



ACTION A G E N D A
CITY OF BULLHEAD CITY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, SEPTEMBER 4, 2025 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

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 July 3, 2025 Regular Meeting Minutes.

ACTION: APPROVED THE JULY 3, 2025 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 2025-2026 fiscal year, in accordance with Article I, Section 102 of the current Commission bylaws.

ACTION: APPOINTED STEVEN BROWN TO SERVE AS CHAIRPERSON DURING THE 2025-2026 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 2025-2026 fiscal year, in accordance with Article I, Section 102 of the current Commission bylaws.

ACTION: APPOINTED GARY GENOVESE TO SERVE AS VICE CHAIRPERSON DURING THE 2025-2026 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. **PRELIMINARY CONDOMINIUM PLAT S25-004** - Request for approval of the preliminary condominium plat for a project known as Toy Shack Storage, located at 2599 Laughlin Ranch Boulevard and described as Toy Shack Subdivision, Tract 5158, Lot 1, Section 7, T20N, R21W, Bullhead City, AZ.

ACTION: RECOMMENDED TO CITY COUNCIL TO APPROVE THE PRELIMINARY CONDOMINIUM PLAT FOR A PROJECT KNOWN AS TOY SHACK STORAGE, LOCATED AT 2599 LAUGHLIN RANCH BOULEVARD AND DESCRIBED AS TOY SHACK SUBDIVISION, TRACT 5158, LOT 1, SECTION 7, T20N, R21W, BULLHEAD CITY, AZ, AS PRESENTED.

6. **PUBLIC HEARING – ZONING MAP CHANGE Z06-007 / SUBDIVISION S06-016 AMENDMENT #6** – Request for an amendment to Z06-007, Ordinance No. 2022-28, Stipulation No. 3 and to S06-016, Stipulation No. 4 to allow the applicant additional time to record the final plat for a project known as Palm Villas Estates that is described as Palm Villas Ranchos, Tract 1226, Parcel C.

ACTION: RECOMMENDED TO CITY COUNCIL TO APPROVE THE REQUEST FOR AN AMENDMENT TO Z06-007, ORDINANCE NO. 2022-28, STIPULATION NO. 3 AND TO S06-016, STIPULATION NO. 4 TO ALLOW THE APPLICANT ADDITIONAL TIME TO RECORD THE FINAL PLAT FOR A PROJECT KNOWN AS PALM VILLAS ESTATES THAT IS DESCRIBED AS PALM VILLAS RANCHOS, TRACT 1226, PARCEL C., 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 5th day of September, 2025

A handwritten signature in blue ink, appearing to read "Susan Cartoll", is written over a horizontal line.

Susan Cartoll, 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.**