



ACTION AMENDED A G E N D A
CITY OF BULLHEAD CITY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, JANUARY 4, 2024, 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 December 7, 2023 Regular Meeting Minutes.

ACTION: APPROVED THE DECEMBER 7, 2023 REGULAR MEETING MINUTES AS PRESENTED.

REQUESTS FOR POSTPONEMENT OR WITHDRAWAL OF ITEMS

None

HEARING OF ITEMS/ACTION ITEMS

2. **PUBLIC HEARING** – **MINOR GENERAL PLAN AMENDMENT P23-003** - 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 High Density Residential for a 9.80 acre parcel of land located at 2350 Silver Creek Road and described as the SE ¼ of the NE ¼ of the NE ¼ of Section 24, T20N, R22W, 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 HIGH DENSITY RESIDENTIAL FOR A 9.80 ACRE PARCEL OF LAND LOCATED AT 2350 SILVER CREEK ROAD AND DESCRIBED AS THE SE ¼ OF THE NE ¼ OF THE NE ¼ OF SECTION 24, T20N, R22W, BULLHEAD CITY, AZ AS PRESENTED.

3. **PUBLIC HEARING** – **ZONING MAP CHANGE Z23-011** – Request for a zoning map change from R1L (Residential: Single-Family Limited) to PAD (Planned Area Development) with underlying C2 (General Commercial) and R2MF (Residential: Multiple-Family) uses for a 9.8 acre parcel of land located at 2350 Silver Creek Road and described as the SE ¼ of the NE ¼ of the NE ¼ of Section 24, T20N, R22W, Bullhead City, AZ.

ACTION: RECOMMEND TO COUNCIL TO APPROVE THE REQUEST FOR A ZONING MAP CHANGE FROM R1L (RESIDENTIAL: SINGLE-FAMILY LIMITED) TO PAD (PLANNED AREA DEVELOPMENT) WITH UNDERLYING C2 (GENERAL COMMERCIAL) AND R2MF (RESIDENTIAL: MULTIPLE-FAMILY) USES FOR A 9.8 ACRE PARCEL OF LAND LOCATED AT 2350 SILVER CREEK ROAD AND DESCRIBED AS THE SE ¼ OF THE NE ¼ OF THE NE ¼ OF SECTION 24, T20N, R22W, BULLHEAD CITY, AZ WITH THE STIPULATION TO INSTALL A SIX-FOOT BLOCK SCREEN WALL ALONG THE PROPERTY LINE, REMOVAL OF THE EMERGENCY GATE AND INSTALLATION OF A TURNAROUND.

4. **PUBLIC HEARING** – **ZONING MAP CHANGE Z23-012** – Request for a zoning map change from PL (Public Lands) to MU (Mixed-Use) with C2 (General Commercial) and R2MF (Residential: Multiple-Family) uses for a parcel of land located at 1600 Highway 95 and described as a portion of Gov't Lot 10, Section 12, T20N, R22W, Bullhead City, AZ.

ACTION: RECOMMEND TO COUNCIL TO APPROVE THE REQUEST FOR A ZONING MAP CHANGE FROM PL (PUBLIC LANDS) TO MU (MIXED-USE) WITH C2 (GENERAL COMMERCIAL) AND R2MF (RESIDENTIAL: MULTIPLE-FAMILY) USES FOR A PARCEL OF LAND LOCATED AT 1600 HIGHWAY 95 AND DESCRIBED AS A PORTION OF GOV'T LOT 10, SECTION 12, T20N, R22W, BULLHEAD CITY, AZ AS PRESENTED.

5. ***AMENDED ITEM – CONDITIONAL USE PERMIT U23-003** – Request for a conditional use permit to allow a sand and gravel mining operation in an M1 (Industrial, General Limited) zoning district on an 80.49 acre parcel of land located at 2525 Rio Rancho Blvd and described as Govt. Lot 1 & the NE ¼ of the NW ¼ of Section 18, T20N, R21W, Bullhead City, AZ. **THIS ITEM WAS REMOVED FROM THE AGENDA.**

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 January 2024.



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.