



**MOHAVE COUNTY PLANNING AND ZONING COMMISSION
AUGUST 12, 2026
REGULAR MEETING MINUTES**

MEMBERS PRESENT

John Hassett, Chair	Robert Arp	Bruce Hubbard	Rex Ruge	(Teams) Melanie Martin
Lajuana Gillette, Vice-Chair	Eugene Kirkham	Cullin Pattillo	Michael Bradshaw	

MEMBERS ABSENT

Larry Morse

STAFF PRESENT

Matthew Gunderson	Robert Dmohowski	Sherrice Bies	Robie Crockett
Jason Mitchell	Vickie Bogan	Alyssa Padilla	
Scott Holtry	Melanie Stradling	Tyra Cheney	

GUESTS PRESENT

Ken Works	Craig Steinle	Glenda Rappe	John Zappela
Angel Lund	Marks Lund	Amanda Cronk	Brad Ogden
Arlene Allison	Robert Allison	Anton Bertram	Don Muldy
Cornelius Whitehead	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).

Chairman Hassett stated that the Planning and Zoning Commission will hear public testimony and then forward a recommendation to the Board of Supervisors. The item, with a recommendation made by the Commission, will be heard by the Board of Supervisors on Tuesday, September 8, 2026, at 9:30 a.m., in the same location, except for any continued items.

Approval of Minutes

Chairman Hassett asked for a motion to approve the July 8, 2026 meeting minutes.

Commissioner Kirkham made a motion to approve.

Commissioner Arp seconded that motion.

The motion carried unanimously.

REGULAR AGENDA

DOLAN SPRINGS / WHITE HILLS AREA

1. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from an RDA (Rural Development Area) land use designation to an SDA (Suburban Development Area) land use designation and a **REZONE** of Assessor's Parcel No. 317-06-349B from an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Dolan Springs vicinity (north of Aspen Road, west of Coyote Road), Mohave County, Arizona. **KTH Consulting on behalf of Sunrise Rancheros, LLC**

Melanie Stradling, Planner I, read the item and the staff recommendations. The applicant was present.

Chairman Hassett opened the public hearing. No one signed up to speak and no questions from the commissioners.

Chairman Hassett closed the public hearing and asked the commissioners for a motion.

Vice Chair Gillette made a motion to approve per staff recommendations.

Commissioner Hubbard seconded that motion.

The motion carried unanimously.

GOLDEN VALLEY AREA

2. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 306-22-063B from an A-R/2A (Agricultural Residential/Two Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Golden Valley vicinity (south of Unkar Drive, west of Don Luis Road), Mohave County, Arizona. **Melanie Windecker**

Vickie Bogan, Planner I, read the item and the staff recommendations. The applicant was not present.

Chairman Hassett opened the public hearing. No one signed up to speak and no questions from the commissioners.

Chairman Hassett closed the public hearing and asked the commissioners for a motion.

Commissioner Ruge made a motion to approve per staff recommendations.

Commissioner Pattillo seconded that motion.

The motion carried unanimously.

3. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 306-10-003 to allow for a 195' wireless communications tower and facility in an A-R (Agricultural Residential) zone, in the Golden Valley vicinity (north of Shinarump Drive, east of Teddy Roosevelt Road), Mohave County, Arizona. **Atlas Tower 1, LLC on behalf of S & S Family Trust**

Melanie Stradling, Planner I, read the item and the staff recommendations. The applicant was present.

Chairman Hassett opened the public hearing.

The applicant, Cornelius Whitehead spoke about the project with a presentation.

Commissioner Bradshaw asked how many customers the tower will serve.

The applicant stated that he doesn't have the exact number, but the tower will serve a very large area which is all southern Golden Valley area.

Commissioner Bradshaw asked where the power would come from.

The applicant stated that they are currently working with Unisource to get the power connected.

Chairman Hassett asked if the applicant is a contracted and direct from Verizon or if they build for anybody.

The applicant stated that his company, Atlas Towers, builds for anybody nationwide.

Chairman Hassett asked why not just upgrade the existing Verizon tower just five miles north that is no longer capable of providing adequate coverage of service.

The applicant stated that Verizon is unable to update the existing tower because they already have it maxed out and they cannot increase the capacity of the site without offloading some of the usage to another site.

Angel Lund of 4141 N Dragoon Rd, Golden Valley spoke in opposition.

Chairman Hassett closed the public hearing and asked the commissioners for a motion.

Commissioner Ruge made a motion to approve per staff recommendations.

Commissioner Pattillo seconded that motion.

The motion carried unanimously.

MOHAVE COUNTY GENERAL AREA

4. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 208-04-008 from an A (General) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for a construction yard and outdoor storage, in the Yucca vicinity (north of Mohave Center Boulevard, east of Yucca Frontage Road), Mohave County, Arizona. **Donald Guthrie.**

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

Chairman Hassett opened the public hearing. No one signed up to speak and no questions from the commissioners.

