



ACTION A G E N D A
CITY OF BULLHEAD CITY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, OCTOBER 5, 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 August 3, 2023 Regular Meeting Minutes.

ACTION: APPROVED THE AUGUST 3, 2023 REGULAR MEETING MINUTES AS PRESENTED.

REQUESTS FOR POSTPONEMENT OR WITHDRAWAL OF ITEMS

None

HEARING OF ITEMS/ACTION ITEMS

2. **PUBLIC HEARING** – **ABANDONMENT A22-002** - Request for abandonment of a portion of the public utility easement that lies within the parcels of land located at 2380 Highway 95 and 2385 Miracle Mile, described as Lot 1 of Riverview Mall Unit 3B, Tract 5068, and Parcel 1C1 of the plat recorded in Book 14, Page 59, Section 23, T20N, R22W, Bullhead City, AZ.

ACTION: RECOMMEND TO COUNCIL TO APPROVE THE REQUEST FOR ABANDONMENT OF A PORTION OF THE PUBLIC UTILITY EASEMENT THAT LIES WITHIN THE PARCELS OF LAND LOCATED AT 2380 HIGHWAY 95 AND 2385 MIRACLE MILE, DESCRIBED AS LOT 1 OF RIVERVIEW MALL UNIT 3B, TRACT 5068, AND PARCEL 1C1 OF THE PLAT RECORDED IN BOOK 14, PAGE 59, SECTION 23, T20N, R22W, BULLHEAD CITY, AZ AS PRESENTED.

3. **PUBLIC HEARING** – **ZONING MAP CHANGE Z23-009-** Request for a zoning map change from R2MF (Residential Multiple-Family District) to C2 (General Commercial District) for a .5 acre parcel of land located at 1395 Navajo Drive that is described as Big Bend Acres, the east half of Lot 24, Section 29, T20N, R22W, Bullhead City, AZ.

NO ACTION WAS TAKEN ON THIS ITEM DUE TO A LACK OF A MOTION.

4. **PUBLIC HEARING** – **CONDITIONAL USE PERMIT U13-004 #2** - Request for a conditional use permit to allow the continued operation of a private trade school (cosmetology) in a C2 (General Commercial) zoning district on a parcel of land located at 2135 Highway 95 that is described as Holiday Highlands, Tract 1137, Block 7, Lots 27 through 30, Section 17, T20N, R22W, Bullhead City, AZ.

ACTION: APPROVED THE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE CONTINUED OPERATION OF A PRIVATE TRADE SCHOOL (COSMETOLOGY) IN A C2 (GENERAL COMMERCIAL) ZONING DISTRICT ON A PARCEL OF LAND LOCATED AT 2135 HIGHWAY 95 THAT IS DESCRIBED AS HOLIDAY HIGHLANDS, TRACT 1137, BLOCK 7, LOTS 27 AS PRESENTED.

5. **PUBLIC HEARING** – **ZONING MAP CHANGE Z93-005 – REPEAL** - Request to repeal Ordinance No. 2019-17 authorizing the specific and zoning plans for Section 28 as a development plan.

ACTON: RECOMMEND TO COUNCIL TO APPROVE THE REQUEST TO REPEAL ORDINANCE NO. 2019-17 AUTHORIZING THE SPECIFIC AND ZONING PLANS FOR SECTION 28 AS A DEVELOPMENT PLAN AS PRESENTED.

6. **PUBLIC HEARING** – **ZONING MAP CHANGE Z93-006 – REPEAL** - Request to repeal Ordinance No. 2019-18 authorizing the specific and zoning plans for Section 30 as a development plan.

ACTION: RECOMMEND TO COUNCIL TO APPROVE A REQUEST TO REPEAL ORDINANCE NO. 2019-18 AUTHORIZING THE SPECIFIC AND ZONING PLANS FOR SECTION 30 AS A DEVELOPMENT PLAN AS PRESENTED.

7. **PUBLIC HEARING** – ZONING MAP CHANGE Z93-007 – REPEAL - Request to repeal Ordinance No. 2019-19 authorizing the specific and zoning plans for Section 36 as a development plan.

ACTION: RECOMMEND TO COUNCIL TO APPROVE THE REQUEST TO REPEAL ORDINANCE NO. 2019-19 AUTHORIZING THE SPECIFIC AND ZONING PLANS FOR SECTION 36 AS A DEVELOPMENT PLAN AS PRESENTED.

8. **PUBLIC HEARING** – DISCUSSION ITEM – ARCHITECTURAL STANDARDS - Discussion only of architectural standards, to include architectural styles, design elements, colors, etc. in commercial zoning districts. No action will be taken.

IT WAS THE CONSENSUS OF THE COMMISSION TO HOLD A WORK SESSION ON THIS ITEM ON NOVEMBER 2, 2023 AT 3:30 P.M.

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 6th day of October 2023.



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.