ACTION AGENDA
CITY OF BULLHEAD CITY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, SEPTEMBER 17, 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 August 13, 2026 Regular Meeting Minutes.

ACTION: APPROVED THE AUGUST 13, 2026 REGULAR MEETING MINUTES WITH CORRECTION.

REQUESTS FOR POSTPONEMENT OR WITHDRAWAL OF ITEMS
None

HEARING OF ITEMS/ACTION ITEMS

2. **PUBLIC HEARING – ABANDONMENT A26-002 -** Request for approval of the abandonment of a portion of the western 10' right-of-way easement that lies within the parcel of land described as Lot 28 of Riviera Sands, Tract 1009, Section 19, T20N, R22W, Bullhead City, AZ.

ACTION: RECOMMEND TO COUNCIL TO APPROVE THE ABANDONMENT OF A PORTION OF THE WESTERN 10' RIGHT-OF-WAY EASEMENT THAT LIES WITHIN THE PARCEL OF LAND DESCRIBED AS LOT 28 OF RIVIERA SANDS, TRACT 1009, SECTION 19, T20N, R22W, BULLHEAD CITY, AZ AS PRESENTED.

3. **PUBLIC HEARING – ZONING MAP CHANGE Z26-002** – Request for approval of a zoning map change from C2 (General Commercial) to RP (Residential Park) for parcels of land covering 3.65 acres located at 1621 Highway 95, and described as Petersens Acres Unit 1, portions of Lots 1, 2, 3, and accretion land in Section 9, and an undivided portion of Section 13, T20N, R22W, Bullhead City, AZ.

ACTION: RECOMMEND TO COUNCIL TO APPROVE A ZONING MAP CHANGE FROM C2 (GENERAL COMMERCIAL) TO RP (RESIDENTIAL PARK) FOR PARCELS OF LAND COVERING 3.65 ACRES LOCATED AT 1621 HIGHWAY 95, AND DESCRIBED AS PETERSENS ACRES UNIT 1, PORTIONS OF LOTS 1, 2, 3, AND ACCRETION LAND IN SECTION 9, AND AN UNDIVIDED PORTION OF SECTION 13, T20N, R22W, BULLHEAD CITY, AZ AS PRESENTED.

4. **PUBLIC HEARING – ZONING MAP CHANGE Z05-026/SUBDIVISION S05-026 AMENDMENT #7 –** Request for an amendment to Z05-026, Ordinance No. 2022-26, Stipulation No. 5 and S05-026, Stipulation No. 5 to allow additional time to record the final plat for the first phase of a project known as Marble Canyon that is described as a portion of Section 23, T20N, R22W and Alta Vista, Tract 1135, Lots 16 and 17.

ACTION: RECOMMEND TO COUNCIL TO APPROVE AN AMENDMENT TO Z05-026, ORDINANCE NO. 2022-26, STIPULATION NO. 5 AND S05-026, STIPULATION NO. 5 TO ALLOW ADDITIONAL TIME TO RECORD THE FINAL PLAT FOR THE FIRST PHASE OF A PROJECT KNOWN AS MARBLE CANYON THAT IS DESCRIBED AS A PORTION OF SECTION 23, T20N, R22W AND ALTA VISTA, TRACT 1135, LOTS 16 AND 17 AS PRESENTED.

5. **PUBLIC HEARING – MAJOR GENERAL PLAN AMENDMENT P26-001** - Request for a major amendment to the Bullhead City General Plan, amending the Land Use Plan, Circulation Plan, and Parks and Open Space Plan for approximately 4,400 acres, which generally includes a reduction in residential uses and an increase in industrial uses, for an area located south of Laughlin Ranch, north of Fox Creek, and east of the Bullhead Parkway, and described as Sections 15, 16, 21, 27, and portions of 17, 20, 28, and 33, T20N, R21W, Bullhead City, AZ. Discussion only, no action will be taken.

DISCUSSION ONLY. NO ACTION TAKEN.

6. **PUBLIC HEARING – DISCUSSION ITEM – DATA CENTERS –** Discussion only of data centers. No action will be taken.

DISCUSSION ONLY. NO ACTION TAKEN.

7. **PUBLIC HEARING – CODE AMENDMENT – ARCHITECTURAL STANDARDS** – Request for approval of amendments and additions to Title 17, Chapter 17.06, General District Requirements and Chapter 17.26, Commercial and Industrial Districts of the Bullhead City Municipal Code concerning architectural standards in residential, commercial and industrial districts.

ACTION: RECOMMEND TO COUNCIL TO APPROVE AMENDMENTS AND ADDITIONS TO TITLE 17, CHAPTER 17.06, GENERAL DISTRICT REQUIREMENTS AND CHAPTER 17.26, COMMERCIAL AND INDUSTRIAL DISTRICTS OF THE BULLHEAD CITY MUNICIPAL CODE CONCERNING ARCHITECTURAL STANDARDS IN RESIDENTIAL, COMMERCIAL AND INDUSTRIAL DISTRICTS 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

ACTION: DISCUSSION AND POSSIBLE ACTION TO DEFINE DATA CENTERS AND OTHER TECH CENTERS UNDER A SPECIAL USE PERMIT TO BE PLACED ON A FUTURE AGENDA.

ADJOURNMENT

Dated this 18th day of September, 2026

Susan Carroll, CMC, 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.