

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

Planning and Zoning Commission Regular Meeting

Minutes - Final

Wednesday, June 3, 2026

9:00 AM

1. CALL TO ORDER

The meeting was called to order at 9:03 a.m. by Planning Division Manager Chris Gilbert. He explained the Chair and Vice Chair are unable to attend today and the Commission must elect a Chair Pro Tempore.

SELECTION OF CHAIR PRO TEMPORE

Commissioner Medley moved to nominate Commissioner Dzuro as Chair Pro Tempore. The motion was seconded by Commissioner Thornton and passed with a vote of 5 to 0.

AYE: 5 - Thornton, Medley, Dzuro, Ballard, and Lehr.

Commissioner Dzuro accepted the position of Chair Pro Tempore (Chair.)

2. PLEDGE OF ALLEGIANCE

Chair Dzuro led the Pledge of Allegiance.

3. ROLL CALL

Present: 8 - Suzannah Ballard, Joan Dzuro, Paul Lehr, Lonnie Stevenson, Gabriele Medley, Mary Costa, JP Thornton and Phil Annett

Absent: 2 - Tiffany Wilson and Jim Harris

With two vacancies, Chair Dzuro invited Commissioners Annett and Stevenson to the dais.

4. CORRESPONDENCE AND ANNOUNCEMENTS

Mr. Gilbert explained the 2026 General Plan will be presented to City Council at their regular meeting on Tuesday, June 9, 2026. If adopted, it will be on the November 2026 ballot for voter ratification.

5. MINUTES

[ID 26-5249](#) Approval of the Minutes of the May 20, 2026, Planning & Zoning

Commission Regular Meeting (Shelby Hennigan)

Commissioner Annett moved to approve the Minutes of the May 20, 2026, Planning & Zoning Commission Regular Meeting, seconded by Commissioner Stevenson. The motion passed with the following vote:

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

6. PUBLIC HEARING

Chair Dzuro provided an overview of the Public Hearing process.

[ID 26-5237](#) A Request to Adopt Resolution No. 26-03 Approving a Conditional Use Permit for the Operation of Three Mobile Food Units for a Period of One Year at 2138 and 2142 McCulloch Boulevard North in the Mixed Use-Uptown McCulloch Main Street (MU-UMS) District (Chris Gilbert)

Mr. Gilbert provided an overview of the Staff Report [displayed PowerPoint]:

- The subject property is 0.34 acres, consisting of three parcels at 2142 McCulloch Blvd N. The mobile food vendors (food trucks) will be on the center parcel.
- The parcels, and those around them, are zoned Mixed Use-Uptown McCulloch Main Street (MU-UMS) District, which is intended to provide a wide and flexible variety of commercial, office, personal service, and residential uses along “Main Street,” and to encourage walkability and non-vehicular connections. The applicant's request fits this description.
- City Code Chapter 5.24 was adopted by City Council in 2023 to regulate food trucks and establish processes for review and approval, depending on the nature of the operation. This operation, involving three food trucks in a developed parking-in-common (PIC) area, requires approval of a Major Conditional Use Permit (CUP).
- Per the Letter of Intent, the food trucks would not permanently occupy the five parking spaces, but would come and go. There are 17 total parking spaces. When all three trucks are present, there will be 12 spaces. Under the PIC, parking is shared by immediately adjacent 2138 & 2144 McCulloch Blvd N.
- The KAWS, 2144 McCulloch Blvd N, will provide support for the food trucks.

Mr. Gilbert stated the applicant is present. He will review the Conditions for Code Compliance after the Public Hearing.

Commissioner Ballard asked if the reduction allows sufficient parking for guests and employees of The KAWS. Mr. Gilbert explained that in addition to the center lot, there is a PIC area for the block behind The KAWS that offers additional parking.

In regard to the food trucks not being permanent, Commissioner Stevenson asked what that means. Mr. Gilbert will let the applicant provide those details.

Regan Ross, operator of The KAWS, explained it started in 2019 as a shared kitchen concept with an emphasis on economic development. It is not intended to operate as a food truck court, like the two other locations in town. Although it is a commissary and shared kitchen, The KAWS is not a full-time dining establishment, nor do they have a liquor license. Over 25 businesses utilize The KAWS, each with its own business and Health Department licenses. Trucks at the food truck courts generally remain there full time, but their model encourages operators to attend community events and cater private events. This means the trucks will come and go and not always be onsite.

