APPROVED

MOHAVE COUNTY PLANNING AND ZONING COMMISSION
SEPTEMBER 9, 2026
REGULAR MEETING MINUTES

MEMBERS PRESENT

Lajuana Gillette, Vice-Chair	Bruce Hubbard	Robert Arp	(Teams) Larry Morse
Eugene Kirkham	Cullin Pattillo	(Teams) Michael Bradshaw	

MEMBERS ABSENT

John Hassett
Rex Ruge
Melanie Martin

STAFF PRESENT

Matthew Gunderson	Robert Dmohowski	Sherrice Bies	Jamie Arney
Jason Mitchell	Vickie Bogan	Alyssa Padilla	
Scott Holtry	Melanie Stradling	Jon Sandoval	

GUESTS PRESENT

Brenda Vaughn	Dennis Vaughn	Devon Young	Glenda Rappe
Devon Carter	Sharlene Carter	Richard Dollarhide	Goldie Dollarhide
Caroline Stecker	Josh Chavez	Kathy Tackett-Hicks	

Pledge of Allegiance

Roll Call

Announcements

Planning and Zoning Commission meetings are located in the Mohave County Administration Building. We ask persons attending the meetings to remember that the Administrative Building Campus is a tobacco-free area. Only bottled water, no food or soda, is allowed in the Auditorium where the meetings are held.

THE PLANNING & ZONING COMMISSION MAY, BY MOTION, RECESS INTO EXECUTIVE SESSION TO RECEIVE LEGAL ADVICE FROM THE BOARD'S ATTORNEY(S) ON ANY ITEM CONTAINED IN THIS AGENDA PURSUANT TO ARS 38-431.03 (A) (3).

Approval of Minutes

Chairwoman Gillette asked for a motion to approve the August 12, 2026 meeting minutes.

Commissioner Pattillo made a motion to approve.

Commissioner Arp seconded that motion.

The motion carried unanimously.

REGULAR AGENDA

ARIZONA STRIP AREA

01. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel Nos. 402-23-328 and 402-23-329 to allow for a light duty automotive repair facility as a cottage industry in an A-R (Agricultural Residential) zone, in the Scenic vicinity (west of Riverside Drive and south of Red Hawk Road), Mohave County, Arizona. **Devon Young.**

Vickie Bogan, Planner I, read the items and the staff recommendations. The applicant was present.

Chairwoman Chair Gillette opened the public hearing.

The applicant, Devon Young spoke about the request. He stated that he owns a small repair business. He also stated that he is also a vehicle wholesaler. He stated that the shop was built four years ago and that he's been running it full-time.

Sharlene Carter, 3786 South Little Bend Rd spoke in opposition.

Chairwoman closed the public hearing and asked the commissioners for questions.

Commissioner Kirkham asked for a clarification about Line H (Noise Requirement) under Facts and Findings from the staff's report.

Matthew Gunderson, Planning and Zoning Manager, stated that the property is currently under violation with the Code Enforcement and getting the Special Use Permit would allow for the Cottage Industry to help to bring the property into compliance. He stated that there will still be additional steps that will be needed to fully bring it into compliance.

Commissioner Kirkham asked how the applicant will satisfy the noise requirement under Line H.

Matthew Gunderson, Planning and Zoning Manager stated that Line H means it has the ability to meet the requirements of Section 37M for Cottage Industries, but they will need to comply with outdoor storage for the zone and find ways to mitigate noise.

Commissioner Pattillo asked the applicant if he is moving the shop.

The applicant, Devon Young stated that he just purchased a commercial land in Scenic and he'll need about 4 to 5 years to pay for it in cash and build a new shop.

Commissioner Hubbard asked the applicant if he would be complying after all the paperwork.

The applicant, Devon Young stated that on the compliance side of things, he needs a list of what is allowed and not.

Chairwoman Gillette closed the public hearing and asked the commissioners for a motion.

Commissioner Bradshaw made a motion to deny.

Commissioner Pattillo seconded that motion.

The motion carried unanimously.

