



**ACTION A G E N D A
CITY OF BULLHEAD CITY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, APRIL 5, 2018, AT 5:30 P.M.
BULLHEAD CITY COUNCIL CHAMBERS
1255 MARINA BLVD, BULLHEAD CITY, AZ**

REMINDER: Please turn off or silence all cell phones and electronic devices.

NOTE: The Planning and Zoning Commission, by a duly passed motion, may vote in public session to adjourn to executive session to discuss confidential matters that arise concerning any agenda item pursuant to A.R.S. Section 38-431.03 including legal advice from its attorney.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PRESENTATIONS

CALL TO THE PUBLIC

We will now have an open call to the public for citizens wishing to address the Commission on issues within the jurisdiction of the Commission. Your comments must be limited to three (3) minutes or less, unless you are speaking on behalf of a group of citizens present, and then the time is five (5) minutes with a maximum of fifteen (15) minutes allocated for call to the public. If you wish to address an item already on tonight's agenda, you should wait until that item is announced. At the conclusion of the open call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be put on a future agenda. However, members of the Commission cannot discuss or take legal action on matters not already on the agenda.

APPROVAL OF MINUTES OF PREVIOUS MEETING(S):

1. Discussion and possible action to approve the February 1, 2018 regular meeting minutes.

ACTION: APPROVED THE FEBRUARY 1, 2018 REGULAR MEETING MINUTES AS PRESENTED.

REQUESTS FOR POSTPONEMENT OR WITHDRAWAL OF ITEMS

NONE

HEARING OF ITEMS/ACTION ITEMS

2. **PUBLIC HEARING** – CONDITIONAL USE PERMIT U18-001 - This is a request for a conditional use permit to allow Arizona Land & Mineral Resources LLC., to mine the area for the processing of sand and gravel aggregate along with the production of concrete ready mix products on two parcels of land, both located in a M1 (General Limited Industrial) zoning district and located at 2900 Pass Canyon Road and described as a portion of Section 7, T20N, R21W, Bullhead City, AZ.

ACTION: APPROVED THE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW ARIZONA LAND & MINERAL RESOURCES LLC., TO MINE THE AREA FOR THE PROCESSING OF SAND AND GRAVEL AGGREGATE ALONG WITH THE PRODUCTION OF CONCRETE READY MIX PRODUCTS ON TWO PARCELS OF LAND, BOTH LOCATED IN A M1 (GENERAL LIMITED INDUSTRIAL) ZONING DISTRICT AND LOCATED AT 2900 PASS CANYON ROAD AND DESCRIBED AS A PORTION OF SECTION 7, T20N, R21W, BULLHEAD CITY, AZ.

3. **PUBLIC HEARING** – ZONING MAP CHANGE Z18-001 - This is a request for a zoning map change from C2 (General Commercial) zoning district to C3 (Commercial and Minor Industrial) zoning district for a 1.40 acre parcel of land that is respectively described as a portion of Section 26, T20N, R22W, Colorado River Estates, Re-Amended, Lot 36 & Lot 37, Bullhead City, AZ.

ACTION: RECOMMEND COUNCIL APPROVE THE REQUEST FOR A ZONING MAP CHANGE FROM C2 (GENERAL COMMERCIAL) ZONING DISTRICT TO C3 (COMMERCIAL AND MINOR INDUSTRIAL) ZONING DISTRICT FOR A 1.40 ACRE PARCEL OF LAND THAT IS RESPECTIVELY DESCRIBED AS A PORTION OF SECTION 26, T20N, R22W, COLORADO RIVER ESTATES, RE-AMENDED, LOT 36 & LOT 37, BULLHEAD CITY, AZ.

4. **PUBLIC HEARING** – ABANDONMENT A18-001 – This is a request for a partial abandonment (north six feet) of a 16 foot public utility easement located on the south side of the parcel of land described as Riverview Park, Tract 1070, Lot 107, Section 29, T20N, R22W, and located at 1036 Papago Drive, Bullhead City, AZ.

ACTION: RECOMMEND COUNCIL APPROVE THE REQUEST FOR A PARTIAL ABANDONMENT (NORTH SIX FEET) OF A 16 FOOT PUBLIC UTILITY EASEMENT LOCATED ON THE SOUTH SIDE OF THE PARCEL OF LAND DESCRIBED AS RIVERVIEW PARK, TRACT 1070, LOT 107, SECTION 29, T20N, R22W, AND LOCATED AT 1036 PAPAGO DRIVE, BULLHEAD CITY, AZ.

5. **PUBLIC HEARING** – ABANDONMENT A18-003 – This is a request for an abandonment of two 16 foot public utility easement located on the north side of a parcel of land described as Mohave Crossroads, Unit 1, Tract 5163, Lots 10 & 11, Section 11, T19N, R22W, and located at 3699 Highway 95, Bullhead City, AZ.

ACTION: RECOMMENDED COUNCIL APPROVE THE REQUEST FOR AN ABANDONMENT OF TWO 16 FOOT PUBLIC UTILITY EASEMENT LOCATED ON THE NORTH SIDE OF A PARCEL OF LAND DESCRIBED AS MOHAVE CROSSROADS, UNIT 1, TRACT 5163, LOTS 10 & 11, SECTION 11, T19N, R22W, AND LOCATED AT 3699 HIGHWAY 95, BULLHEAD CITY, AZ.

