



**ACTION A G E N D A**  
**CITY OF BULLHEAD CITY**  
**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**THURSDAY, AUGUST 3, 2023, 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 July 6, 2023 Regular Meeting Minutes.

**ACTION: APPROVED THE JULY 6, 2023 REGULAR MEETING MINUTES AS PRESENTED.**

**REQUESTS FOR POSTPONEMENT OR WITHDRAWAL OF ITEMS**

None

## **HEARING OF ITEMS/ACTION ITEMS**

2. Discussion to conduct the annual review of the Planning and Zoning Commission Bylaws, in accordance with Section 302 of the Commission Bylaws.

### **REVIEW ONLY. NO ACTION WAS TAKEN ON THIS ITEM.**

3. **PUBLIC HEARING – ZONING MAP CHANGE Z18-006 #2-** Request for an amendment to zoning map change Z18-006, Ordinance No. 2021-13, Stipulation No. 7 to allow the applicant additional time (four years) to obtain permits for a project on a parcel of land that is described as the northern 52.46 acres that is generally located on the west side of Highway 95 and north of Seventh Street, described as a portion of Section 31, T21N, R21W, Bullhead City, AZ.

**ACTION: RECOMMEND TO COUNCIL TO APPROVE THE REQUEST FOR AN AMENDMENT TO ZONING MAP CHANGE Z18-006, ORDINANCE NO. 2021-13, STIPULATION NO. 7 TO ALLOW THE APPLICANT ADDITIONAL TIME (FOUR YEARS) TO OBTAIN PERMITS FOR A PROJECT ON A PARCEL OF LAND THAT IS DESCRIBED AS THE NORTHERN 52.46 ACRES THAT IS GENERALLY LOCATED ON THE WEST SIDE OF HIGHWAY 95 AND NORTH OF SEVENTH STREET, DESCRIBED AS A PORTION OF SECTION 31, T21N, R21W, BULLHEAD CITY, AZ AS PRESENTED.**

4. **PUBLIC HEARING – MINOR GENERAL PLAN AMENDMENT P23-001-** Request for an amendment to the Land Use Plan of the Bullhead City General Plan to change the land use designation from Medium Density Residential to Light Industrial for a portion of an 80.49 acre parcel of land located at 2525 Rio Rancho Blvd. and described as Gov't Lot 1 and the NE ¼ of the NW ¼ of Section 18, T20N, R21W, Bullhead City, AZ.

**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 DENSITY RESIDENTIAL TO LIGHT INDUSTRIAL FOR A PORTION OF AN 80.49 ACRE PARCEL OF LAND LOCATED AT 2525 RIO RANCHO BLVD. AND DESCRIBED AS GOV'T LOT 1 AND THE NE ¼ OF THE NW ¼ OF SECTION 18, T20N, R21W, BULLHEAD CITY, AZ AS PRESENTED.**

5. **PUBLIC HEARING – ZONING MAP CHANGE Z23-007-** Request for a zoning map change, from PL (Public Land District) to M1 (Industrial, General Limited) for an 80.49 acre parcel of land that is located at 2525 Rio Rancho Blvd. and described as Gov't Lot 1 and the NE ¼ of the NW ¼ of Section 18, T20N, R21W, Bullhead City, AZ.

**ACTION: RECOMMEND TO COUNCIL TO APPROVE THE REQUEST FOR A ZONING MAP CHANGE, FROM PL (PUBLIC LAND DISTRICT) TO M1 (INDUSTRIAL, GENERAL LIMITED) FOR AN 80.49 ACRE PARCEL OF LAND THAT IS LOCATED AT 2525 RIO RANCHO BLVD. AND DESCRIBED AS GOV'T LOT 1 AND THE NE ¼ OF THE NW ¼ OF SECTION 18, T20N, R21W, BULLHEAD CITY, AZ AS PRESENTED .**

6. **PUBLIC HEARING** – **MINOR GENERAL PLAN AMENDMENT P23-002-** Request for an amendment to the Land Use Plan of the Bullhead City General Plan to change the land use designation from Medium Density Residential to Light Industrial for a portion of a 78.49 acre parcel of land located at 1805 Bullhead Parkway and described as the N ½ of the SE ¼ of Section 18, T20N, R21W, Bullhead City, AZ.

**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 DENSITY RESIDENTIAL TO LIGHT INDUSTRIAL FOR A PORTION OF A 78.49 ACRE PARCEL OF LAND LOCATED AT 1805 BULLHEAD PARKWAY AND DESCRIBED AS THE N ½ OF THE SE ¼ OF SECTION 18, T20N, R21W, BULLHEAD CITY, AZ AS PRESENTED.**

7. **PUBLIC HEARING** – **ZONING MAP CHANGE Z23-008-** Request for a zoning map change, from PL (Public Land District) to M1 (Industrial, General Limited) for a 78.49 acre parcel of land that is located at 1805 Bullhead Parkway and described as the N ½ of the SE ¼ of Section 18, T20N, R21W, Bullhead City, AZ.

**ACTION: RECOMMEND TO COUNCIL TO APPROVE THE REQUEST FOR A ZONING MAP CHANGE, FROM PL (PUBLIC LAND DISTRICT) TO M1 (INDUSTRIAL, GENERAL LIMITED) FOR A 78.49 ACRE PARCEL OF LAND THAT IS LOCATED AT 1805 BULLHEAD PARKWAY AND DESCRIBED AS THE N ½ OF THE SE ¼ OF SECTION 18, T20N, R21W, BULLHEAD CITY, AZ AS PRESENTED.**

8. **PUBLIC HEARING** – **CODE AMENDMENT – ACCESSORY USES, BUILDINGS AND STRUCTURES** - Request for approval of an amendment to Title 17, Chapter 17.06.140, Accessory uses, building and structures, of the Bullhead City Municipal Code, regarding the maximum allowable square footage of accessory structures in the multiple-family zoning district.

**ACTION: RECOMMEND TO COUNCIL TO APPROVE THE REQUEST FOR APPROVAL OF AN AMENDMENT TO TITLE 17, CHAPTER 17.06.140, ACCESSORY USES, BUILDING AND STRUCTURES, OF THE BULLHEAD CITY MUNICIPAL CODE, REGARDING THE MAXIMUM ALLOWABLE SQUARE FOOTAGE OF ACCESSORY STRUCTURES IN THE MULTIPLE-FAMILY ZONING DISTRICT AS PRESENTED.**

**REPORTS BY COMMISSION MEMBERS OR DEPARTMENT STAFF**


None

**COMMISSIONERS' COMMENTS REGARDING CURRENT EVENTS**

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

**ADJOURNMENT**

Dated this 4th day of August 2023

  
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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.**