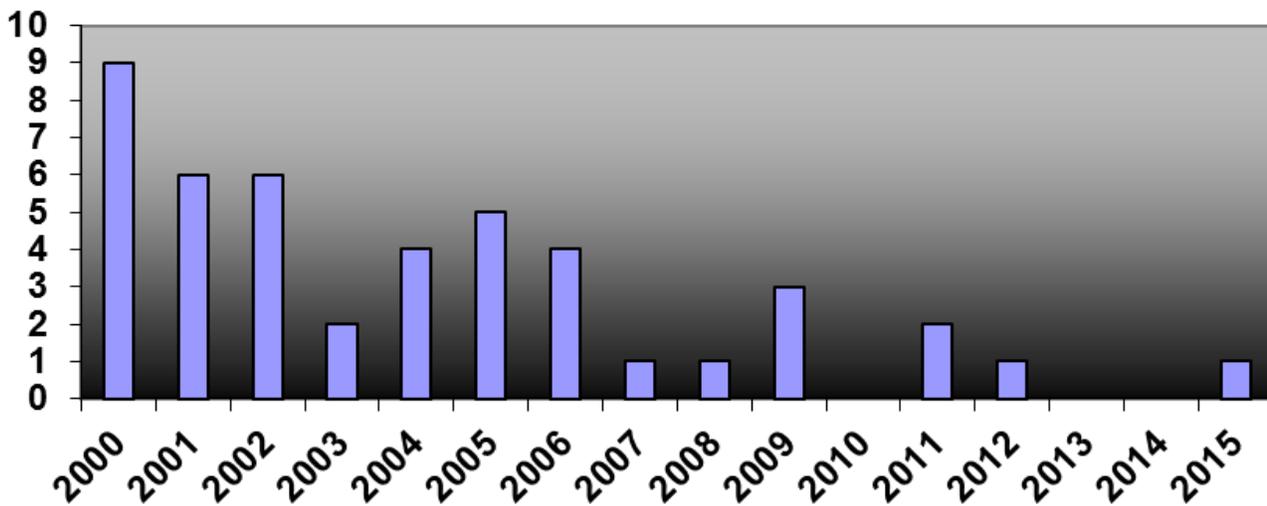
**Memorable comment heard at a P&Z meeting in 2015:
"THE GENERAL PLAN IS LIKE A ROAD MAP. IT NEEDS TO BE
CHANGED ONCE IN A WHILE"**

ABANDONMENT CASES

In 2015, there was one new Abandonment case that was considered by the Planning & Zoning Commission and City Council. All 2015 cases are outlined in the table below. **(See Reference Map 1)**

The following chart shows the trend in the number of Conditional Use Permit cases since 2000.

Map No.	Case/ Month	Applicant	Request	Location	Size	Commission & Council Action
1	AB15-001 July	Steven Latoski	Abandon Portion of Vermont Street south of Sunset Blvd	Adjoining 1420 Sunset Blvd	0.10 ac	P&Z Approved Council Approved



