



ACTION A G E N D A
CITY OF BULLHEAD CITY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, MAY 2, 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 April 4, 2024 Regular Meeting Minutes.

ACTION: APPROVED THE APRIL 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 Z22-002/Z22-003 AMENDMENT #1**– Request for amendments to Z22-002 & Z22-003, Ordinance 2022-06 to allow the applicant additional time to obtain building permits for a parcel of land located at 3801 Highway 95 and described as Rio Lomas Unit 4, Tract 1206, Block E, Lots 2 & 3, Section 11, T19N, R22W, Bullhead City, AZ.

ACTION: **APPROVED THE REQUEST FOR AN AMENDMENT TO A ZONING MAP CHANGE TO ALLOW THE APPLICANT ADDITIONAL TIME TO OBTAIN BUILDING PERMITS FOR A PARCEL OF LAND LOCATED AT 3801 HIGHWAY 95 AND DESCRIBED AS RIO LOMAS UNIT 4, TRACT 1206, BLOCK E, LOTS 2 & 3, SECTION 11, T19N, R22W, BULLHEAD CITY, AZ AS PRESENTED.**

3. **PUBLIC HEARING** – **ZONING MAP CHANGE Z22-004 AMENDMENT #1**– Request for an amendment to Z22-004, Ordinance 2022-08 to allow the applicant additional time to obtain building permits for a 5.26 acre parcel of land located at 328 Lee Avenue and described as a portion of Parcel B of Record of Survey Book 2, Page 85, Section 1, T20N, R22W, Bullhead City, AZ.

ACTION: **APPROVED THE REQUEST FOR AN AMENDMENT TO A ZONING MAP CHANGE TO ALLOW THE APPLICANT ADDITIONAL TIME TO OBTAIN BUILDING PERMITS FOR A 5.26 ACRE PARCEL OF LAND LOCATED AT 328 LEE AVENUE AND DESCRIBED AS A PORTION OF PARCEL B OF RECORD OF SURVEY BOOK 2, PAGE 85, SECTION 1, T20N, R22W, BULLHEAD CITY, AZ AS PRESENTED.**

4. **PUBLIC HEARING** – **ZONING MAP CHANGE Z22-005 AMENDMENT #1** – Request for an amendment to Z22-005, Ordinance 2022-13 to allow the applicant additional time to obtain building permits for a 47.5 acre parcel of land described as a portion of Section 1, T19N, R22W, Bullhead City, AZ.

ACTION: **APPROVED THE REQUEST FOR AN AMENDMENT TO A ZONING MAP CHANGE TO ALLOW THE APPLICANT ADDITIONAL TIME TO OBTAIN BUILDING PERMITS FOR A 47.5 ACRE PARCEL OF LAND DESCRIBED AS A PORTION OF SECTION 1, T19N, R22W, BULLHEAD CITY, AZ AS PRESENTED.**

5. **PUBLIC HEARING** – **ZONING MAP CHANGE Z22-008 AMENDMENT #1** – Request for an amendment to Z22-008, Ordinance 2022-25, to allow the applicant additional time to record the final plat for the first phase of a project to be known as The Trails of Black Mountain, described as portions of Sections 23 & 24, T20N, R22W.

ACTION: **APPROVED THE REQUEST FOR AN AMENDMENT TO A ZONING MAP CHANGE TO ALLOW THE APPLICANT ADDITIONAL TIME TO RECORD THE FINAL PLAT FOR THE FIRST PHASE OF A PROJECT KNOWN AS THE TRAILS OF BLACK MOUNTAIN, DESCRIBED AS PORTIONS OF SECTIONS 23 & 24, T20N, R22W, BULLHEAD CITY, AZ AS PRESENTED.**

6. **PUBLIC HEARING – ZONING MAP CHANGE Z24-004** – Request for approval of a zoning map change from C2 (General Commercial) to R1L (Residential: Single-Family Limited) for a 1.94 acre parcel of land located at 2373 N. Oatman Road and described as Colorado River Estates Re-Amended, Lot 56, Section 25, T20N, R22W, Bullhead City, AZ.

ACTION: APPROVED THE REQUEST FOR A ZONING MAP CHANGE FROM C2 (GENERAL COMMERCIAL) TO R1L (RESIDENTIAL: SINGLE—FAMILY LIMITED) FOR A 1.94 ACRE PARCEL OF LAND LOCATED AT 2373 N. OATMAN ROAD AND DESCRIBED AS COLORADO RIVER ESTATES RE-AMENDED, LOT 56, SECTION 25, T20N, R22W, BULLHEAD CITY, AZ AS PRESENTED.

7. **PUBLIC HEARING – CONDITIONAL USE PERMIT U21-001 #1** – Request for a conditional use permit to allow a model home/sales office on a parcel of land located at 473 McAlister Drive and described as Lot 193 of Hancock Ranch Estates, Tract 5137, Section 13, T20N, R23W, Bullhead City, AZ.

ACTION: APPROVED THE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A MODEL HOME/SALES OFFICE ON A PARCEL OF LAND LOCATED AT 473 MCALISTER DRIVE AND DESCRIBED AS LOT 193 OF HANCOCK RANCH ESTATES, TRACT 5137, SECTION 13, T20N, R23W, BULLHEAD CITY, AZ AS PRESENTED.

8. **PUBLIC HEARING – CONDITIONAL USE PERMIT U21-002 #1** – Request for a conditional use permit to allow a model home/sales office on a parcel of land located at 481 McAlister Drive and described as Lot 194 of Hancock Ranch Estates, Tract 5137, Section 13, T20N, R23W, Bullhead City, AZ.

ACTION: APPROVED THE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A MODEL HOME/SALES OFFICE ON A PARCEL OF LAND LOCATED AT 481 MCALISTER DRIVE AND DESCRIBED AS LOT 193 OF HANCOCK RANCH ESTATES, TRACT 5137, SECTION 13, T20N, R23W, BULLHEAD CITY, AZ AS PRESENTED.

9. **PUBLIC HEARING – CODE AMENDMENT - FENCES** – Request for approval of an amendment to Title 17, Chapter 17.06, General District Requirements of the Bullhead City Municipal Code concerning fence permits.

ACTION: APPROVED THE REQUEST FOR A CODE AMENDMENT TO TITLE 17, CHAPTER 17.06, GENERAL DISTRICT REQUIREMENTS OF THE BULLHEAD CITY MUNICIPAL CODE CONCERNING FENCE PERMITS AS PRESENTED.

REPORTS BY COMMISSION MEMBERS OR DEPARTMENT STAFF

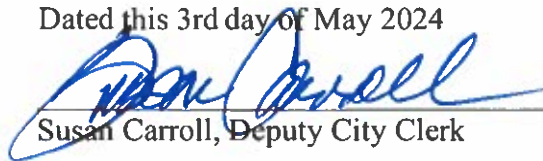
None

COMMISSIONERS' COMMENTS REGARDING CURRENT EVENTS

DISCUSSION AND POSSIBLE ACTION TO SET TOPICS FOR A FUTURE AGENDA

ADJOURNMENT

Dated this 3rd day of May 2024



Susan Carroll, 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.