



ACTION A G E N D A
CITY OF BULLHEAD CITY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, MARCH 3, 2022, 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 3, 2022 Regular Meeting Minutes.

ACTION: APPROVED THE FEBRUARY 3, 2022 REGUALR MEETING MINUTES AS PRESENTED.

REQUESTS FOR POSTPONEMENT OR WITHDRAWAL OF ITEMS

HEARING OF ITEMS/ACTION ITEMS

2. **PUBLIC HEARING** – ZONING MAP CHANGE Z07-010/ SUBDIVISION S06-027, AMENDMENT #4 - Request for approval of an amendment to Z07-010, Ordinance No. 2008-5, Stipulation No. 13 and S06-027, Stipulation No. 10 to allow the applicant additional time to record the final plat for the first phase of a project known as The Heights at Laughlin Ranch and described as a portion of Sections 4 and 9, T20N, R21W, Bullhead City, AZ.

ACTION: RECOMMEND TO COUNCIL TO APPROVE THE REQUEST OF AN AMENDMENT TO Z07-010, ORDINANCE NO. 2008-5, STIPULATION NO. 13 AND S06-027, STIPULATION NO. 10 TO ALLOW THE APPLICANT ADDITIONAL TIME TO RECORD THE FINAL PLAT FOR THE FIRST PHASE OF A PROJECT KNOWN AS THE HEIGHTS AT LAUGHLIN RANCH AND DESCRIBED AS A PORTION OF SECTIONS 4 AND 9, T20N, R21W, BULLHEAD CITY, AZ. AS PRESTNED.

3. **PUBLIC HEARING** – CONDITIONAL USE PERMIT U15-005 AMENDMENT #4 - Request for a conditional use permit (3 years) to allow jet ski rentals, jet ski display, jet ski storage, all supporting structures and a boat/jet ski launch operation onto the Colorado River, on parcels of land that are generally located just north of Seventh Street on the west side of Highway 95 and described as a portion of Section 31, T21N, R21W, and Section 1, T21N, R22W, Bullhead City, AZ.

ACTION: APPROVED THE REQUEST FOR A CONDITIONAL USE PERMIT (3 YEARS) TO ALLOW JET SKI RENTALS, JET SKI DISPLAY, JET SKI STORAGE, ALL SUPPORTING STRUCTURES AND A BOAT/JET SKI LAUNCH OPERATION ONTO THE COLORADO RIVER, ON PARCELS OF LAND THAT ARE GENERALLY LOCATED JUST NORTH OF SEVENTH STREET ON THE WEST SIDE OF HIGHWAY 95 AND DESCRIBED AS A PORTION OF SECTION 31, T21N, R21W, AND SECTION 1, T21N, R22W, BULLHEAD CITY, AZ. AS PRESENTED.

4. **PUBLIC HEARING** – SUBDIVISION S22-003 – Request for approval of the preliminary plat for a project known as Sun Mission West, Tract 5008 for a parcel of land that is generally located in the area of the El Camino Village development and described as a portion of Section 1, T19N, R22W, Bullhead City, AZ.

ACTION: RECOMMEND TO COUNCIL TO APPROVE THE REQUEST OF THE PRELIMINARY PLAT FOR A PROJECT KNOWN AS SUN MISSION WEST, TRACT 5008 FOR A PARCEL OF LAND THAT IS GENERALLY LOCATED IN THE AREA OF THE EL CAMINO VILLAGE DEVELOPMENT AND DESCRIBED AS A PORTION OF SECTION 1, T19N, R22W, BULLHEAD CITY, AZ. AS PRESENTED.

5. **PUBLIC HEARING** – CODE AMENDMENT – MANUFACTURED HOMES – Request for an amendment to Chapter 17.16, R1MH Residential Single-Family Manufactured Home District, of the Bullhead City Municipal Code concerning installation permits for manufactured homes.

ACTION: RECOMMEND TO COUNCIL TO APPROVE THE REQUEST FOR AN AMENDMENT TO CHAPTER 17.16, R1MH RESIDENTIAL SINGLE-FAMILY MANUFACTURED HOME DISTRICT, OF THE BULLHEAD CITY MUNICIPAL CODE CONCERNING INSTALLATION PERMITS FOR MANUFACTURED HOMES AS PRESENTED.

6. **PUBLIC HEARING – ZONING MAP CHANGE Z15-008 - REPEAL** – Request to repeal Ordinance No. 2015-17 authorizing a zoning map change from R1MH (Residential: Single-Family Manufactured Home District) to MU-D2 (Mixed Use Overlay District) for a 1.76 acre parcel of land that is located at 1685 Highway 95 and described as Petersens Acres Unit 2, Block A, Lot 13, 14 and the southerly 300 feet of Lot 15, Section 9, T20N, R22W, Bullhead City, AZ.

ACTION: RECOMMEND TO COUNCIL TO APPROVE THE REQUEST TO REPEAL ORDINANCE NO. 2015-17 AUTHORIZING A ZONING MAP CHANGE FROM R1MH (RESIDENTIAL: SINGLE-FAMILY MANUFACTURED HOME DISTRICT) TO MU-D2 (MIXED USE OVERLAY DISTRICT) FOR A 1.76 ACRE PARCEL OF LAND THAT IS LOCATED AT 1685 HIGHWAY 95 AND DESCRIBED AS PETERSENS ACRES UNIT 2, BLOCK A, LOT 13, 14 AND THE SOUTHERLY 300 FEET OF LOT 15, SECTION 9, T20N, R22W, BULLHEAD CITY, AZ. AS PRESENTED.

7. **PUBLIC HEARING – ZONING MAP CHANGE Z15-009 - REPEAL** – Request to repeal Ordinance No. 2015-18 authorizing a zoning map change from R1MH (Residential: Single-Family Manufactured Home District) to MU-D2 (Mixed Use Overlay District) for a .35 acre parcel of land that is located at 1689 Highway 95 and described as Petersens Acres Unit 2, Block A, the northwesterly 304 feet of Lot 15, Section 9, T20N, R22W, Bullhead City, AZ.

ACTION: RECOMMEND TO COUNCIL TO APPROVE THE REQUEST TO REPEAL ORDINANCE NO. 2015-18 AUTHORIZING A ZONING MAP CHANGE FROM R1MH (RESIDENTIAL: SINGLE-FAMILY MANUFACTURED HOME DISTRICT) TO MU-D2 (MIXED USE OVERLAY DISTRICT) FOR A .35 ACRE PARCEL OF LAND THAT IS LOCATED AT 1689 HIGHWAY 95 AND DESCRIBED AS PETERSENS ACRES UNIT 2, BLOCK A, THE NORTHWESTERLY 304 FEET OF LOT 15, SECTION 9, T20N, R22W, BULLHEAD CITY, AZ. AS PRESENTED.

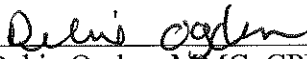
REPORTS BY COMMISSION MEMBERS OR DEPARTMENT STAFF

COMMISSIONERS' COMMENTS REGARDING CURRENT EVENTS

DISCUSSION AND POSSIBLE ACTION TO SET TOPICS FOR A FUTURE AGENDA

ADJOURNMENT

Dated this 4th day of March 2022.



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.