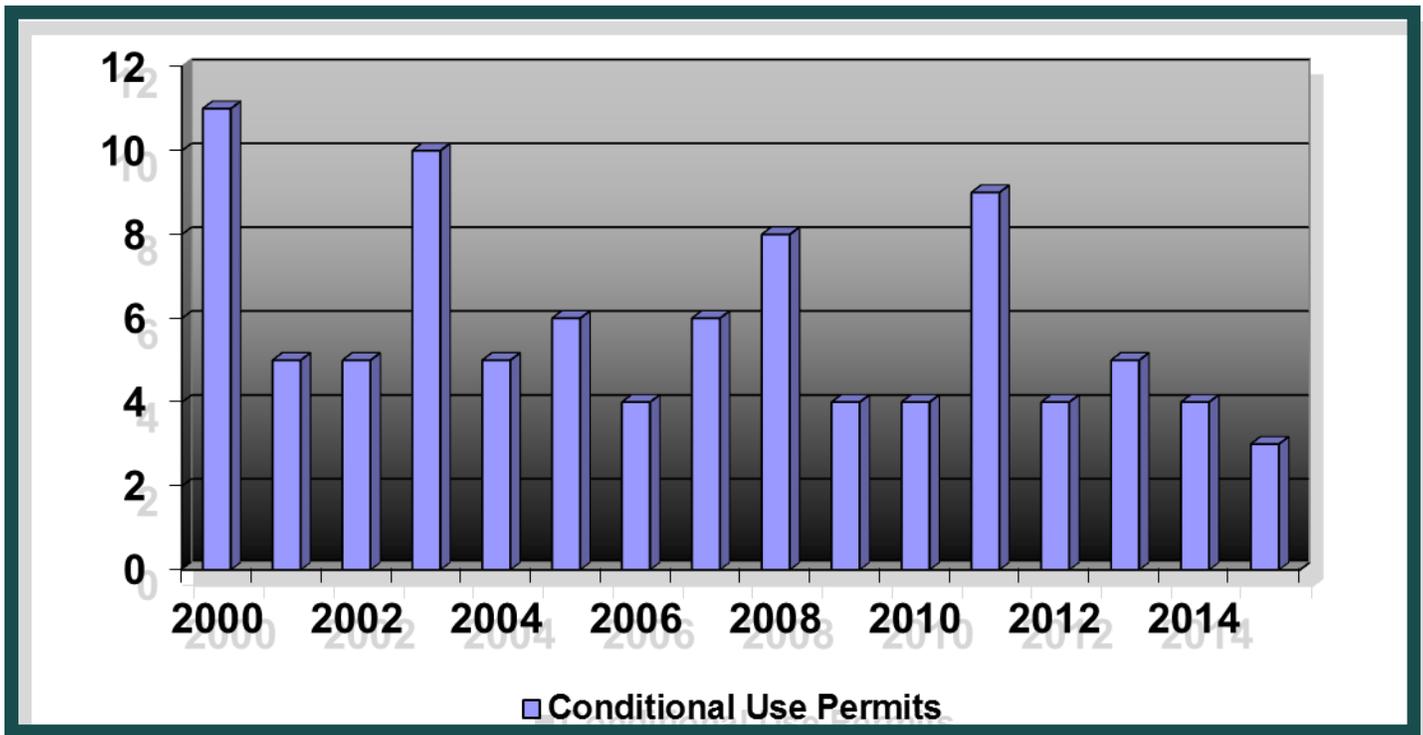
ANNEXATION ACTIVITY

There were no annexations to the City of Kingman completed during 2015.

CONDITIONAL USE PERMITS

In 2015, there were a total of two new Conditional Use Permit (CUP) cases and one CUP extension of time that were considered by the Planning & Zoning Commission and City Council. All cases are outlined in the table below. **(See Reference Map 1)** The following chart shows the trend in the number of Conditional Use Permit cases since 2000.

Map No.	Case/ Month	Applicant/ Owner	Request	Location	Size	Commission & Council Action
2	CUP15-001 November	Snell & Wilmer, LLP/ Carol Ott	Church Services in Existing Building	112 N. Fourth Street	0.78 ac	P&Z Approved Council Approved
3	CUP15-002 November	Kingdom of God Church/ Baltic Enterprises	Church Services in Existing Building	4882 Stockton Hill Road	0.44 ac	P&Z Approved Council Approved
4	CUP15-003 December	Robert E. and Judith D. Bennett	Extension of Time for Mini Storage in C-2 HMR	3442 Hualapai Mountain Road	5 ac.	P&Z Approved Council Approved

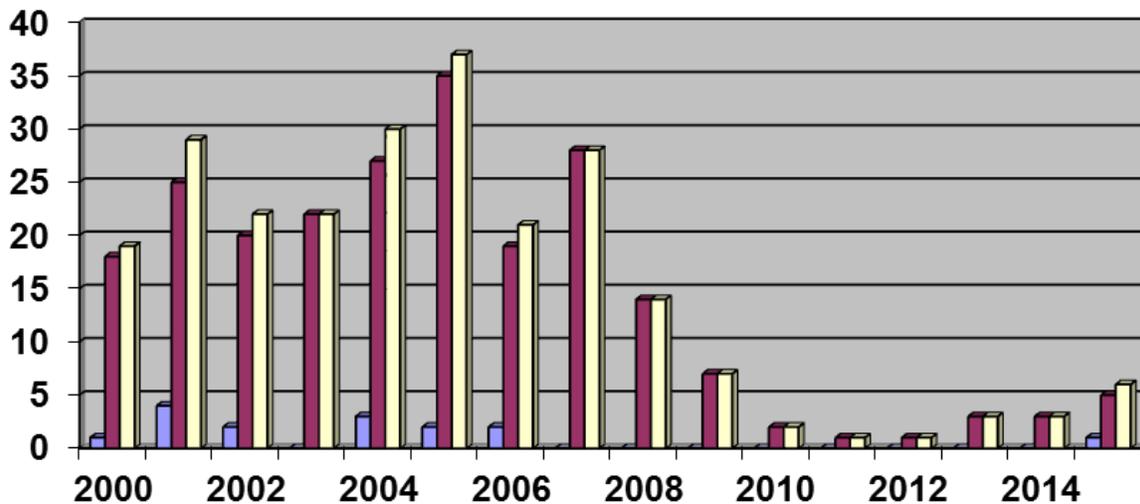


REZONING CASES

In 2015, there were six 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
5	RZ15-001 March	ReMax/ Leora Hammer	R-1-6 to C-1	503 Spring St.	0.24 ac	P&Z Approved Council Approved
6	RZ15-002 May	UniSource Energy Services/ Terlesky	R-2 to R-R	N. Fairfax St and Sunrise Avenue	2.46 ac	P&Z Approved Council Approved
7	RZ15-003 September	Mohave Eng/ SK&M Investments	Modification of Ord. 951-R	3220 Stockton Hill Road	0.63 ac	P&Z Approved Council Approved
8	RZ15-004 November	Ray Stadler/ Marc Daniels	R-2-PDD to R-2	3032 to 3046 Mallory Loop	0.89 ac	P&Z Approved Council Approved
9	RZ15-005 November	KTH Consulting/ Pioneer Title Trust No. 9099	Modification of Ord. 1189	2406 Steam- boat Drive	1.09 ac	P&Z Denied Council Approved
10	CI15-001 Oct & Dec	City of Kingman	Kingman Crossing PDD	S. of I-40, N. of Airfield	151 ac	P&Z Approved Council Approved

