



ACTION A G E N D A
CITY OF BULLHEAD CITY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, JANUARY 2, 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 November 7, 2024 Regular Meeting Minutes.

ACTION: APPROVED THE NOVEMBER 7, 2024 REGULAR MEETING MINUTES AS PRESENTED.

REQUESTS FOR POSTPONEMENT OR WITHDRAWAL OF ITEMS

None

HEARING OF ITEMS/ACTION ITEMS

2. **PUBLIC HEARING – ABANDONMENT A24-002** - Request for approval of the abandonment of the 12' pedestrian easement that lies within the parcel of land located at 2231 Paseo del Rio and described as Lot 677 of Riviera Marina Village Tract 1008, Section 19, T20N, R22W, Bullhead City, AZ.

ACTION: APPROVED THE REQUEST FOR THE ABANDONMENT OF THE 12' PEDESTRIAN EASEMENT THAT LIES WITHIN THE PARCEL OF LAND LOCATED AT 2231 PASEO DEL RIO AND DESCRIBED AS LOT 677 OF RIVIERA MARINA VILLAGE TRACT 1008, SECTION 19, T20N, R22W, BULLHEAD CITY, AZ, AS PRESENTED.

3. **PUBLIC HEARING – ZONING MAP CHANGE Z24-011** - Request for approval of a zoning map change from PL (Public Lands) to PAD (Planned Area Development) with underlying R1L (Residential: Single-Family Limited), R1MH (Residential: Single-Family Manufactured Home), R2MF (Residential: Multiple-Family), RP (Residential Park) and C2 (General Commercial) uses for the "CityCentre District" project, a 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 A ZONING MAP CHANGE FROM PL (PUBLIC LANDS) TO PAD (PLANNED AREA DEVELOPMENT) WITH UNDERLYING R1L (RESIDENTIAL: SINGLE-FAMILY LIMITED), R1MH (RESIDENTIAL: SINGLE-FAMILY MANUFACTURED HOME), R2MF (RESIDENTIAL: MULTIPLE-FAMILY), RP (RESIDENTIAL PARK) AND C2 (GENERAL COMMERCIAL) USES, WITH THE NEW STIPULATION OF 30 PERCENT OF C2 (GENERAL COMMERCIAL) ON PARCELS 4 AND 5 FOR THE "CITYCENTRE DISTRICT" PROJECT, A 246-ACRE PARCEL OF LAND LOCATED AT 2541 HIGHWAY 95 AND DESCRIBED AS A PORTION OF SECTION 20, T20N, R22W, BULLHEAD CITY, AZ, AS STATED BY THE DEVELOPER.

4. **PUBLIC HEARING – CODE AMENDMENT – POLITICAL SIGNAGE** - Request for approval of an addition to Title 17, Chapter 17.42, Sign Regulations of the Bullhead City Municipal Code concerning the designation of political sign-free zones.

ACTION: APPROVED THE REQUEST OF AN ADDITION TO TITLE 17, CHAPTER 17.42, SIGN REGULATIONS OF THE BULLHEAD CITY MUNICIPAL CODE CONCERNING THE DESIGNATION OF POLITICAL SIGN-FREE ZONES, AS PRESENTED.

REPORTS BY COMMISSION MEMBERS OR DEPARTMENT STAFF

None.

COMMISSIONERS' COMMENTS REGARDING CURRENT EVENTS

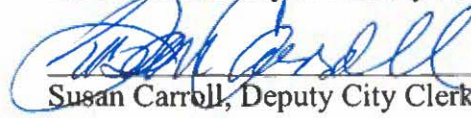
None.

DISCUSSION AND POSSIBLE ACTION TO SET TOPICS FOR A FUTURE AGENDA

None.

ADJOURNMENT

Dated this 2nd day of January 2025


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.