Ms. Ross spoke with the adjacent businesses that share the PIC area behind the building and received no complaints or objections. She is The KAWS only employee and the number of employees for businesses utilizing the kitchen at any given time is usually limited. The KAWS is closed on Sundays, so it does not interfere with Grace Arts matinees. There is also public parking across the street. She explained the logistics of parking the food trucks in order to meet the required 10-foot setbacks, noting the layout has been approved by the Fire Department.

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

Mr. Gilbert reviewed the recommended Conditions for Code Compliance, noting they all stem from City Code Chapter 5.24:

1. This Conditional Use Permit shall expire on June 3, 2027, requiring a renewal application to be filed to continue operating beyond this date. The mobile food unit operation shall then be reevaluated by the Planning Commission to gauge the impact of the use on the surrounding area and determine if any of the conditions need modifications to assure minimum impact to the surrounding area.
2. The property is limited to three mobile food units located as shown on the Site Plan.
3. There shall be maintained an average of 9 parking spaces within the PIC area across the two subject properties during the period of validity of this Permit.
4. All 3 mobile food units are required to be located 10 feet from any adjacent structure and 10 feet from any other mobile food unit.
5. The mobile food vendors shall individually meet all City, County, and State requirements, including Business Licensing, Fire, and Health Department regulations, contained in City Code Chapter 5.24, regarding Mobile Food Vendors. These licensing requirements shall be completed prior to placement of the mobile food unit on the subject properties listed in this Resolution.
6. All operational requirements contained in City Code Chapter 5.24 shall be

complied with at all times.

7. A minimum of one thirty-gallon trash receptacle shall be provided within fifteen feet of each individual mobile food unit.
8. All additional lighting required for the operation of the 3 mobile food units shall be designed and shielded in compliance with Lake Havasu City Code Section 14.04.05.
9. The use shall comply with the noise regulations described in Lake Havasu City Chapter 9.30.

Chair Dzuro asked the applicant if she agreed to the conditions. Ms. Ross responded affirmatively.

Commissioner Annett asked if the City received any feedback or complaints about the PIC area. Mr. Gilbert explained the City has not received complaints about this block, nor have any objections been received. The bowling alley has expressed concerns about their parking being used during downtown events, but not in relation to The KAWS.

Commissioner Annett asked if individual operators can serve or sell alcoholic beverages. Mr. Gilbert stated all applicable State liquor laws and licensing would apply.

Commissioner Ballard confirmed a one-year Major CUP is required because food trucks as a primary use of a lot is not allowed. Mr. Gilbert responded affirmatively.

Commissioner Stevenson confirmed this request is for the private lot only, with food trucks still allowed to park on McCulloch Blvd N. Mr. Gilbert responded affirmatively. It will not impact other trucks parking on the street, as long as they abide by the Code.

Commissioner Thornton moved to adopt Resolution No. 26-03 approving a Conditional Use Permit for the operation of three mobile food units for a period of one year at 2138 and 2142 McCulloch Boulevard North in the Mixed Use-Uptown McCulloch Main Street District.

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

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

[ID 26-5234](#) A Request for a Planned Development Rezone and General Development Plan of 1926 Swanson Avenue and 1851 Magnolia Drive, Tract 2304, Block 1, Lots 18 to 27, 4.49 Acres, from Residential-Commercial and Health District (R-CHD) to Residential-Commercial and Health/Planned Development District (R-CHD/PD) to Allow 68 Attached Single Family Homes on Individual Lots, Elimination of Side and Rear Yard Setbacks,

and a Reduction of the Minimum Landscaped Area (Chris Gilbert)

Mr. Gilbert provided an overview of the Staff Report [displayed PowerPoint]:

