



ACTION A G E N D A
CITY OF BULLHEAD CITY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 1, 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 January 4, 2024 Regular Meeting Minutes.

ACTION: APPROVED THE JANUARY 4, 2024 REGULAR MEETING MINUTES AS PRESENTED.

REQUESTS FOR POSTPONEMENT OR WITHDRAWAL OF ITEMS

None

HEARING OF ITEMS/ACTION ITEMS

2. **PUBLIC HEARING – ZONING MAP CHANGE Z23-013** - Request for a zoning map change from C2 (General Commercial) to C3 (Commercial and Minor Industrial) for parcels of land located at 1545 and 1547 Grandview Drive and described as Colorado River Estates Re-Amended, portions of Lot 158 and 159, Section 26, T20N, R22W, Bullhead City, AZ.

ACTION: RECOMMEND TO COUNCIL TO APPROVE THE REQUEST FOR A ZONING MAP CHANGE FROM C2 (GENERAL COMMERCIAL) TO C3 (COMMERCIAL AND MINOR INDUSTRIAL) FOR PARCELS OF LAND LOCATED AT 1545 AND 1547 GRANDVIEW DRIVE AND DESCRIBED AS COLORADO RIVER ESTATES RE-AMENDED, PORTIONS OF LOT 158 AND 159, SECTION 26, T20N, R22W, BULLHEAD CITY, AZ AS PRESENTED.

3. **PUBLIC HEARING – REDEVELOPMENT PLAN** – Request for approval of the City Center Redevelopment Plan, creating a redevelopment area in portions of Sections 19, 20 and 29, T20N, R22W in accordance with Arizona Revised Statutes §§ 36-1479 & 36-1471. The redevelopment area extends along Riverview Drive from San Carlos Drive on the east side to Riviera Boulevard on the west side, along the south side of Marina Boulevard from Highland Road to Lakeside Drive, and along Lakeside Drive from Marina Boulevard on the north side to Riverview Drive on the south.

ACTION: RECOMMEND TO COUNCIL TO APPROVE THE REQUEST FOR APPROVAL OF THE CITY CENTER REDEVELOPMENT PLAN, CREATING A REDEVELOPMENT AREA IN PORTIONS OF SECTIONS 19, 20 AND 29, T20N, R22W IN ACCORDANCE WITH ARIZONA REVISED STATUTES §§ 36-1479 & 36-1471. THE REDEVELOPMENT AREA EXTENDS ALONG RIVERVIEW DRIVE FROM SAN CARLOS DRIVE ON THE EAST SIDE TO RIVIERA BOULEVARD ON THE WEST SIDE, ALONG THE SOUTH SIDE OF MARINA BOULEVARD FROM HIGHLAND ROAD TO LAKESIDE DRIVE, AND ALONG LAKESIDE DRIVE FROM MARINA BOULEVARD ON THE NORTH SIDE TO RIVERVIEW DRIVE ON THE SOUTH 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 2nd day of February 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.