



# Lake Havasu City

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

## Legislation Text

File #: ID 17-1084, Version: 1

## STAFF REPORT

**TO:** Planning & Zoning Commission Members

**FROM:** Planning Division Staff

### **REQUEST:**

Approval of a Conditional Use Permit to Allow the Docking of the Dixie Belle on an Existing Dock Located at 1425 McCulloch Boulevard North to be Used for Tours and Small Private Events

### **GENERAL INFORMATION:**

Application No.: 17-00300004  
Property Legal: 2336-01-Par A  
Lot Size: NA  
Applicant: Keith Fernung  
Owner: Tim Shugrue  
Staff Project Manager: Stuart Schmeling  
Current Zoning: C-1/PD District  
Existing / Proposed Use: Commercial Docking

### **PROPERTY AND APPLICATION BACKGROUND:**

The dock, which will support the proposed use is adjacent to the property located at 1425 McCulloch Boulevard North. The property includes the Island Fashion Mall as well as other commercial uses on the existing docks. The Applicant proposes to use the second dock north of the bridge to store the Dixie Belle while not in operation. The Letter of Intent, provided as Attachment #1 suggests one daily tour of approximately one hour on weekdays, two daily one hour tours on weekends, and a three hour dinner tour on Saturday evenings.

The Dreamcatcher operated from this location several years ago. The dock was modified since the departure of the Dreamcatcher. Based on the proposed activity schedule, the Dixie Belle should have less impact on the surrounding uses and less impact on boat traffic within the channel than the Dreamcatcher had. The applicant's Letter of Intent did not specify the existing commercial uses on the existing dock.

### **ATTACHMENTS:**

1. Letter of Intent
2. Proposed Site Plan

### **STAFF RECOMMENDATIONS:**

Staff recommends that Conditional Use Permit #17-1084 be approved with the following conditions:

1. The existing dock shall be enlarged/modified as a result of the proposed business.
2. Fueling of vessel shall be in conformance with Lake Havasu City Fire Code and all applicable laws and regulations.
3. Vessel repair, outside of routine maintenance, shall be prohibited at the dock.
4. All loading and unloading of passengers shall be done from this location. Passenger pickup from other locations shall be prohibited.

5. No additional signage allowed on or near the dock. Directional signage can be allowed on the property not to exceed 2 signs at 6 square feet per sign.
6. The dinner cruise shall be anchored outside the channel in order to minimize potential impact on traffic within the channel.
7. The Island Fashion Mall shall be responsible for the dedication of parking spaces on-site to address the added demand as a result of this use.

**SUGGESTED MOTION**

I move to approve Conditional Use Permit #17-1084 allowing the operation of the Dixie Belle from the existing dock in front of 1425 McCulloch Boulevard North, with the following conditions:

1. The existing dock shall be enlarged/modified as a result of the proposed business.
2. Fueling of vessel shall be in conformance with Lake Havasu City Fire Code and all applicable laws and regulations.
3. Vessel repair, outside of routine maintenance, shall be prohibited at the dock.
4. All loading and unloading of passengers shall be done from this location. Passenger pickup from other locations shall be prohibited.
5. No additional signage allowed on or near the dock. Directional signage can be allowed on the property not to exceed 2 signs at 6 square feet per sign.
6. The dinner cruise shall be anchored outside the channel in order to minimize potential impact on traffic within the channel.
7. The Island Fashion Mall shall be responsible for the dedication of parking spaces on-site to address the added demand as a result of this use.