- The subject property is 4.49 acres of vacant land delineated by Swanson Avenue on the north, Magnolia Drive on the south, and Smoketree Avenue on the east.
- It is zoned Residential-Commercial and Health District (R-CHD) and is surrounded by R-CHD, Commercial-Commercial and Health District (C-CHD), Mixed Use-Uptown McCulloch Main Street (MU-UMS) District, and Residential-Uptown McCulloch Main Street (R-UMS) District.
- R-CHD is the residential component of the broader Commercial and Health area and is intended to accommodate a range of medium to high-density residential developments to provide options for health-care professionals and seniors seeking proximity to medical and other essential services.
- R-CHD is intended to support higher-density residential development, as reflected in its 42-foot height limit and minimum density requirement of 15 units per acre. Permitted uses include apartments, condominiums, attached single-family dwellings, and other residential forms capable of meeting the minimum density and development standards.
- The adjacent R-UMS District permits the same types of residential uses with a 42-foot height limit and minimum density requirement of 15 units per acre. The adjacent C-CHD permits multi-family developments with a maximum height of 60-feet. These zones share the same intent: to increase density in the urban core near vital amenities and medical facilities.
- The General Plan Land Use Designation is High Density Residential, which is consistent with the requested use.

Mr. Gilbert explained the General Development Plan illustrates a proposed site of 68 attached single-family homes. All applicable City Code requirements, aside from the requested exceptions, will be confirmed during Design Review. The development will have a screen wall, but will not be gated. It will have two access points, one on Magnolia Drive and the other on Swanson Ave. The developer's Letter of Intent states they will install a traffic signal at their expense at the Swanson Ave and Smoketree Ave intersection, in accordance with Traffic Impact Statement (TIS) findings.

Mr. Gilbert stated two exceptions are requested:

EXCEPTION 1: The side and rear yard setbacks be eliminated to allow the construction of attached single-family homes for sale, including ownership of the land on which each unit is located.

EXCEPTION 2: A reduction of the landscaping requirement from 20% of the site to 15%. The required frontage landscaping will be allowed to be placed behind the perimeter screen wall.

Mr. Gilbert stated the applicant is present. He will review the Conditions for Code Compliance after the Public Hearing.

Commissioner Ballard inquired about the single-family designation, as this sounds like townhomes. Mr. Gilbert explained the City's Subdivision Code does not have a provision for townhomes. It allows them to create single-family lots, which would have side-yard setbacks. In order to remove the setbacks, they must go through the Planned Development (PD/Rezone) process for setback exceptions before creating the new lots.

Commissioner Ballard asked if the City will be responsible for maintaining the streets and utilities within the development. Mr. Gilbert confirmed a homeowners' association (HOA) will maintain the streets and common areas within the development.

Development Services Director Jeff Thuneman stated that while the Subdivision Code does not specifically state "townhomes," the intent of the attached single-family homes is the same.

Commissioner Stevenson asked for clarification on if the setback exception is for the units only and if the setbacks from the streets for the overall site will remain. Mr. Gilbert responded affirmatively. Referencing the General Development Plan, he explained the site will have street setbacks, containing a perimeter wall and landscaping.

Mr. Thuneman explained the applicant will submit a subdivision plat to create individual lots within the zoning district. The zoning has side, rear, and front yard setbacks for each lot, which would not permit construction of attached single-family homes. The setback exception will apply to the individual lots, allowing zero lot lines for the attached units. The overall development will have perimeter setbacks.

Commissioner Ballard asked if the driveway depth permits vehicle parking. Mr. Gilbert responded affirmatively, adding he will let the applicant expand on that.

Commissioner Annett asked if there is a rear setback from the existing condos. Mr. Thuneman confirmed there will be a perimeter setback.

Rob Sampson, Selberg Associates, Inc., thanked the Commission for their time and provided a brief update on the Paradyme projects. He explained this project is unique because the Subdivision Code does not address townhomes and he appreciates Staff working with them to find a solution that allows them to build and market these as single-family homes. If they were to develop this as apartments or condos, which only own air space, this project would be able to move forward as presented without a PD/Rezone because it meets all the zoning requirements. The exceptions requested allow

them to be split into single-family lots, also known as townhomes, which offers a variety of ownership benefits. If they are unable to do this, they anticipate proceeding with the project as apartments or condos.

Mr. Sampson explained this land has been vacant for many years and is the crown jewel of downtown with its size and location. Because of construction costs and the required minimum density, it has been difficult to find a concept that fits the site and works from a financial standpoint. They were asked at the neighborhood meeting if they could build fewer units, but due to the minimum density requirement, this is the minimum number of units that can be built without being non-compliant. They considered a design with 60 units, but that would have required a PD/Rezone for a density exception.