REZONING CASES PER YEAR



■ City Initiated

■ Citizen Initiated

■ Total

PARCEL PLATS

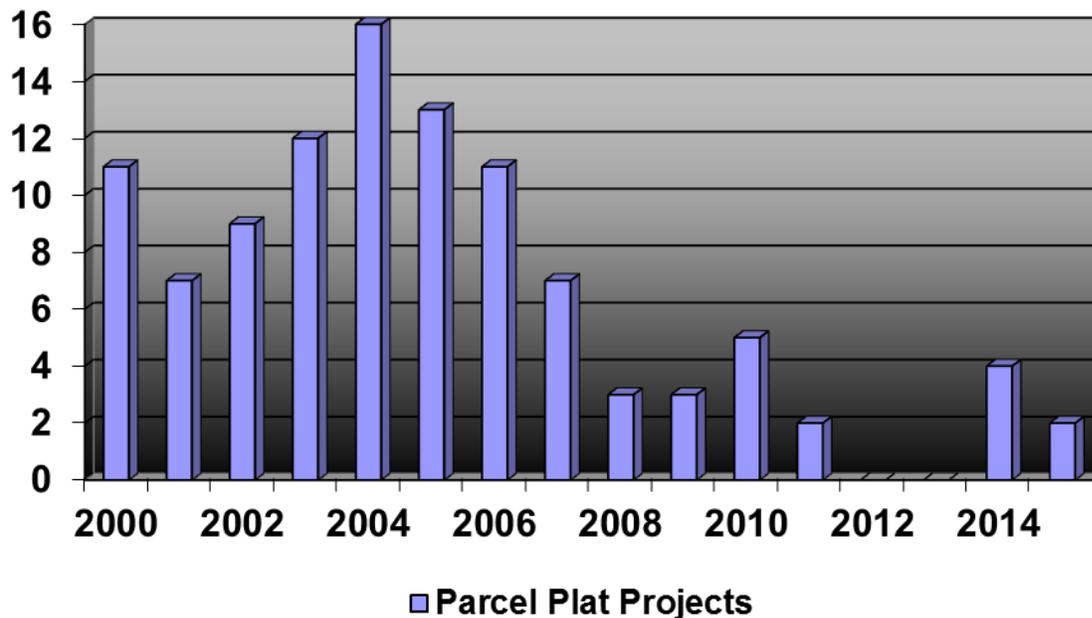
Parcel plats are required for the minor splitting of property within the City of Kingman. Parcel plats must meet the land splitting regulations in the City of Kingman Municipal Code, Section 2-146. Generally these regulations apply to the creation of any new parcels of land that are 2.5 acres or under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

Map No.	Case	Property Owner	Request	Location	Size	Status
11	PP15-001	Hill Development	One lot in subdivision split into two lots	3478 Laramie Avenue	0.47 ac	Staff Approved Parcel Plat Recorded
12	PP15-002	Pine Park, LLC	Lot Line Adjustment	710 Eastern Street	5.89 ac	2 nd Review completed Awaiting 3 rd submittal

The chart below shows the trend in the number of Parcel Plats reviewed since 2000:



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.

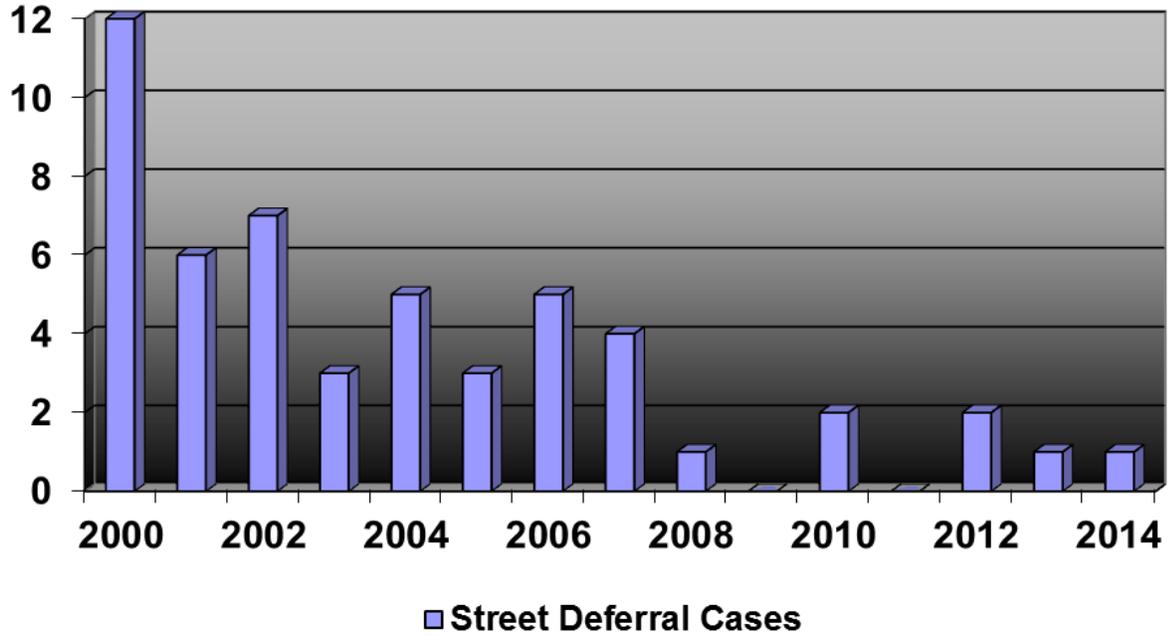
In 2015, there was one street deferral request reviewed by the Traffic Safety Committee and approved by the City Council. All 2015 cases are outlined in the table below. **(See Reference Map 1)**

Map No.	Case	Adjoining Property Owner	Request	Location	Length of Street	Status
13	SD15-001	Manzanita Baptist Church of Kingman	Non-cash payment street deferral associated with remodeling of gym	N. side of Gates Avenue W. of Fairgrounds	187.5 feet	Council Approved

