

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

Wednesday, September 3, 2025

9:00 AM

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 - Joan Dzuro, Paul Lehr, Tiffany Wilson, Lonnie Stevenson, Gabriele Medley, JP Thornton and Phil Annett

Absent: 3 - Suzannah Ballard, Jim Harris and Mary Costa

With two vacancies, Vice Chair Wilson invited Commissioners Annett & Stevenson to the dais.

4. CORRESPONDENCE AND ANNOUNCEMENTS

Planning Division Manager Chris Gilbert provided an update of items approved by City Council at their recent meetings:

- Planned Development Amendment for Desert Sky Townhomes at 700 Delta Drive
- Planned Development/Rezone for Havasu Turf Pros
- Rezone for Mohave College

5. MINUTES

[ID 25-4915](#) Approval of the Minutes of the August 6, 2025, Planning & Zoning Commission Regular Meeting (Shelby Hennigan)

Commissioner Dzuro moved to approve the Minutes of the August 6, 2025, Planning & Zoning Commission Regular Meeting, seconded by Commissioner Thornton. The motion passed with the following vote:

Aye: 7 - Dzuro, Lehr, Wilson, Stevenson, Medley, Thornton and Annett

6. PUBLIC HEARING

Vice Chair Wilson provided an overview of the Public Hearing Process.

[ID 25-4913](#) Request for a Planned Development Rezone and General Development Plan for 2015 Moyo Drive, Tract 100, Block 1, Lots 1 and 2, 0.82 Acres, from Residential-Commercial Health District (R-CHD) to Residential-Commercial Health District/Planned Development (R-CHD/PD), to Decrease the Minimum Density From 15 Dwelling Units Per Acre to 10 Dwelling Units Per Acre (Chris Gilbert)

Mr. Gilbert reviewed his Staff Report [displayed PowerPoint] noting the following:

- The subject property is 0.82 Acres consisting of multiple parcels platted as a tiny home development and are all owned by the applicant.
- It is zoned Residential-Commercial Health District (R-CHD) and is surrounded by the same zoning. Nearby are Commercial-Commercial Health District, Single Family Residential, and Low Density Multi-Family Residential districts.
- The General Plan designation is High Density Residential (HDR) which has a density range of 10-20 units per acre. The project is in compliance, with a density of approximately 10 units per acre.
- The General Development Plan shows nine 2-story homes with bottom floor garages and second floor living.
- A condo association will maintain the common areas, pool, perimeter fencing, and landscaping.
- Façade details show a 2-story pitched roof style building that meets the minimum 2-story requirement. At 31 feet above max grade to the roof peak, it will be under the 42 feet base maximum height for the district.

Mr. Gilbert stated the proposed plan meets all other R-CHD District design standards, only needing an exception to lower the minimum density to 10 units per acre. In 2022, City Council changed density standards for the R-CHD district to remove the no minimum density requirement and replaced it with a minimum of 15 units per acre.

Commissioner Dzuro noted 9 units, but the density is shown as 10 units per acre and inquired about the discrepancy. Mr. Gilbert explained that because the lot is only 0.82 acres, the 9 units equate a density of 10 units per acre.

Commissioner Stevenson asked for background on the 2022 City Council action to change the density requirements.

Mr. Gilbert explained prior to 2022, there was no minimum density for the R-CHD District, so single-family homes or low-density developments could be built. The HDR land use designation intends the land to be used for higher density development. Council voted to change the density requirement and set it at a minimum 15 units per acre, but

applicants have the flexibility to request a lower density. In this case, 10 units per acre still fits within the HDR designation of 10-20 units per acre, meaning it conforms with the General Plan definition of high-density.

With no further questions for Staff, Vice Chair Wilson invited the applicant to the podium.

Sam Woods, Built Well, explained this concept and density on this lot had originally been approved in 2019. Due to market conditions, he amended the site plan to reflect 15 tiny homes. During that time, City Council updated the zoning standards. The market has changed again, so he would like to go back to the original plan of the two-story condos with garages.

Commissioner Stevenson asked if this site plan is similar to the plan from 2019. Mr. Gilbert responded affirmatively. During the Design Review process, the applicant will need to update the recorded Condo Plat, which is for the tiny home layout.

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

Mr. Gilbert reviewed the recommended Code Compliance Conditions:

1. The development shall substantially match the conceptual Site Plan provided with the request.
2. Address comments from other agencies and reviewers during Design Review Phase.
3. Building Permits and Design Review for compliance with City Codes, including any Lake Havasu City Public Works Department's required off-site improvements, will be required with development of the property.

Vice Chair Wilson asked if the applicant understands the conditions. Mr. Woods responded affirmatively.

Commissioner Annett noted that it seems like a development with a lower density will have less of an impact on the community and neighborhood overall in terms of traffic, infrastructure, and demand on resources.

Commissioner Lehr moved to recommend approval of Land Use Request 25-4913 to the City Council for a Planned Development Rezone and General Development Plan for 2015 Moyo Drive, Tract 100, Block 1, Lots 1 and 2, from Residential-Commercial Health District (R-CHD) to Residential-Commercial Health District/Planned Development (R-CHD/PD), to decrease the minimum density from 15 dwelling units per acre to 10 dwelling units per acre.

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

Aye: 7 - Dzuro, Lehr, Wilson, Stevenson, Medley, Thornton and Annett

7. CALL TO PUBLIC

Vice Chair Wilson provided an overview of Call to Public and opened Call to Public. Seeing no comments, she closed Call to Public.

8. FUTURE MEETING

The next regular meeting of the Planning & Zoning Commission will be September 17, 2025. Staff will present an update on the General Plan.

The first Public Hearing for The Waterfront Major General Plan Amendment is tentatively scheduled for Wednesday, October 1, 2025. Due to statutory requirements, the meeting will be held in the Police Department meeting room, located at 2360 McCulloch Blvd N.

9. ADJOURNMENT

Vice Chair Wilson adjourned the meeting at 9:17 a.m.

Jim Harris, Chair

Shelby Hennigan, Recording Secretary