Mr. Sampson reviewed his presentation, highlighting the following features:

- Three-story townhomes with large, oversized garages on the ground floor.
- Most of the buildings will have third floor patios, with one offering units with third story living space.
- One-, two-, and three-bedroom layouts will be offered.
- Paradyme prides itself on creating an upscale, resort style aesthetic. They are proposing a variety of accent colors and lush landscaping. While they are requesting an exception to the square footage of the landscaped area, they will exceed the required number of trees and plants.
- Internal drive aisles and circulation will allow oversized vehicles.
- Gates were removed to prevent traffic back up when entering the development.
- Magnolia Dr will be the primary entrance, but without gates, Swanson Ave may be utilized.
- The garages are intended to provide resident parking, with 16 visitors' spaces in the parking lot.
- In reference to Commissioner Ballard's question, the deeper units will have driveways deep enough for parking. Some of the units will not, but they will be large enough for a quick visitor or drop-off. The HOA intends for the garages to be primary parking, so except for guests or daytime parking, driveways will not be used for full-time parking.

Commissioner Stevenson heard comments from the community about the development lacking amenities, such as a pool or park, and asked if that was limited by the logistics of fitting the required 68 units on the site. From a financing perspective, not having these amenities can improve affordability by allowing lower HOAs fees. Pools and other amenities must be maintained, which increases monthly dues.

Mr. Sampson agreed, explaining they considered a variety of options and features, including RV garages. Adding site amenities or larger garages would result in a significant

reduction of living space, which reduces the desirability of the units overall. These sizes and options seem to be the sweet spot in terms of livability and marketability. They also looked at high density apartments, but with construction and land costs, they couldn't make the numbers feasible in terms of rent and profitability. This has been a challenge for apartment projects throughout the City. They have maximized their use of the space, but believe they have a proposal that makes financial sense and can move forward.

Commissioner Annett asked if the 5% decrease in the square footage of the landscaped area has a significant impact on the overall site.

Mr. Sampson explained the value of the landscaping really comes from the plants, as decorative rock could count as landscaping but doesn't add much value. They are asking for a decrease in the square footage only, not the number of plants and trees. Their proposal includes more plants and trees than would be required for 20%, so the landscaping they install will have a major impact. The 5% reduction allows them to maximum the space they have for parking, roads, and buildings. He assured the Commission that this would not feel like a concrete jungle.

With no further questions from the Commission, Chair Dzuro opened the Public Hearing.

Bonny Toy, resident, expressed concerns about the traffic signal at the intersection of Smoketree Ave & Swanson Ave, noting signals alone do not always improve safety. This intersection is very busy during special events and stop signs may be a better option. Stop lights don't force people to stop and may result in more accidents from people chasing green lights. She asked if the streets would be widened and if there would be upgrades for pedestrians and biker safety. She encouraged a second look at the TIS prior to the City Council meeting.

Commissioner Ballard noted this property has been vacant for a long time and this is a great way to buffer downtown commercial uses from residential areas. She acknowledged it may not appeal to families with children or pets because it lacks green space, but it will appeal to a lot of people. It is very good use of infill and she congratulated the applicant on a great design.

Pam Swenson, resident, acknowledged the visitor parking meets the minimum standard, but expressed concern about whether it is adequate for holidays or long weekends when residents are likely to have company. She asked where the closest public parking is and if it is reasonable for guests to use public parking when these are privately owned. She encouraged the applicant to consider restricting vacation rentals, as they limit long term housing opportunities and it is not fair to nearby property owners.

Mr. Sampson stated that many of these will likely be second homes, so they don't anticipate all units being occupied every weekend, which will help reduce demand for visitor parking. Paradyme feels very strongly about this development being a community where people know their neighbors.

Commissioner Annett explained the CC&Rs could be structured to limit rentals of 30-days or less, eliminating most issues with vacation rentals, but still allowing long-term or seasonal rentals. Mr. Sampson agreed, noting these are not intended as vacation rentals and they will work with their attorney on how to address that when the time comes.

Referring to the TIS, Commissioner Stevenson explained it sounds like current conditions, traffic counts, and accident data already warrants a signal at this intersection.

Mr. Sampson responded affirmatively, explaining the historical data indicates a signal has been warranted at that intersection for nearly 8 years. With the growth and development that has occurred on Swanson Ave, traffic conditions have only worsened. A signal is needed at this intersection now and not just because of this proposed development.