6. **PUBLIC HEARING** – ABANDONMENT A18-004 – This is a request for a partial abandonment (north 5 feet) of a 16 foot public utility easement located on the south side of the parcel of land described as Rio Lomas, Tract 1206, Unit 4, Block H, Lot 9, Section 11, T19N, R22W, and located at 1612 Kyle Ave., Bullhead City, AZ.

ACTION: RECOMMENDED COUNCIL APPROVE THE REQUEST FOR A PARTIAL ABANDONMENT (NORTH 5 FEET) OF A 16 FOOT PUBLIC UTILITY EASEMENT LOCATED ON THE SOUTH SIDE OF THE PARCEL OF LAND DESCRIBED AS RIO LOMAS, TRACT 1206, UNIT 4, BLOCK H, LOT 9, SECTION 11, T19N, R22W, AND LOCATED AT 1612 KYLE AVE., BULLHEAD CITY, AZ.

7. **PUBLIC HEARING** – CODE AMENDMENT – MISCELLANEOUS HOUSEKEEPING CHANGES - This is a request for approval of amendments and additions to Title 8, Health and Safety, Title 15, Buildings and Construction and Title 17, Zoning, of the Bullhead City Municipal Code.

ACTION: RECOMMENDED COUNCIL APPROVE THE REQUEST FOR APPROVAL OF AMENDMENTS AND ADDITIONS TO TITLE 8, HEALTH AND SAFETY, TITLE 15, BUILDINGS AND CONSTRUCTION AND TITLE 17, ZONING, OF THE BULLHEAD CITY MUNICIPAL CODE.

8. **PUBLIC HEARING** – CODE AMENDMENT – WIRELESS FACILITIES – This is a request for an amendment to Chapter 17.40 - Wireless Telecommunications Towers and Antennas, of the Bullhead City Municipal Code and Section A3.40.200 of the Comprehensive Fee Schedule (Development Services Department) governing the permitting of City rights-of-way for wireless and small wireless facilities in implementation of Arizona Revised Statutes § 9-591 et seq.

ACTION: RECOMMENDED COUNCIL APPROVE THE REQUEST FOR AN AMENDMENT TO CHAPTER 17.40 - WIRELESS TELECOMMUNICATIONS TOWERS AND ANTENNAS, OF THE BULLHEAD CITY MUNICIPAL CODE AND SECTION A3.40.200 OF THE COMPREHENSIVE FEE SCHEDULE (DEVELOPMENT SERVICES DEPARTMENT) GOVERNING THE PERMITTING OF CITY RIGHTS-OF-WAY FOR WIRELESS AND SMALL WIRELESS FACILITIES IN IMPLEMENTATION OF ARIZONA REVISED STATUTES § 9-591 ET SEQ.

9. **PUBLIC HEARING** – CODE AMENDMENT – HOMELESS SHELTER – This is a request for an approval of amendments and additions to Chapter 17.04, Definitions, and Table 17.26.020, Commercial and Industrial Permitted Uses of the Bullhead City Municipal Code.

ACTION: RECOMMENDED COUNCIL APPROVE THE PROPOSED AMENDMENTS AND ADDITIONS TO CHAPTER 17.04, DEFINITIONS, AND TABLE 17.26.020, COMMERCIAL AND INDUSTRIAL PERMITTED USES OF THE BULLHEAD CITY MUNICIPAL CODE WITH AN AMENDMENT TO CHANGE THE BUFFER FROM A HOMELESS SHELTER AND RESIDENTIAL USE FROM 500-FEET TO 300-FEET.

10. **PUBLIC HEARING** – CODE AMENDMENT – CHEMICAL DEPENDENCY TREATMENT CENTER – This is a request for an approval of amendments and additions to Chapter 17.04, Definitions, and Table 17.26.020, Commercial and Industrial Permitted Uses of the Bullhead City Municipal Code.

ACTION: RECOMMENDED TO COUNCIL TO APPROVE THE REQUEST FOR AN APPROVAL OF AMENDMENTS AND ADDITIONS TO CHAPTER 17.04, DEFINITIONS, AND TABLE 17.26.020, COMMERCIAL AND INDUSTRIAL PERMITTED USES OF THE BULLHEAD CITY MUNICIPAL CODE.


REPORTS BY COMMISSION MEMBERS OR DEPARTMENT STAFF
NONE

COMMISSIONERS' COMMENTS REGARDING CURRENT EVENTS
NONE

DISCUSSION AND POSSIBLE ACTION TO SET TOPICS FOR A FUTURE AGENDA
NONE

ADJOURNMENT

Dated this 6th day of April 2018.



Debie Ogden, CMC, CPM
Deputy City Clerk

**Pursuant to the Americans with Disabilities Act (ADA), the City of Bullhead City endeavors to ensure the accessibility of all of its programs, facilities and services to all persons with disabilities. If you need an accommodation for this meeting, please contact the Human Resources Department at (928) 763-0153 or (928) 763-0143 (TTY) at least 24 hours prior to the meeting so that an accommodation may be arranged.