

Jim Harris, Chair  
Tiffany Wilson, Vice Chair  
Suzannah Ballard  
Joan Dzuro  
Paul Lehr  
Gabriele Medley  
JP Thornton  
Phil Annett, Alternate  
Mary Costa, Alternate  
Lonnie Stevenson, Alternate



Lake Havasu City  
Council Chambers  
92 Acoma Boulevard South  
Lake Havasu City, Arizona  
86403  
www.lhcaz.gov

## Planning and Zoning Commission Regular Meeting

### Minutes - Final

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Wednesday, March 5, 2025

9:00 AM

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#### 1. CALL TO ORDER

Vice Chair Wilson called the meeting to order at 9:01 a.m.

#### 2. PLEDGE OF ALLEGIANCE

Vice Chair Wilson led the Pledge of Allegiance.

#### 3. ROLL CALL

**Present:** 7 - Suzannah Ballard, Joan Dzuro, Paul Lehr, Tiffany Wilson, Lonnie Stevenson, Mary Costa and JP Thornton

**Absent:** 3 - Jim Harris, Gabriele Medley and Phil Annett

With two vacancies at the dais, Vice Chair Wilson invited Commissioners Costa and Stevenson to take a seat.

#### 4. CORRESPONDENCE AND ANNOUNCEMENTS

Planning Division Manager Chris Gilbert provided an update on the General Plan Update, noting Staff had a productive meeting with the consultant and is reviewing a draft of the Public Participation Plan.

#### 5. MINUTES

[ID 25-4704](#) Approval of the Minutes of the February 19, 2025, Planning & Zoning Commission Regular Meeting (Shelby Hennigan)

**Commissioner Ballard moved to approve the Minutes of the February 19, 2025, Planning & Zoning Commission Regular Meeting, seconded by Commissioner Thornton. The motion passed with the following vote:**

**Aye:** 7 - Ballard, Dzuro, Lehr, Wilson, Stevenson, Costa and Thornton

#### 6. PUBLIC HEARING

Vice Chair Wilson provided a brief overview of the Public Hearing Process.

[ID 25-4687](#) A Request for Preliminary Subdivision Plat Approval for Tract 2390, Villas Estates at Havasu Foothills, Creating 21 Residential Lots and Parcels A through D on Approximately 10.27 Acres in the Residential Estates/Planned Development (R-E/PD) District (Chris Gilbert)

Mr. Gilbert explained the preliminary plat application was received in December 2023, prior to City Council's adoption of Subdivision Code changes in Spring 2024. The changes allow administrative review of subdivision plats, in accordance with State law. Because the application was received prior to the adoption of the changes, it is required to proceed under the rules in place at the time of submittal. The final plat will require a new application, so it will be reviewed administratively.

Mr. Gilbert reviewed the Staff Report, [displayed PowerPoint], highlighting the following:

- The Villas Estates subdivision is northwest of The Villas.
- The proposed 21 lots are accounted for in the overall maximum number of 697 allowed lots for the Havasu Foothills Estates, as noted in the 2004 Planned Development Ordinance.
- Access to the subdivision is through adjacent Tract 2381 to the east.
- The subdivision is zoned Residential Estates/Planned Development (R-E/PD).
- City Council approved a reduction of the minimum lot size from 15,000 sq. ft. to 12,000 sq. ft. in May 2024, with a condition that the total number of lots may not exceed 22.
- The subdivision will be separated from Phase III developments by a large wash.
- Smaller lots will be located towards the front of the development closer to The Villas, with larger lots towards the back overlooking the wash.

As far as comments from reviewing agencies, Mr. Gilbert explained Mohave County Cartography had minor comments, which can be addressed with the final plat submittal.

Vice Chair Wilson invited the applicant to the podium.

Mac Hall, Iris Development, is representing the applicant and is happy to answer any questions. There were no questions for Staff or the applicant.

Vice Chair Wilson opened the Public Hearing. Seeing no comments, she closed the Public Hearing.

Mr. Gilbert stated the preliminary plat meets all requirements of the Subdivision Ordinance.

**Commissioner Dzuro moved to approve the Preliminary Subdivision Plat for Villas Estates at Havasu Foothills, containing 21 residential lots and Parcels A through D on approximately 10.27 acres in the Residential Estates/Planned Development**

**District.**

The motion was seconded by Commissioner Ballard and passed with the following vote:

Aye: 7 - Ballard, Dzuro, Lehr, Wilson, Stevenson, Costa and Thornton

**8. FUTURE MEETING**

This item was taken out of order.

Mr. Gilbert stated the next regular meeting of the Planning & Zoning Commission is scheduled for Wednesday, March 19, 2025.

**7. CALL TO PUBLIC**

Vice Chair Wilson opened Call to Public. Seeing no comments, she closed Call to Public.

**9. ADJOURNMENT**

Vice Chair Wilson adjourned the meeting at 9:11 a.m.

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Jim Harris, Chair

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Shelby Hennigan, Recording Secretary