



ACTION A G E N D A
CITY OF BULLHEAD CITY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, JULY 7, 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 May 5, 2022 Regular Meeting Minutes.

ACTION: APPROVED THE MAY 5, 2022 REGUARL MEETING MINUTES AS PRESENTED.

REQUESTS FOR POSTPONEMENT OR WITHDRAWAL OF ITEMS

NONE

HEARING OF ITEMS/ACTION ITEMS

2. Discussion and possible action to elect a member of the Commission to serve as Chairperson during the 2022-2023 fiscal year, in accordance with Article I, Section 102 of the current Commission bylaws.

ACTION: ELECTED CHAIRMAN STEIN TO CONTINUE SERVING AS CHAIRPERSON DURING THE 2022-2023 FISCAL YEAR, IN ACCORDANCE WITH ARTICLE I, SECTION 102 OF THE CURRENT COMMISSION BYLAWS.

3. Discussion and possible action to elect a member of the Commission to serve as Vice Chairperson during the 2022-2023 fiscal year, in accordance with Article I, Section 102 of the current Commission bylaws.

ACTION: ELECTED VICE CHAIRMAN GENOVESE TO CONTINUE SERVING AS VICE CHAIRPERSON DURING THE 2022-2023 FISCAL YEAR, IN ACCORDANCE WITH ARTICLE I, SECTION 102 OF THE CURRENT COMMISSION BYLAWS.

4. Discussion to conduct the annual review of the Planning and Zoning Commission Bylaws, in accordance with Section 302 of the Commission Bylaws. No changes are proposed. No action is necessary.

NO ACTION WAS TAKEN ON THIS ITEM.

5. **PUBLIC HEARING** – **ZONING MAP CHANGE Z91-025 #9** – Request for an amendment to the building setbacks for the subdivision known as Rancho Colorado, Tract 5086, that is a portion of Section 13, T20N, R22W and Section 18, T20N, R21W.

ACTION: RECOMMEND TO COUNCIL TO APPROVE THE REQUEST FOR AN AMENDMENT TO THE BUILDING SETBACKS FOR THE SUBDIVISION KNOWN AS RANCHO COLORADO, TRACT 5086, THAT IS A PORTION OF SECTION 13, T20N, R22W AND SECTION 18, T20N, R21W AS PRESENTED.

6. **PUBLIC HEARING** – **ZONING MAP CHANGE Z05-026 / SUBDIVISION S05-026 AMENDMENT #6** – Request for an amendment to Z05-026, Ordinance No. 2018-09, Stipulation No. 5 and S05-026, Stipulation No. 5 to allow additional time to record the final plat for the first phase of a project known as Marble Canyon that is described as a portion of Section 23, T20N, R22W and Alta Vista, Tract 1135, Lots 16 and 17.

ACTION: RECOMMEND TO COUNCIL TO APPROVE THE REQUEST FOR AN AMENDMENT TO Z05-026, ORDINANCE NO. 2018-09, STIPULATION NO. 5 AND S05-026, STIPULATION NO. 5 TO ALLOW ADDITIONAL TIME TO RECORD THE FINAL PLAT FOR THE FIRST PHASE OF A PROJECT KNOWN AS MARBLE CANYON THAT IS DESCRIBED AS A PORTION OF SECTION 23, T20N, R22W AND ALTA VISTA, TRACT 1135, LOTS 16 AND 17 AS PRESENTED.

7. **PUBLIC HEARING** – **MINOR GENERAL PLAN AMENDMENT P22-001** – Request for an amendment to the Land Use Plan of the Bullhead City General Plan to change the land use designation from Medium/High Density Residential to Regional Commercial and from Regional Commercial to High Density Residential for parcels of land that are generally located to the east of the City Square, Tract 5097 and Riverview Mall, Tract 4081 subdivisions, and described as a portion of Section 23, T20N, R22W.

ACTION: RECOMMEND TO COUNCIL TO APPROVE THE REQUEST FOR AN AMENDMENT TO THE LAND USE PLAN OF THE BULLHEAD CITY GENERAL PLAN TO CHANGE THE LAND USE DESIGNATION FROM MEDIUM/HIGH DENSITY RESIDENTIAL TO REGIONAL COMMERCIAL AND FROM REGIONAL COMMERCIAL TO HIGH DENSITY RESIDENTIAL FOR PARCELS OF LAND THAT ARE GENERALLY LOCATED TO THE EAST OF THE CITY SQUARE, TRACT 5097 AND RIVERVIEW MALL, TRACT 4081 SUBDIVISIONS, AND DESCRIBED AS A PORTION OF SECTION 23, T20N, R22W AS PRESENTED.

8. **PUBLIC HEARING** – **ZONING MAP CHANGE Z22-008** – Request for a zoning map change from R1L-D35 (Residential: Single-Family Limited with a density of 35,000 sq. ft. of land per unit) and R2MF-D3 (Residential: Multiple-Family with a density of 3,000 sq. ft. of land per unit) to R1L-PAD (Residential: Single-Family Limited Planned Area Development), R1MH-PAD (Residential: Single-Family Manufactured Home Planned Area Development), R2MF-PAD (Residential: Multiple-Family Planned Area Development) and C2 (General Commercial) for parcels of land that are to be known as The Trails of Black Mountain, described as a portion of Section 23, T20N, R22W.

ACTION: RECOMMEND TO COUNCIL TO APPROVE THE REQUEST FOR A ZONING MAP CHANGE FROM R1L-D35 (RESIDENTIAL: SINGLE-FAMILY LIMITED WITH A DENSITY OF 35,000 SQ. FT. OF LAND PER UNIT) AND R2MF-D3 (RESIDENTIAL: MULTIPLE-FAMILY WITH A DENSITY OF 3,000 SQ. FT. OF LAND PER UNIT) TO R1L-PAD (RESIDENTIAL: SINGLE-FAMILY LIMITED PLANNED AREA DEVELOPMENT), R1MH-PAD (RESIDENTIAL: SINGLE-FAMILY MANUFACTURED HOME PLANNED AREA DEVELOPMENT), R2MF-PAD (RESIDENTIAL: MULTIPLE-FAMILY PLANNED AREA DEVELOPMENT) AND C2 (GENERAL COMMERCIAL) FOR PARCELS OF LAND THAT ARE TO BE KNOWN AS THE TRAILS OF BLACK MOUNTAIN, DESCRIBED AS A PORTION OF SECTION 23, T20N, R22W AS PRESENTED.

9. **PUBLIC HEARING** – **CONDITIONAL USE PERMIT U22-001** – Request for a conditional use permit to allow a 145' height telecommunications tower and all associated equipment on a parcel of land located at the terminus of Tamarack Street and south of the Pegasus Ranch Estates subdivision, described as Parcel 4 of the plat recorded in Book 1, Page 56, Section 29, T21N, R21W, Bullhead City, AZ.

ACTION: THIS ITEM WAS POSTPONED TO THE SEPTEMBER 1, 2022 MEETING.

REPORTS BY COMMISSION MEMBERS OR DEPARTMENT STAFF

NONE

COMMISSIONERS' COMMENTS REGARDING CURRENT EVENTS

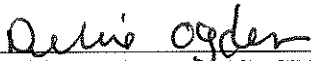
NONE

DISCUSSION AND POSSIBLE ACTION TO SET TOPICS FOR A FUTURE AGENDA

NONE

ADJOURNMENT

Dated this 8th day of July, 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.