



ACTION A G E N D A
CITY OF BULLHEAD CITY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, SEPTEMBER 5, 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 June 6, 2024 Regular Meeting Minutes.

ACTION: APPROVED THE JUNE 6, 2024 REGULAR MEETING MINUTES AS PRESENTED.

REQUESTS FOR POSTPONEMENT OR WITHDRAWAL OF ITEMS

None

HEARING OF ITEMS/ACTION ITEMS

2. Discussion and possible action to elect a member of the Commission to serve as Chairperson during the 2024-2025 fiscal year, in accordance with Article I, Section 102 of the current Commission bylaws.

ACTION: APPOINTED PAMELA SMITH TO SERVE AS CHAIRPERSON DURING THE 2024-2025 CITY FISCAL YEAR, IN ACCORDANCE WITH ARTICLE I, SECTION 102 OF THE CURRENT COMMISSION BYLAWS.

3. Discussion and possible action to elect a member of the Commission to serve as Vice Chairperson during the 2024-2025 fiscal year, in accordance with Article I, Section 102 of the current Commission bylaws.

ACTION: APPOINTED STEVEN BROWN TO SERVE AS VICE CHAIRPERSON DURING THE 2024-2025 CITY FISCAL YEAR, IN ACCORDANCE WITH ARTICLE I, SECTION 102 OF THE CURRENT COMMISSION BYLAWS.

4. Discussion to conduct the annual review of the Planning and Zoning Commission Bylaws, in accordance with Section 302 of the Commission Bylaws. No changes are proposed. No action is necessary.

ACTION: REVIEW ONLY. NO ACTION WAS TAKEN ON THIS ITEM.

5. **PUBLIC HEARING** – ABANDONMENT A24-001 – Request for approval of the abandonment of the 16’ public utility easement that lies within the parcels of land described as Lots 6 through 17, Block 11 of Tierra Grande Tract 4023-C, Section 19, T20N, R21W, Bullhead City, AZ.

ACTION: APPROVED THE REQUEST FOR THE ABANDONMENT OF THE 16’ PUBLIC UTILITY EASEMENT THAT LIES WITHIN THE PARCELS OF LAND DESCRIBED AS LOTS 6 THROUGH 17, BLOCK 11 OF TIERRA GRANDE TRACT 4023-C, SECTION 19, T20N, R21W, BULLHEAD CITY, AZ, AS PRESENTED.

6. **PUBLIC HEARING** – CONCEPTUAL PLAN P24-003 – Request for approval of the “CityCentre District” conceptual plan for an approximately 246 acre parcel of land located at 2541 Highway 95, and described as a portion of Section 20, T20N, R22W, Bullhead City, AZ.

ACTION: APPROVED THE REQUEST FOR THE “CITYCENTRE DISTRICT” CONCEPTUAL PLAN FOR AN APPROXIMATELY 246 ACRE PARCEL OF LAND LOCATED AT 2541 HIGHWAY 95, AND DESCRIBED AS A PORTION OF SECTION 20, T20N, R22W, BULLHEAD CITY, AZ, AS PRESENTED.

7. **PUBLIC HEARING** – ZONING MAP CHANGE Z24-007 - Request for approval of a zoning map change from R2MF (Residential: Multiple-Family) to RP-PAD (Residential Park – Planned Area Development) for an 18.55 acre parcel of land located at 1625 Goldrush Road and described as Parcel A of the Parcel Plat recorded in Book 37, Page 96, Section 24, T20N, R22W, Bullhead City, AZ.

ACTION: APPROVED THE REQUEST FOR A ZONING MAP CHANGE FROM R2MF (RESIDENTIAL: MULTIPLE-FAMILY) TO RP-PAD (RESIDENTIAL PARK – PLANNED AREA DEVELOPMENT) FOR AN 18.55 ACRE PARCEL OF LAND LOCATED AT 1625 GOLDRUSH ROAD, AND DESCRIBED AS PARCEL A OF THE PARCEL PLAT RECORDED IN BOOK 37, PAGE 96, SECTION 24, T20N, R22W, BULLHEAD CITY, AZ, AS PRESENTED.

8. PUBLIC HEARING – CODE AMENDMENT – FLOOD PRONE LANDS AND STORM DRAINAGE – Request for approval of an addition to Title 16, Chapter 16.36, General Subdivision Guidelines of the Bullhead City Municipal Code concerning stormwater erosion and sediment control.

ACTION: APPROVED THE REQUEST FOR AN ADDITION TO TITLE 16, CHAPTER 16.36, GENERAL SUBDIVISION GUIDELINES OF THE BULLHEAD CITY MUNICIPAL CODE CONCERNING STORMWATER EROSION AND SEDIMENT CONTROL, AS PRESENTED.

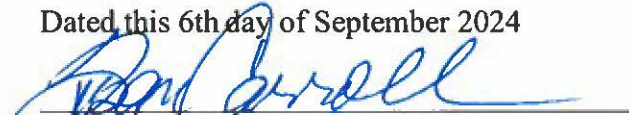
REPORTS BY COMMISSION MEMBERS OR DEPARTMENT STAFF

COMMISSIONERS’ COMMENTS REGARDING CURRENT EVENTS

DISCUSSION AND POSSIBLE ACTION TO SET TOPICS FOR A FUTURE AGENDA

ADJOURNMENT

Dated this 6th day of September 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.