LAKE HAVASU AREA

02. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from Medium Density Residential land use designation to a Light Industrial land use designation and a **REZONE** of Assessor's Parcel Nos. 120-01-066 and 120-01-064 from a C-M/5A (Commercial Manufacturing/Five Acre minimum lot size) zone and an A-R (Agricultural Residential) zone to a C-MO (Commercial Manufacturing/Open Lot Storage) zone, to allow for a utility operations center and storage yard, in the Lake Havasu City vicinity (north of Price Drive, west of State Highway 95), Mohave County, Arizona. **Leslie Carpenter on behalf of Unisource Energy Corporation.**

Melanie Stradling, Planner I, read the item and the staff recommendations. The applicant was not present.

Chairwoman Gillette opened and closed the public hearing since no one was signed up to speak.

Chairwoman Gillette asked the commissioners for a motion.

Commissioner Kirkham made a motion to approve with standard conditions.

Commissioner Pattillo seconded that motion.

The motion carried unanimously.

SOUTH MOHAVE VALLEY AREA

03. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 225-22-028 from an A-R (Agricultural Residential) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for open lot storage with both indoor and outdoor storage, in the Mohave Valley vicinity (south of Jerome Ave, west of State Highway 95), Mohave County, Arizona. **Caroline Strecker.**

Vickie Bogan, Planner I, read the item and the staff recommendations. The applicant was present.

Chairwoman Gillette opened the public hearing.

The applicant, Caroline Stecker spoke about the request and stated that her intention is to build the back portion to have an open and closed storage lot facility to help generate capital.

Chairwoman Gillette closed the public hearing and asked the commissioners for a motion.

Commissioner Kirkham made a motion to approve with standard conditions.

Commissioner Pattillo seconded that motion.

The motion carried unanimously.

MOHAVE COUNTY GENERAL AREA

04. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 203-35-007 to allow for a private family cemetery in an A-R/36A (Agricultural Residential/Thirty-Six Acre minimum lot size) zone, in the Wikieup vicinity (east of Short Road, north of Carpenter Ranch Road Road), Mohave County, Arizona. **Richard and Goldie Dollarhide.**

Melanie Straddling, Planner I, read the item and the staff recommendations. The applicant was present and available for questions.

Chairwoman Gillette opened and closed the public hearing since no one was signed up to speak.

Commissioner Kirkham asked if the request is something that's been approved by the commission or the board in the past.

Matthew Gunderson, Planning and Zoning Manager stated that the county has approved several of the same request and a lot of them were for a small family cemetery.

Commissioner Kirkham asked when the recent one was approved.

Matthew Gunderson, Planning and Zoning Manager stated that he doesn't have the information when the most recent was approved and will need some research.

Commissioner Pattillo stated that there was one approved couple years ago.

Commissioner Hubbard asked the staff what kind of conditions for the request are.

Matthew Gunderson, Planning and Zoning Manager stated the conditions are that the applicant shall comply with all of Arizona Department of Real Estate Regulations since it is their requirement to know where the burial on a property is located.

Scott Holtry, Development Services Director stated that the staff was able to look up the last cemetery approval. He stated that there were two in 2025 and one in 2023.

Commissioner Pattillo asked the staff if approving the request would confer any sort of property tax privileges on the owner of the property.

Matthew Gunderson, Planning and Zoning Manager stated that per the County Assessor's Office, only the portion of the area that is used as a cemetery is exempt from property tax and not the entirety of the property.

Chairwoman Gillette asked the commissioners for a motion.

Commissioner Kirkham made a motion to deny.

Motion failed for no second.

Chairwoman Gillette asked for another motion.

Commissioner Arp made a motion to approve with standard conditions.

Commissioner Pattillo seconded that motion.

Commissioner Kirkham opposed the motion.

The motion passed with 6-1 vote.

OTHER

05. Commissioners' comments – limited to announcements, availability/attendance at conferences and seminars, request for agenda items for future meetings, and reports from staff.

Matthew Gunderson thanked Jamie Arney for filling in as the Clerk and also introduced two new Planners, Sherrice and Jonathan.

06. Call to the Public

No one signed up to speak.

Adjournment

Chairwoman Gillette adjourned the meeting at 10:26 AM.