Memorable comment heard at a P& Z meeting in 2015:
" THE PLANNING & ZONING COMMISSION IS A SUPERFLUOUS GROUP"

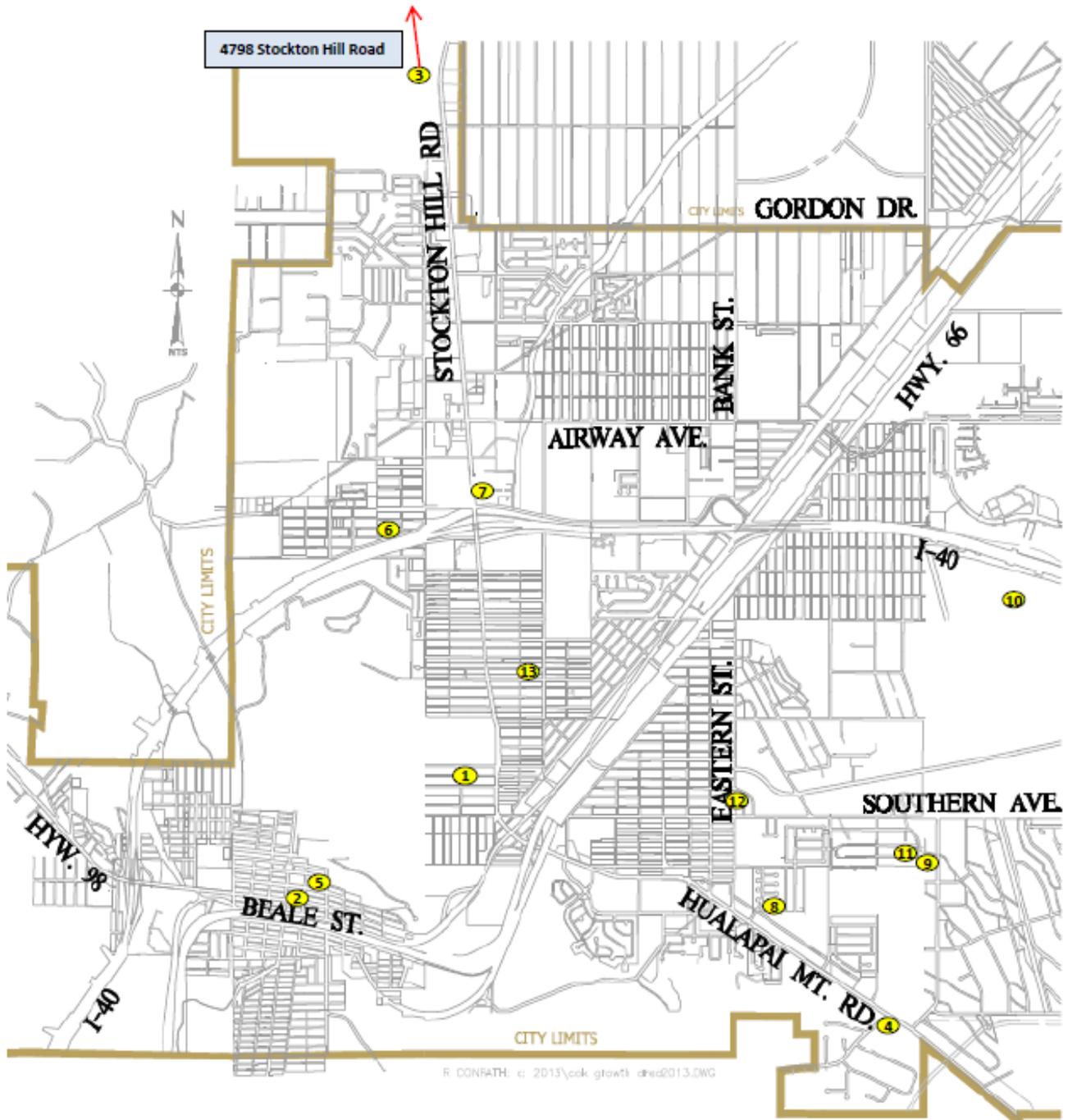
Memorable comment heard at a P&Z meeting in 2015:
"THAT HOLE WILL COST \$6 MILLION TO FILL IN"

Street Deferral Cases Graph



Commission Members Gene Kirkham, Vickie Kress, Mike Blair and Allen Mossberg at the APA Convention in Tucson.

