



ACTION AGENDA
CITY OF BULLHEAD CITY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, APRIL 9, 2026 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 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

None

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 March 5, 2026 Regular Meeting Minutes.

ACTION: APPROVED THE MARCH 5, 2026 REGULAR MEETING MINUTES AS PRESENTED.

REQUESTS FOR POSTPONEMENT OR WITHDRAWAL OF ITEMS

None

HEARING OF ITEMS/ACTION ITEMS

2. **PUBLIC HEARING – CONCEPTUAL PLAN P24-001 AMENDMENT #1** – Request for approval of an amendment to P24-001, Resolution 2024R-19, extending the conceptual plan approval for an additional 2 years for a project known as “Emerald Bay” which is generally located at the southwestern end of the Bullhead Parkway and west of Highway 95, and described as portions of Sections 2 & 3, T19N, R22W and Section 32, T20N, R22W, Bullhead City, AZ.

ACTION: RECOMMENDATION TO COUNCIL TO APPROVE THE REQUEST FOR APPROVAL OF AN AMENDMENT TO P24-001, RESOLUTION 2024R-19, EXTENDING THE CONCEPTUAL PLAN APPROVAL FOR AN ADDITIONAL 2 YEARS FOR A PROJECT KNOWN AS “EMERALD BAY” WHICH IS GENERALLY LOCATED AT THE SOUTHWESTERN END OF THE BULLHEAD PARKWAY AND WEST OF HIGHWAY 95, AND DESCRIBED AS PORTIONS OF SECTIONS 2 & 3, T19N, R22W AND SECTION 32, T20N, R22W, BULLHEAD CITY, AZ., AS PRESENTED.

3. **PUBLIC HEARING – ABANDONMENT A26-001** – Request for approval of the abandonment of the 16’ public utility and drainage easements that lie within the parcel of land located at 1496 Arena Court and described as Block 9, Lot 16 of Buena Vista Unit 4, Tract 1148, Section 16, T20N, R22W, Bullhead City, AZ.

ACTION: RECOMMENDATION TO COUNCIL TO APPROVE THE REQUEST FOR APPROVAL OF THE ABANDONMENT OF THE 16’ PUBLIC UTILITY AND DRAINAGE EASEMENTS THAT LIE WITHIN THE PARCEL OF LAND LOCATED AT 1496 ARENA COURT AND DESCRIBED AS BLOCK 9, LOT 16 OF BUENA VISTA UNIT 4, TRACT 1148, SECTION 16, T20N, R22W, BULLHEAD CITY, AZ., AS PRESENTED.

4. **PUBLIC HEARING – PRELIMINARY CONDOMINIUM PLAT S26-002** - Request for approval of the preliminary condominium plat for a project known as Hideaway Haus, located at 405 Lee Avenue, and described as Bullhead City Unit 1, Block 4, Lots 18 through 22, Section 1, T20N, R22W, Bullhead City, AZ.

ACTION: RECOMMENDATION TO COUNCIL TO APPROVE THE REQUEST FOR APPROVAL OF THE PRELIMINARY CONDOMINIUM PLAT FOR A PROJECT KNOWN AS HIDEAWAY HAUS, LOCATED AT 405 LEE AVENUE, AND DESCRIBED AS BULLHEAD CITY UNIT 1, BLOCK 4, LOTS 18 THROUGH 22, SECTION 1, T20N, R22W, BULLHEAD CITY, AZ., AS PRESENTED.

5. **PUBLIC HEARING** – **CODE AMENDMENT – ACCESSORY STRUCTURES** – Request for approval of an amendment to Title 17, Chapter 17.06, General District Requirements, of the Bullhead City Municipal Code concerning building heights and setbacks for accessory structures in residential districts.

ACTION: RECOMMENDATION TO COUNCIL TO APPROVE AN AMENDMENT TO TITLE 17, CHAPTER 17.06, GENERAL DISTRICT REQUIREMENTS, OF THE BULLHEAD CITY MUNICIPAL CODE CONCERNING BUILDING HEIGHTS AND SETBACKS FOR ACCESSORY STRUCTURES IN RESIDENTIAL DISTRICTS AS PRESENTED.

6. **PUBLIC HEARING** – **DISCUSSION ITEM – 2026 GENERAL PLAN UPDATE** – Discussion only of the 2026 General Plan Update. No action will be taken.

DISCUSSION ONLY. NO ACTION WAS TAKEN.

REPORTS BY COMMISSION MEMBERS OR DEPARTMENT STAFF

None

COMMISSIONERS' COMMENTS REGARDING CURRENT EVENTS

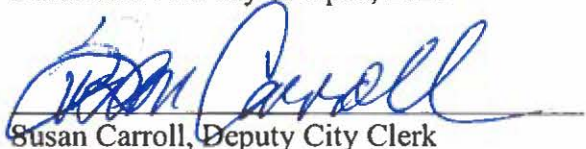
None

DISCUSSION AND POSSIBLE ACTION TO SET TOPICS FOR A FUTURE AGENDA

None

ADJOURNMENT

Dated this 10th day of April, 2026


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.**