



**ACTION A G E N D A**  
**CITY OF BULLHEAD CITY**  
**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**THURSDAY, JUNE 6, 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 May 2, 2024 Regular Meeting Minutes.

**ACTION: APPROVED THE MAY 2, 2024 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 P24-002-** Request for an amendment to the Land Use Plan of the Bullhead City General Plan to change the land use designation from Park/Open Space to High Density Residential for a 1.19 acre parcel of land located at 490 Riverview Drive and described as a portion of Government Lot 1, Section 25, T20N, R23W, Bullhead City, AZ.

**ACTION: APPROVED THE REQUEST FOR AN AMENDMENT TO THE LAND USE PLAN OF THE BULLHEAD CITY GENERAL PLAN TO CHANGE THE LAND USE DESIGNATION FROM PARK/OPEN SPACE TO HIGH DENSITY RESIDENTIAL FOR A 1.19 ACRE PARCEL OF LAND LOCATED AT 490 RIVERVIEW DRIVE AND DESCRIBED AS A PORTION OF GOVERNMENT LOT 1, SECTION 25, T20N, R23W, BULLHEAD CITY, AZ, AS PRESENTED.**

3. **PUBLIC HEARING** – **ZONING MAP CHANGE Z24-003** - Request for approval of a zoning map change from C2 (General Commercial) to R2MF-D2 (Residential: Multiple-Family with a density of 2,000 sq. ft. of land per unit) for a 1.19 acre parcel of land located at 490 Riverview Drive and described as a portion of Government Lot 1, Section 25, T20N, R23W, Bullhead City, AZ.

**ACTION: APPROVED THE REQUEST FOR ZONING MAP CHANGE FROM C2 (GENERAL COMMERCIAL) TO R2MF-D2 (RESIDENTIAL: MULTI-FAMILY WITH A DENSITY OF 2,000 SQ. FT. OF LAND PER UNIT) FOR A 1.19 ACRE PARCEL OF LAND LOCATED AT 490 RIVERVIEW DRIVE AND DESCRIBED AS A PORTION OF GOVERNMENT LOT 1, SECTION 25, T20N, R23W, BULLHEAD CITY, AZ, AS PRESENTED.**

4. **PUBLIC HEARING** – **ZONING MAP CHANGE Z24-005/SUBDIVISION S24-001** – Request for approval of a zoning map change from R2MF (Residential: Multiple-Family District) to R1L-PAD (Residential: Single-Family Limited – Planned Area Development) and approval of the preliminary plat for a project known as Sunbeam Drive Townhouses and described as First Revised Plat of Sun Ridge Estates Tract, 4042A, Block 10, Lots 1-5, Section 21, T21N, R21W, Bullhead City, AZ.

**ACTION: APPROVED THE REQUEST FOR ZONING MAP CHANGE FROM R2MF (RESIDENTIAL: MULTI-FAMILY DISTRICT) TO R1L-PAD (RESIDENTIAL: SINGLE-FAMILY LIMITED – PLANNED AREA DEVELOPMENT) AND APPROVED THE PRELIMINARY PLAT FOR A PROJECT KNOWN AS SUNBEAM DRIVE TOWNHOUSES AND DESCRIBED AS FIRST REVISED PLAT OF SUN RIDGE ESTATES TRACT 4042A, BLOCK 10, LOTS 1-5, SECTION 21, T21N, R21W, BULLHEAD CITY, AZ, AS PRESENTED.**

5. **PUBLIC HEARING – ZONING MAP CHANGE Z24-006** – Request for a zoning map change from C2 (General Commercial) to R1L (Residential: Single-Family Limited) for a 2.43 acre parcel of land located at 1674 Havasupai Road and described as Colorado River Estates Re-Amended, Lot 150, Section 26, T20N, R22W, Bullhead City, AZ.

**ACTION: APPROVED THE REQUEST FOR ZONING MAP CHANGE FROM C2 (GENERAL COMMERCIAL) TO R1L (RESIDENTIAL: SINGLE-FAMILY LIMITED) FOR A 2.43 ACRE PARCEL OF LAND LOCATED AT 1674 HAVASUPAI ROAD AND DESCRIBED AS COLORADO RIVER ESTATES RE-AMENDED, LOT 150, SECTION 26, T20N, R22W, BULLHEAD CITY, AZ, AS PRESENTED.**

6. **PUBLIC HEARING – CONDITIONAL USE PERMIT U99-007 AMENDMENT #3** – Request for a conditional use permit to allow the continued use of a parcel of land for a mining operation that is located in an M1 (General Limited Industrial) zoning district at 3000 Pass Canyon Road and described as a portion of Section 7, T20N, R21W.

**ACTION: APPROVED THE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE CONTINUED USE OF A PARCEL OF LAND FOR A MINING OPERATION THAT IS LOCATED IN AN M1 (GENERAL LIMITED INDUSTRIAL) ZONING DISTRICT AT 3000 PASS CANYON ROAD AND DESCRIBED AS A PORTION OF SECTION 7, T20N, R21W, BULLHEAD CITY, AZ, AS PRESENTED.**

**REPORTS BY COMMISSION MEMBERS OR DEPARTMENT STAFF**

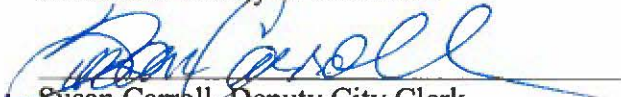
None

**COMMISSIONERS' COMMENTS REGARDING CURRENT EVENTS**

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

**ADJOURNMENT**

Dated this 7th day of June 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.