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



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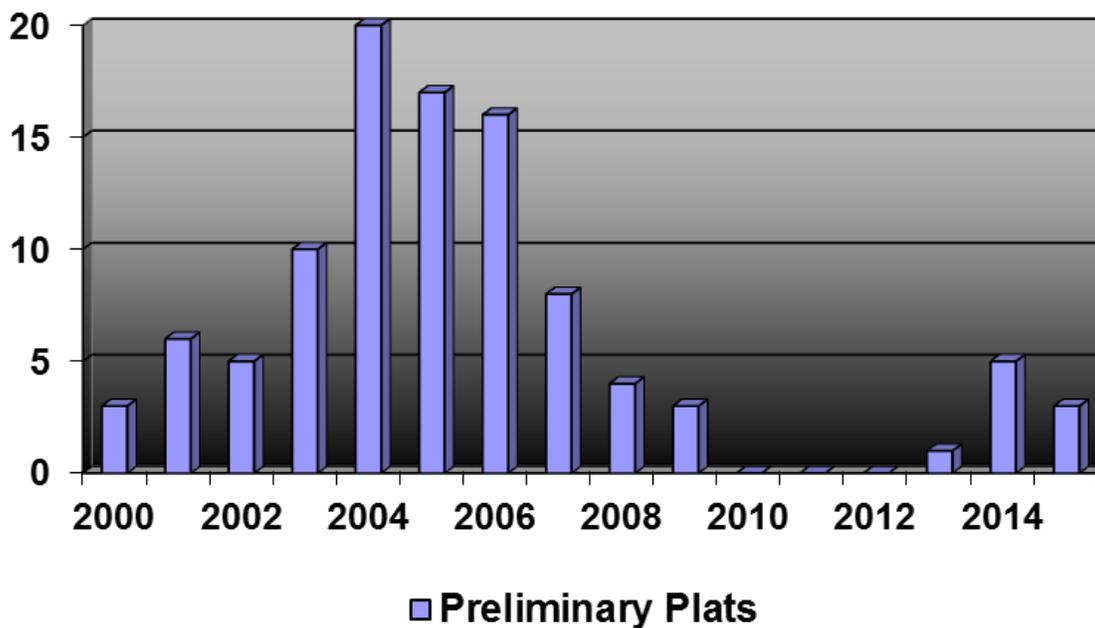
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| 1 AB15-001, Vermont Street | 8 RZ15-004, 3032-3046 Mallory Loop |
| 2 CUP15-001, 112 Fourth Street | 9 RZ15-005, 2406 Steamboat Drive |
| 3 CUP15-002, 4798 Stockton Hill Road | 10 CI15-001, South of I-40, North of Airfield Avenue |
| 4 CUP15-003, 3442 Hualapai Mountain Road | 11 PP15-001, 3478 Laramie Avenue |
| 5 RZ15-001, 503 Spring Street | 12 PP15-002, 710 Eastern Street |
| 6 RZ15-002, N. Fairfax St. & Sunrise Ave. | 13 SD15-001, North side of Gates Ave., West of Fairgrounds Blvd. |
| 7 RZ15-003, 3220 Stockton Hill Road | |

SUBDIVISION ACTIVITY

In 2015 there were three new preliminary subdivision plats reviewed by the Planning and Zoning Commission. One of those subdivisions was also reviewed and approved by the City Council, while one subdivision was tabled by the Commission to allow the project engineer to address a number of design issues. Another subdivision was pulled by the applicant before it went to the City Council for approval. 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

Preliminary Plat Reviews (See Reference Map 2)

Map No.	Subdivision Name	Tract	Size in Acres	# of Lots	Subdivision Type	Status
1	Airway Plaza	1984	3.90	8	Commercial	P&Z Approved Pulled off Council agenda by Applicant
2	Kingman Crossing	6045	27.99	117	Residential	P&Z Tabled
3	Mission Estates II	6044	0.89	5	Residential	P&Z Approved Council Approved
TOTALS			32.78	130		



Extension of Time Reviews

Preliminary plat approvals are effective for 24 months during which time the subdivision must receive final plat approval(s) or an receive a 24-month extension of time on the preliminary plat or any part thereof that has not yet received final plat approval. The City Council reviews and approves the extensions of time of preliminary plats. There were two Extensions of Time approved in 2015 as indicated in the table below.

Map No.	Subdivision Name	Tract	Size in Acres	# of Lots	Subdivision Type	Status
4	Legacy at Walleck Ranch	1965	38.53	199	Residential	Council Approved
5	Vista Bella Ranchitas	6029	21.69	71	Residential	Council Approved
TOTALS			60.22	270		

In 2015 there were two new final subdivision plats submitted for review. The plats were for Legacy at Walleck Ranch, Tract 1965-E and Walleck Ranch, Tract 1961-I. These plats were still being reviewed 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.

Additionally, the final plat for Fripps Ranch, Tr. 1964-D, which was submitted in 2014, was still being reviewed in 2015. One of the reasons for the delay was that the Council was asked to accept a cash payment in lieu of completing the sidewalk improvements along Southern Avenue. This was approved in November. The review of another final plat that was submitted in 2014, Southern Circle, Tract 1968, was approved by Council in January, 2016. The final plat was delayed in part due to a change in ownership of the property.

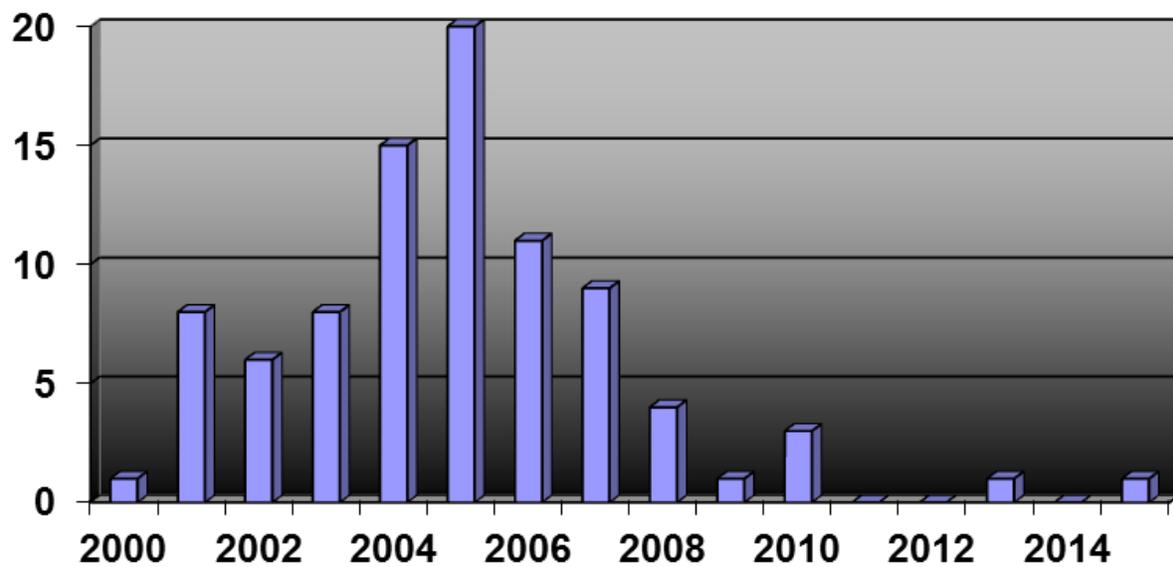
One new subdivision plat, Sunrise Business Park, Tract 6037 was approved by the City Council and subsequently recorded in 2015. Additionally there was one subdivision, Cheyenne Estates, Tract 6013, that was abandoned and reverted to acreage in 2015.