Mr. Gilbert confirmed the City Engineering Division determined the warrants for a signal have been met based on current development and traffic data. With other intersections also needing traffic signals and upgrades, this intersection is not on the City's shortlist for signal installation, so the developer is being asked to install the signal to mitigate the impact their development will have on an already busy intersection.

Commissioner Lehr stated the traffic signal may be an advantage for their project. If properly timed and managed, it may help prevent congestion and issues for those entering and exiting the development. On visitor parking, the site renderings show some cars parked in the driveways. Driveways do not count as official parking spaces, but can provide additional short-term parking for visitors.

Seeing no further comments, Chair Dzuro closed the Public Hearing.

Mr. Gilbert reviewed the recommended Conditions of Code Compliance:

1. The property shall substantially match the General Development Plan, as determined by the Zoning Administrator, attached as Exhibit A.
2. The side and rear yard setback requirements for all 68 units within the development are eliminated to permit attached single-family homes.
3. The overall required landscaped area percentage for the total lot area is reduced from 20% to 15% and street frontage landscape is permitted on the interior side of a perimeter screen wall.
4. Developer is responsible for the design, construction, and full cost of a traffic

signal, along with any other traffic improvements identified during the review process, at the intersection of Swanson Avenue and Smoketree Avenue. If the project is phased, the traffic signal shall be installed as part of Phase I.

5. Building Permits and Design Review for compliance with City Codes shall be required prior to any construction commencing on the subject property.

Commissioner Stevenson explained that, from a financing perspective, townhomes offer more opportunities for buyer financing compared to condos. Financing options for condos are more restrictive, but townhomes can qualify for programs such as FHA and VA loans. There are many condos currently on the market and they aren't moving as fast as single family units, partly due to the high HOA fees required to cover the amenities and common areas. Although this project will have an HOA, it isn't offering amenities with high maintenance expenses, such as a pool, club house, or parks. HOA fees aren't often talked about in the overall discussion of housing affordability, but they add to monthly ownership expenses. This is a great use of this land. It complies with the allowed building height and the exceptions needed to allow townhomes are minor. He thinks they hit a homerun.

Commissioner Medley agreed that this is a great concept. She encouraged the applicant to use the CC&Rs to limit vacation rentals, as there are already so many in town. In tight quarters such as this, they can result in problems and unhappy neighbors. Regarding parking, they meet the minimum standards. She thinks this project will be a great asset to the community.

Commissioner Thornton is happy to see so much support for this project, noting it really has a wow factor. The community needs a project like this downtown. It is well thought out, high quality, and will help beautify the downtown area. He thanked Paradyme for the thought put into this project.

Chair Dzuro agreed with the other Commissioners, noting she likes the project. With 60% of the community over the age of 55, this design is appealing because you can own your home, but it requires less yard work and maintenance. The location and design are also great for young professionals without children. She agreed it would be advantageous to limit vacation rentals.

Chair Dzuro asked the applicant if they agreed to the Conditions of Code Compliance. Mr. Sampson responded affirmatively.

Commissioner Ballard moved to recommend approval of Land Use Action No. 26-5234 to the City Council for a Planned Development Rezone and General Development Plan of 1926 Swanson Avenue and 1851 Magnolia Drive, Tract 2304, Block 1, Lots 18 to 27, from Residential-Commercial and Health District to Residential-Commercial and Health/Planned Development District to allow 68

attached single family homes on individual lots, elimination of side and rear yard setbacks, and a reduction of the minimum landscaped area.

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

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

7. CALL TO PUBLIC

Chair Dzuro opened Call to Public.

Bonny Toy, resident, encouraged the City to adopt enhanced ADA requirements, noting Federal standards are minimum standards. She suggested reviewing the City's traffic signal requirements, expressing concerns that the signal at Swanson Ave and Smoketree Ave will result in more traffic congestion and accidents.

Seeing no further comments, Chair Dzuro closed Call to Public.

8. FUTURE MEETING

The next regular meeting of the Planning & Zoning Commission is scheduled for Wednesday, June 17, 2026.

9. ADJOURNMENT

Chair Pro Tempore Dzuro adjourned the meeting at 10:16 a.m.

Jim Harris, Chair

Shelby Hennigan, Recording Secretary