



ACTION AGENDA
CITY OF BULLHEAD CITY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, JULY 2, 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 May 7, 2026 Regular Meeting Minutes.

ACTION: APPROVED THE MAY 7, 2026 REGULAR MEETING MINUTES AS PRESENTED.

2. Discussion and possible action to approve the May 21, 2026 Regular Meeting Minutes.

ACTION: APPROVED THE MAY 21, 2026 REGULAR MEETING MINUTES AS PRESENTED.

REQUESTS FOR POSTPONEMENT OR WITHDRAWAL OF ITEMS

None

HEARING OF ITEMS/ACTION ITEMS

3. Discussion and possible action to elect a member of the Commission to serve as Chairperson during the 2026-2027 fiscal year, in accordance with Article I, Section 102 of the current Commission bylaws.

ACTION: ELECTED STEPHEN BROWN TO SERVE AS CHAIRPERSON DURING THE 2026-2027 FISCAL YEAR, IN ACCORDANCE WITH ARTICLE I, SECTION 102 OF THE CURRENT COMMISSION BYLAWS.

4. Discussion and possible action to elect a member of the Commission to serve as Vice Chairperson during the 2026-2027 fiscal year, in accordance with Article I, Section 102 of the current Commission bylaws.

ACTION: ELECTED GARY GENOVESE TO SERVE AS VICE CHAIRPERSON DURING THE 2026-2027 FISCAL YEAR, IN ACCORDANCE WITH ARTICLE I, SECTION 102 OF THE CURRENT COMMISSION BYLAWS.

5. 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.

NO ACTION TAKEN.

6. **PUBLIC HEARING** – **ZONING MAP CHANGE Z24-003 AMENDMENT #1** – Request for an amendment to Z24-003, Ordinance 2024-20, to allow the applicant additional time to obtain building permits for a 1.19-acre parcel of land located at 490 Riverview Drive and described as a portion of Government Lot 1, Section 25, T20N, R23W, Bullhead City, AZ.

ACTION: RECOMMEND TO COUNCIL TO APPROVE THE REQUEST FOR AN AMENDMENT TO Z24-003, ORDINANCE 2024-20, TO ALLOW THE APPLICANT ADDITIONAL TIME TO OBTAIN BUILDING PERMITS FOR A 1.19-ACRE PARCEL OF LAND LOCATED AT 490 RIVERVIEW DRIVE AND DESCRIBED AS A PORTION OF GOVERNMENT LOT 1, SECTION 25, T20N, R23W, BULLHEAD CITY, AZ AS PRESENTED.

7. **PUBLIC HEARING – ZONING MAP CHANGE Z22-008 AMENDMENT #2**– Request for an amendment to Z22-008, Ordinance 2024-15, to allow the applicant additional time to record the final plat for the first phase of a project to be known as The Trails of Black Mountain, described as portions of Sections 23 & 24, T20N, R22W.

ACTION: RECOMMEND TO COUNCIL TO APPROVE THE REQUEST FOR AN AMENDMENT TO Z22-008, ORDINANCE 2024-15, TO ALLOW THE APPLICANT ADDITIONAL TIME TO RECORD THE FINAL PLAT FOR THE FIRST PHASE OF A PROJECT TO BE KNOWN AS THE TRAILS OF BLACK MOUNTAIN, DESCRIBED AS PORTIONS OF SECTIONS 23 & 24, T20N, R22W AS PRESENTED.

8. **PUBLIC HEARING – ZONING MAP CHANGE Z24-011 AMENDMENT #1** – Request for approval of an amendment to the residential building setbacks for the “CityCentre District” project, described as a portion of Section 20, T20N, R22W, Bullhead City, AZ.

ACTION: RECOMMEND TO COUNCIL TO APPROVE THE REQUEST FOR AN AMENDMENT TO THE RESIDENTIAL BUILDING SETBACKS FOR THE “CITYCENTRE DISTRICT” PROJECT, DESCRIBED AS A PORTION OF SECTION 20, T20N, R22W, BULLHEAD CITY, AZ AS PRESENTED.

9. **PUBLIC HEARING – CONDITIONAL USE PERMIT U19-003 AMENDMENT #1** – Request for a conditional use permit to allow the continued operation of a behavioral health residential facility on a parcel of land located at 2150 Silver Creek Road and described as Parcel B-1 of Parcel Plat Book 27, Page 89, Section 24, T20N, R22W, Bullhead City, AZ.

ACTION: RECOMMEND TO COUNCIL TO APPROVE THE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE CONTINUED OPERATION OF A BEHAVIORAL HEALTH RESIDENTIAL FACILITY ON A PARCEL OF LAND LOCATED AT 2150 SILVER CREEK ROAD AND DESCRIBED AS PARCEL B-1 OF PARCEL PLAT BOOK 27, PAGE 89, SECTION 24, T20N, R22W, BULLHEAD CITY, AZ, WITH THE STIPULATION THAT SECURITY WILL BE MANDATORY IF LAW ENFORCEMENT RECORDS SHOW AN AVERAGE OF MORE THAN TWO CALLS PER MONTH, EXCLUDING MEDICAL OR NON-SAFETY ISSUES, BETWEEN 5:00 P.M. AND 8:00 A.M. OVER A SIX-MONTH PERIOD.

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 July, 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.**