Memorable comment heard at a P&Z meeting in 2015:

“WE ARE BESIEGED WITH A LACK OF PARKING AND VAGRANTS”

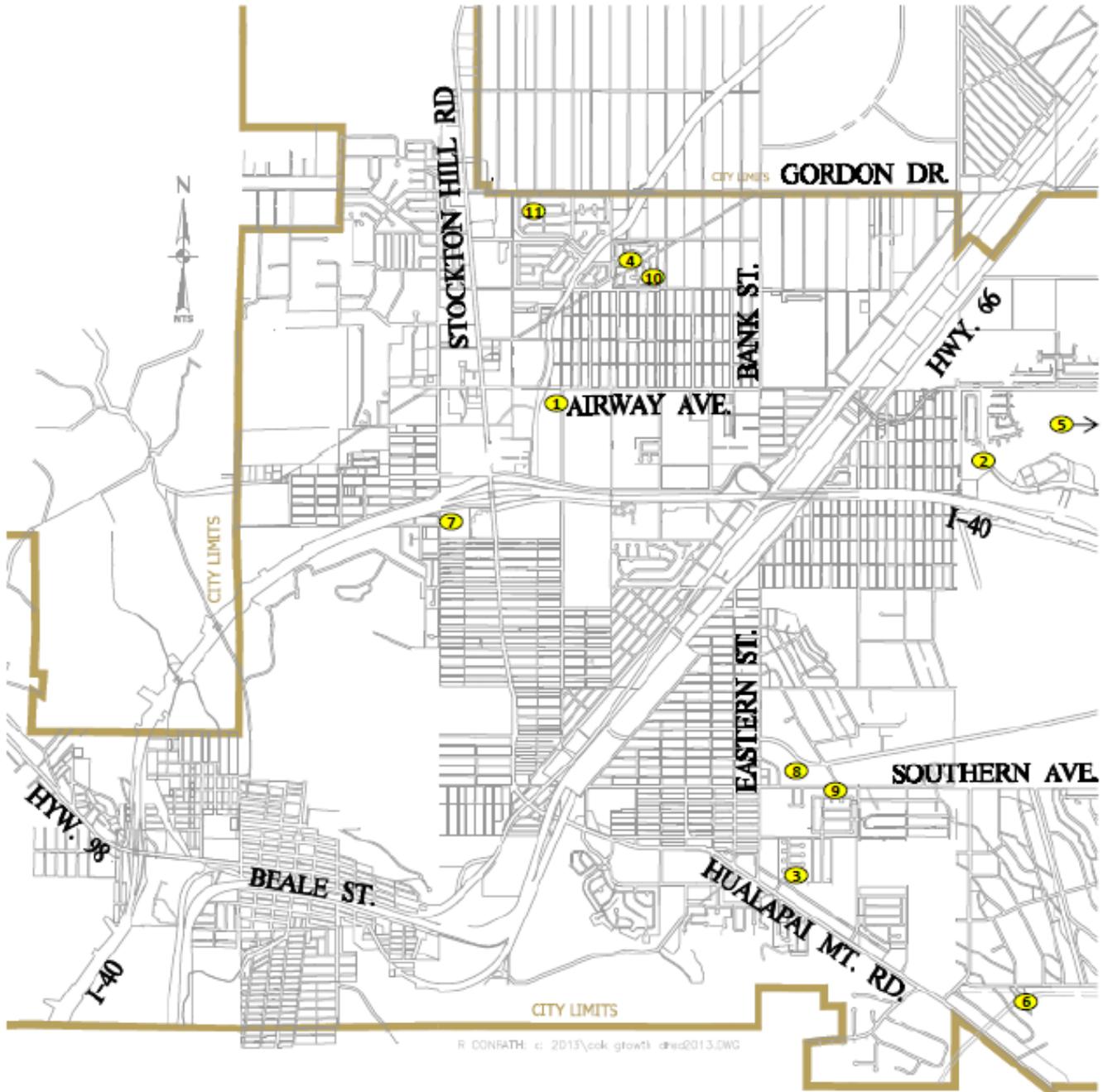
Final Plat Reviews, Recordings, and Abandonments

