

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
Lake Havasu City, Arizona
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www.lhcaz.gov

Planning and Zoning Commission Regular Meeting

Minutes - Final

Wednesday, September 17, 2025

9:00 AM

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Chair Harris led the Pledge of Allegiance.

3. ROLL CALL

Present: 10 - Suzannah Ballard, Joan Dzuro, Paul Lehr, Tiffany Wilson, Lonnie Stevenson, Jim Harris, Gabriele Medley, Mary Costa, JP Thornton and Phil Annett

4. CORRESPONDENCE AND ANNOUNCEMENTS

Planning Division Manager Chris Gilbert reviewed upcoming General Plan Update (GPU) events:

- General Plan Steering Committee Meeting on Wednesday, October 15, 2025
- Public open house on Wednesday, October 29, 2025, from 1:30 p.m. - 3:30 p.m. & Thursday, October 30, 2025, from 11:30 a.m. - 1:30 p.m.

City Council approved the Planned Development/Rezone for 669 Lake Havasu Ave N.

5. MINUTES

[ID 25-4944](#) Approval of the Minutes of the September 3, 2025, Planning & Zoning Commission Regular Meeting (Shelby Hennigan)

Vice Chair Wilson moved to approve the Minutes of the September 3, 2025, Planning & Zoning Commission Regular Meeting, seconded by Commissioner Thornton. The motion passed with the following vote:

Aye: 7 - Ballard, Dzuro, Lehr, Wilson, Harris, Medley and Thornton

6. PUBLIC HEARING

Chair Harris explained today's item is for discussion only. The Commission will not vote

to take action or give direction. The public will have an opportunity to speak.

[ID 25-4933](#) 2026 General Plan Update Progress Report (Chris Gilbert)

Mr. Gilbert provided an overview of the General Plan Update (GPU) process, noting Council was updated at their last meeting. He reviewed the timeline. Phase one, Launch, is complete. Phases two and three, Discover and Envision, are wrapping up. Staff is actively working on phase four, which is Build.

Mr. Gilbert briefly reviewed the Public Education Plan, noting the following:

- The GPU website has received 18,805 views, with 148 subscribers signed up for updates.
- Community listening sessions have been held with Council Members and community stakeholders.

Mr. Gilbert explained two different advisory groups were set up to provide direction. The General Plan Steering Committee (GPSC) was selected from applicants representing a range of backgrounds throughout the City. Their role is to provide guidance and community input. They have met twice, with another meeting scheduled in October. The Technical Advisory Committee (TAC) is made up of City Staff from various divisions. They are subject matter experts who review data, material, reports and drafts for technical accuracy and consistency.

Mr. Gilbert stated Staff has participated in thirteen community events to share information and answer questions about the GPU, with more planned. Through these outreach efforts, Staff has connected directly with approximately 750 residents. The public was invited to participate in an online questionnaire, which received 831 responses.

Mr. Gilbert explained that seven key themes have emerged:

1. There is a strong desire to preserve the City's small-town character.
2. Affordable housing remains a top concern, with many respondents emphasizing the need for more accessible and diverse housing options.
3. There is interest in attracting more well-paying jobs. Some respondents expressed concern about the City's reliance on tourism and service-based industries.
4. Traffic congestion and mobility are recurring topics. Suggestions include expanding public transit and improving bike infrastructure.
5. Access to health care, especially specialists and emergency services, is a significant concern.
6. There is a strong call for more recreational opportunities, including sports fields, indoor facilities, and youth programs.
7. Protecting the shoreline and natural environment emerged as a clear priority.

In August, the City hosted its first public workshop, which focused on visioning. Sixty-three people attended in-person and eighty-five participated virtually. The workshop covered four areas:

- Themed aspirational principles.
- Priorities, specifically topics the community would like to see addressed.
- Visual preferences for design styles, growth patterns, and areas of future growth.
- Big ideas and location preferences about where certain types of growth and development should be located.

Mr. Gilbert explained the feedback on these elements will drive discussions about future land use and the focus of the next workshop.

From analyzing data from public input and GPSC discussions, Mr. Gilbert stated five core aspirational statements have taken shape that reflect the community's values and priorities. To make the process more accessible and meaningful, the seventeen planning elements required by State law will be grouped into these five themes:

- Land Use & Growth: Land use and growth.
- Connected Community: Public services & facilities, energy, water resources, transportation, and bicycle circulation.
- Prosperous Economy: Economic growth, education, and development costs.
- Thriving Neighborhood: Housing, conservation, rehabilitation development, and neighborhood preservation & revitalization.
- Healthy Environment: Environmental planning, recreation, open space, and safety.

Mr. Gilbert reviewed the next steps:

- Analyze Plan Audit results to identify areas of opportunities and improvement.
- Draft Future Land Use Map.
- Continue working with the GPSC.
- Continue gathering public input. The public will be able to attend an in-person open house in October and will be able participate virtually in November.

Once the draft GPU is complete, it will be available to the community for review and comments before being presented to the Commission and City Council with additional public hearings. It will be on the ballot in November 2026 for ratification. Mr. Gilbert encouraged those watching remotely to visit the City website for more information and to subscribe to receive updates.

With no questions from the Commission, Chair Harris opened the Public Hearing. Seeing no comments, he closed the Public Hearing.

As this was a discussion item, no action was taken.

7. CALL TO PUBLIC

Chair Harris opened Call to Public. Seeing no comments, he closed Call to Public.

8. FUTURE MEETING

The next regular meeting of the Planning & Zoning Commission is scheduled for Wednesday, October 1, 2025, in the Police Facility Meeting Room located at 2360 McCulloch Blvd N.

Mr. Gilbert explained this will be the first of three public hearings for the Major General Plan Amendment request for The Waterfront. State statutes require two public hearings before the Commission, which must be held in different locations. The Commission will not vote to take action at the first meeting. The applicant will make a presentation and the public will have an opportunity to comment.

9. ADJOURNMENT

Chair Harris adjourned the meeting at 9:18 a.m.

Jim Harris, Chair

Shelby Hennigan, Recording Secretary