



**ACTION A G E N D A  
CITY OF BULLHEAD CITY  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, SEPTEMBER 6, 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 August 2, 2018 regular meeting minutes.

**ACTION: APPROVED THE AUGUST 2, 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 U18-003** - Request for a conditional use permit to allow a safe house in an R1MH (Residential Single-Family Manufactured Home) zoning district on a parcel of land legally described as Buena Vista, Unit 3, Block 19, Lot 3 that is located in a portion of Section 16, T20N, R22W, Bullhead City, AZ.

**ACTION: APPROVED THE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A SAFE HOUSE IN AN R1MH (RESIDENTIAL SINGLE-FAMILY MANUFACTURED HOME) ZONING DISTRICT ON A PARCEL OF LAND LEGALLY DESCRIBED AS BUENA VISTA, UNIT 3, BLOCK 19, LOT 3 THAT IS LOCATED IN A PORTION OF SECTION 16, T20N, R22W, BULLHEAD CITY, AZ.**

3. **PUBLIC HEARING** – **ZONING MAP CHANGE Z07-006 – REPEAL** - Request to repeal Ordinance No. 2013-13, and declare the preliminary plat approval null and void for the project known as Zia Estates and described as a portion of Section 16, T21N, R21W. Said ordinance authorized a zoning map change from R1L-D35 (Residential: Single Family Limited with a minimum lot size of 35,000 sq.ft.) to R1S (Residential: Single Family Suburban District with a minimum lot size of 43,560 sq.ft.).

**ACTION: RECOMMEND COUNCIL APPROVE THE REQUEST TO REPEAL ORDINANCE NO. 2013-13, AND DECLARE THE PRELIMINARY PLAT APPROVAL NULL AND VOID FOR THE PROJECT KNOWN AS ZIA ESTATES AND DESCRIBED AS A PORTION OF SECTION 16, T21N, R21W. SAID ORDINANCE AUTHORIZED A ZONING MAP CHANGE FROM R1L-D35 (RESIDENTIAL: SINGLE FAMILY LIMITED WITH A MINIMUM LOT SIZE OF 35,000 SQ.FT.) TO R1S (RESIDENTIAL: SINGLE FAMILY SUBURBAN DISTRICT WITH A MINIMUM LOT SIZE OF 43,560 SQ.FT.).**

4. **PUBLIC HEARING** – **ZONING MAP CHANGE Z06-004/SUBDIVISION S05-025 AMENDMENT #4** - Request for an amendment to Z06-004/S05-025, Ordinance No. 2014-18, Stipulation No. 9 to allow the applicant additional time (4 years) to record the final plat for a project known as The Overlook that is generally located south of Laughlin Ranch Blvd and east of the Bullhead Parkway and described as a portion of Section 8, T20N, R21W, Bullhead City, AZ.

**ACTION: RECOMMENDED COUNCIL APPROVE THE REQUEST FOR AN AMENDMENT TO Z06-004/S05-025, ORDINANCE NO. 2014-18, STIPULATION NO. 9 TO ALLOW THE APPLICANT ADDITIONAL TIME (4 YEARS) TO RECORD THE FINAL PLAT FOR A PROJECT KNOWN AS THE OVERLOOK THAT IS GENERALLY LOCATED SOUTH OF LAUGHLIN RANCH BLVD AND EAST OF THE BULLHEAD PARKWAY AND DESCRIBED AS A PORTION OF SECTION 8, T20N, R21W, BULLHEAD CITY, AZ.**

5. **PUBLIC HEARING** – **SUBDIVISION S18-003** - Request for approval of the preliminary plat for a project known as Laredo at Canyon Trails for a parcel of land that is respectively described as a portion of Section 32, T20N, R21W, Bullhead City, AZ.

**ACTION: RECOMMENDED COUNCIL APPROVE THE REQUEST FOR APPROVAL OF THE PRELIMINARY PLAT FOR A PROJECT KNOWN AS LAREDO AT CANYON TRAILS FOR A PARCEL OF LAND THAT IS RESPECTIVELY DESCRIBED AS A PORTION OF SECTION 32, T20N, R21W, BULLHEAD CITY, AZ.**

6. **PUBLIC HEARING** – **CODE AMENDMENT – MIXED USE OVERLAY DISTRICT** - Request for approval of amendments and additions to Title 17, Chapter 17.27 – Mixed Use (MU) Overlay District of the Bullhead City Municipal Code to extend the mixed use overlay district and include the unsubdivided lands located on the west side of Highway 95, situated between 7<sup>th</sup> Street and the Laughlin Bridge that are a portion of both Sections 30 and 31, T21N, R21W.

**ACTION: RECOMMENDED COUNCIL APPROVE THE REQUEST FOR APPROVAL OF AMENDMENTS AND ADDITIONS TO TITLE 17, CHAPTER 17.27 – MIXED USE (MU) OVERLAY DISTRICT OF THE BULLHEAD CITY MUNICIPAL CODE TO EXTEND THE MIXED USE OVERLAY DISTRICT AND INCLUDE THE UNSUBDIVIDED LANDS LOCATED ON THE WEST SIDE OF HIGHWAY 95, SITUATED BETWEEN 7<sup>TH</sup> STREET AND THE LAUGHLIN BRIDGE THAT ARE A PORTION OF BOTH SECTIONS 30 AND 31, T21N, R21W.**

**REPORTS BY COMMISSION MEMBERS OR DEPARTMENT STAFF**

NONE

**COMMISSIONERS' COMMENTS REGARDING CURRENT EVENTS**

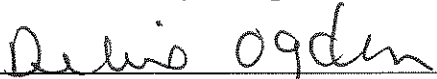
NONE

**DISCUSSION AND POSSIBLE ACTION TO SET TOPICS FOR A FUTURE AGENDA**

NONE

**ADJOURNMENT**

Dated this 7<sup>th</sup> day of September 2018.

  
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Debie Ogden, MMC, 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.