Map No.	Subdivision Name	Tract	Size in Acres	# of Lots	Subdivision Type	Status
6	Cheyenne Estates	6013	4.23	3	Abandoned Residential Plat	P&Z Approved Council Approved
7	Sunrise Business Park	6037	10.74	5	Commercial	Council Approved Final Plat Recorded
8	Southern Circle	1968	1.21	6	Residential	Council Approved
9	Fripps Ranch	1964-D	2.88	6	Residential	3rd Review Completed Awaiting 4th Submittal
10	Legacy at Walleck Ranch	1965-E	4.45	26	Residential	2nd Review Completed Awaiting 3rd Submittal
11	Walleck Ranch	1961-I	8.38	37	Residential	2nd Review Completed Awaiting 3rd Submittal
TOTALS			31.89	83		



■ Final Plat Recordings

MAP 2: SUBDIVISIONS



R CONRATH: c: 2013\lock growth.dwg 2013.DWG

- | | |
|---|-------------------------------------|
| ① Airway, Plaza 1984 | ⑥ Cheyenne Estates, Tract 6013 |
| ② Kingman Crossing, Tract 6045 | ⑦ Sunrise Business Park, Tract 6037 |
| ③ Mission Estates II, Tract 6044 | ⑧ Southern Circle, Tract 1968 |
| ④ ⑩ Legacy at Walleck Ranch, Tract 1965 | ⑨ Fripps Ranch, Tract 1964-D |
| ⑤ Vista Bella Ranchitas, Tract 6029 | ⑪ Walleck Ranch, Tract 1961-I |

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.

During 2015 the following persons served on the Board of Adjustment: Bob Tinnell (Chairman), Bob Budd, Steve Francis, Joanne Marquez, and William Massa.

In 2015, there were no Board of Adjustment cases processed.



New home construction in Kingman in 2015

ZONING ORDINANCE TEXT AMENDMENTS



The City had four zoning ordinance text amendment cases in 2015. The amendments consisted of: (1) Complete revision to Section 10.000 Landscaping; (2) Permission of recreational vehicles in mobile home parks; (3) A failed attempt to allow air ambulance services in the Industrial Zoning districts; and (4) Creating the Kingman Crossing Planned Development District.

Staff (Rich Ruggles and Sylvia Shaffer) researched and drafted a complete revision to the landscaping regulations. Staff consulted with other cities; those in the landscaping industry; the construction industry; and other city staff to improve the landscaping regulations. This repealed the appeal process; eliminated the 2:1 credit for landscaping the right-of-way; added an updated recommended plant list; requires a minimum of five-percent of the site to be landscaped; brings about greater parking lot landscaping; brought about improved landscape plan submission requirements and irrigation standards; allows up to 10-percent of landscape area to be artificial turf, requires dead plants to be replaced within 45-days, and exempts remodeled properties that are at least 95% developed from the regulations. On August 4, 2015, Ordinance #1796R was adopted

The second text amendment was to permit mobile home parks in the RMH-6 Zoning District and to allowed mobile home park owners to permanently park recreational vehicles, other motor vehicles in their mobile home parks as residences by conditional use permit. On September 1, 2015, the City Council adopted Ordinance #1801 that approved these changes.

The third text amendment was a failed attempt to permit air ambulance services in the industrial zones by conditional use permit. The City Council was concerned for such uses being distractions to passing motorists and decided against adopting this amendment.

The fourth text amendment was the creation of the Kingman Crossing Planned Development District. Through much work by the public, staff, the Planning and Zoning Commission and City Council, this text amendment (Section 18.000 of the Zoning Ordinance was adopted in January 2016. This zoning district has limited uses, enhanced lighting and signage regulations, and design review requirements. The district does not become effective until the Kingman Crossing traffic interchange begins construction. This ordinance is #1806, adopted January 19, 2016.



CLEAN CITY COMMISSION 2015 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 Stuart Yocum was the Council Liaison during 2015. Richard Ruggles, Principal Planner, is the staff liaison. Sherie Sixkiller-Wing is the recording secretary.

Ralph Bowman served as chairperson in 2015 while Clarence "C" Russell served as vice-chairperson. Other commission members that served during 2015 included: John Carpenter, Ron Giesbrecht, Margie Hicks, Joe Longoria, Bill Ressegue, Marianne Van Haselt, and Dave Wolf.

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 2015 the CCC held three clean-ups at the Mohave County Fairgrounds in February, May, and November. These clean-ups collectively removed 74.51 tons of trash in 2015. Since the program's inception in 2002, 59 clean-ups have been held which have collectively removed 1,485 tons of trash, assuring that the trash was properly disposed instead of potentially ending up in illegal wildcat dumps.

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

As of the end of 2015 we had 17 adopting groups which have adopted approximately 13.2 miles of roadway in Kingman. Most of these groups conducted one or more clean-ups during 2015. Additionally, other student and civic groups regularly do clean-ups on vacant lots and along streets around Kingman. The Adopt-a-Block groups, as well as other groups, may borrow litter pick-up devices, trash bags, and safety vests provided by the Clean City Commission.

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

Arbor Day Activities: The CCC donated \$610 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 eight trees at Monsoon Park on Kingman's Arbor Day on April 25th.

Tree City USA Status: The City of Kingman achieved Tree City status in 2012 and maintained the status during 2015. Kingman joins 26 other municipalities in Arizona with this designation. The National Arbor Day Foundation awards the Tree City USA status to cities which encourage healthy trees and a greener, more sustainable environment. The CCC was instrumental in preparing the original Tree City USA application for the City of Kingman and is responsible for maintaining its status through the promotion of our Arbor Day activities.

Education Efforts: The Clean City Commission continues to educate the public to improve the cleanliness of the community. The CCC prepared public service announcements for the city website, local newspapers and businesses regarding the need to control weeds on vacant properties and the proper placement and removal of yard sale signs.

Reusable Grocery Bag Promotion: The CCC continues to examine ways to reduce plastic bag litter in the community. Members of the CCC handed out reusable canvas grocery bags donated by several local stores to encourage their use by their customers. The CCC also purchased reusable bags with the CCC logo that are being handed out to the public. The CCC will continue to work on this promotion in 2016.

Kingman EZ Recycling Program: The Kingman Sanitation Department continued the Kingman EZ Recycling Program in 2015. This program encourages local residents to recycle. Items accepted include plastic bottles and containers type 1 through 7, plastic bags, steel and tin cans, mixed paper products, aluminum cans, clear and colored glass, electronic items (e-waste), and cardboard. Recycling bins are located at three park locations including Southside Park, Cecil Davis Park, and Centennial Park. Recycling bins are also located at the north Safeway and Bashas' stores as well as the Mohave County Fairgrounds. Finally there are also several school drop-off locations including the Kingman Academy of Learning, White Cliffs Middle School and Lee Williams High School. An e-waste container is also located at the Public Works Department. An estimated \$35,572 has been saved by the City in tipping fees since the program was started in 2008.

America Recycles Day Poster and Essay Contest: The CCC was involved in promoting a poster and essay contest directed at K-5th 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 15th. Prizes were awarded to the winning students at the November meeting.

**Memorable comment heard at a PZ meeting in 2015:
"WE ARE GONNA BE HUB CITY"**

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 2015 the CCC awarded a total of \$400 to four organizations which planted trees and conducted clean-ups around Kingman. Collectively there were approximately 70 youths who contributed over 370 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 two homes in Kingman. The homes targeted are owned by low-income and 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.

New construction at 915 Airway Avenue



New Vine Communication Building at 2949 Airway Avenue

2015 Community Development Block Grant (CDBG) Projects and Progress

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

The regional allocation of CDBG funding for 2015-16 from the Arizona Department of Housing (ADOH) was \$505,000. The contract period actually began in December 2014 will terminate in 2016. The City Council elected to fund another sewer line extension in the notch area just west of Stockton Hill Rd., North of Interstate 40. This sewer line extension will complete the length of Beverly Avenue for one block, complete the entire length of Berk Avenue and finish on the two developed blocks of Simon Avenue. This project is expected to begin in the spring of 2016 and be completed by October.

The city normally funds our ongoing owner occupied housing rehabilitation program, however, due to ADOH restrictions on contracts, the rehabilitation program was idle in 2015.

As the 2016, the sewer extension project gets underway, staff will also began soliciting potential projects for our 2016-17 CDBG funding cycle. The City its first public hearing to solicit possible projects in February 2016. The City will solicit projects from throughout the community which could be qualified to be included in the 2016 application. Projects identified during this public participation process will be vetted for eligibility and for the positive impact they may have on the community. Once these potential projects are qualified and determined to be eligible, they will be prioritized and presented to Council for selection in the application.



HISTORICAL PRESERVATION COMMISSION

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

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



During 2015, this Commission developed a project it believes will remind the Community of Kingman's rich history. Sometime in the late 1800s a monument was built using samples of minerals from various mining Operations from throughout Mohave County. This "miner's monument" was located between our current depot and where the Harvey house once stood on the corner of Fourth Street and Andy Devine Avenue. The historic Commission has developed plans to Re-create this miner's monument in the Courtyard next to the depot.

Volunteers have gathered mineral samples from local mining operations to be used to create a replica of the original stone monument that was demolished in the 1940s. This project is expected to begin in February 2016 and be completed in two-to-three months.

The Historic Preservation Commission has also been instrumental in overseeing the development of another valuable historic preservation project in our downtown area. In February 2015, the owners of the IOOF Oddfellows building approached the city about participating in a grant project funded by the Arizona State Historic Preservation Office (SHPO). The city and the owners agreed to apply for a grant which was funded complete a preservation plan for the property.

In September 2016, the preservation plan was completed and will now be used to develop construction plans for the renovation of this local landmark. While the building is currently being used, the owners may develop a new use for this building and the original Kingman fire station located right

Memorable comment heard at a P&Z meeting in 2015:
"THE DOWNTOWN ISN'T GOOD ENOUGH FOR
CHURCH PEOPLE"

The newly completed historic preservation plan for this building is a valuable tool in soliciting funding from a number of different sources. The owners have not identified a specific future use however, they have plenty of options. This photograph is the architect's rendition of what the property could look like upon completion.



The Historic Preservation Commission is also enthusiastically looking forward to participating in the expansion of the City's Historic Overlay District. With several new commissioners, this group of dedicated volunteers carries a passion for preserving Kingman's rich history while helping to guide growth in our historic downtown.

The Historical Preservation Commission will provide input on Mohave County's proposed plan to build a new justice center and renovate the Historic Courthouse downtown whenever the County decides to move forward on this project.

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.



THIS REPORT PREPARED FOR

THE CITY OF KINGMAN

The Common Council:

Richard Anderson	Mayor
Carole Young	Vice-Mayor
Mark Abram	Council Member
Larry Carver	Council Member
Kenneth Dean	Council Member
Jen Miles	Council Member
Stuart Yocum	Council Member

Also served in 2015:

Mark Wimpee, Sr.	Vice Mayor
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The Planning & Zoning Commission:

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

By the Development Services Department Staff:

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