Chairman Hassett closed the public hearing and asked the commissioners for a motion.

Commissioner Bradshaw made a motion to approve per staff recommendations.

Commissioner Arp seconded that motion.

The motion carried unanimously.

5. Evaluation of a request for a **REZONE** of Assessor's Parcel Nos. 326-04-099A and -099B from an A (General) zone to an A-R (Agricultural Residential) zone, to bring into compliance, in the Dolan Springs vicinity (north of Sundown Road, east of Bullhead Road), Mohave County, Arizona. **Yolanda Saucedo and Antonio Plascencia**

Vickie Bogan, Planner I, read the item and the staff recommendations. The applicant was not present.

Chairman Hassett opened the public hearing.

Chairman Hassett asked the staff to state the reason why the item was postponed from the July meeting.

Robie Crockett, Planning and Zoning Commission Clerk, stated that the item was postponed due to missing digit in the parcel number when the item was published in the newspaper

Chairman Hassett closed the public hearing and asked the commissioners for a motion.

Commissioner Kirkham made a motion to approve per staff recommendations.

Commissioner Ruge seconded that motion.

The motion carried unanimously.

KINGMAN AREA

6. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 324-09-296 from an A-R (Agricultural Residential) zone to an R-E (Residential Recreation) zone, to allow for a minor land division and retain agricultural uses, in the Kingman vicinity (north of Sierra Vista Avenue, west of Adams Street), Mohave County, Arizona. **Desert Unicorns II, LLC.**

Melanie Stradling, Planner I, read the item and the staff recommendations. The applicant was present.

Chairman Hassett opened the public hearing.

The applicant spoke about the request. He stated that Mohave County approved two residential properties on a one-acre parcel which they purchased. He stated that one was burned down and the other was in dire need of fixing up. He stated that due to the parcel having two properties with two water meters and two electric meters, the parcel cannot be financed. He stated that they are hoping to split the parcel so that they can resell and buyers can finance it.

Vice Chair Gillette asked the size of the property.

The applicant stated one acre parcel, and they are looking to split it into two half acre parcels.

Commissioner Bradshaw stated that there's no R-E in close proximity and asked the staff if it is considered spot zoning.

Matthew Gunderson, Planning and Zoning Manager, stated that it's true that there's no R-E in the area, but the staff looked at the uses allowed on the property as well as the minimum lot size of the property. He stated that the location is directly across the street on Adams Street and the property is zoned R-1 so they can go down to 20,000 minimum lot size. He also stated that R-E and A-R zones have very similar uses, so when staff was looking at the request, the uses fit within the A-R zone and the same minimum lot size of the parcels across the street.

John Zappela of Lomita, Kingman spoke in opposition.

Commissioner Ruge stated that all lots appear to one acre and asked the staff if there are other lots that have been divided in the past.

Matthew Gunderson, Planning and Zoning Manager, stated that there's a lot located few blocks to the west that was split into two half acre lots. He stated he is not sure if the zoning is non-conforming or non-compliance but there are couple of smaller lots.

Chairman Hassett asked how they got two houses on one lot.

Matthew Gunderson, Planning and Zoning Manager, stated that all residential zones in the county allow for accessory residences with size restriction limited to 70% of the size of the primary residence.

Commissioner Bradshaw asked the applicant if there were two septic system when they purchased the property.

The applicant stated yes that there's two septic systems, water meters and electric.

Chairman Hassett asked the applicant if he is a developer investor who buy distressed properties and flip.

The applicant stated they are a real estate agent in town who also owns an investment company. He stated that they didn't do the research on the financing side of things, but typically they buy distressed properties, fix them up, remodel them and resell them to the community.

Chairman Hassett closed the public hearing and asked the commissioners for a motion.

Commissioner Ruge made a motion to deny.

Commissioner Hubbard seconded that motion.

The motion failed.

Chairman Hassett asked for a second motion.

Commissioner Kirkham made a motion to approve.

Commissioner Bradshaw seconded that motion.

Chairman Hassett requested for a roll call vote.

The motion to approve failed with 6-3 vote.

Following the failure of the motion to approve, Chairman Hassett asked for a third motion.

Commissioner Ruge made a motion to deny.

Commissioner Pattillo seconded that motion.

Commissioners Hubbard, Hassett, Gillette, Pattillo, Martin and Ruge approved the motion for denial.

OTHER

7. ~~Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 404-19-170 to allow for a 125-foot wireless communication facility in an A-R (Agricultural Residential) zone, in the Centennial Park vicinity (north of Cane Beds Road, southwest of State Highway 389), Mohave County, Arizona. Destree Development LLC on behalf of A and A Property Consultants LLC.~~
VB (WITHDRAWN BY APPLICANT)

No action taken for item 7.

8. **For Discussion Only:** Permitting process for RVs as temporary residences.

Matthew Gunderson, Planning and Zoning Manager, provided a presentation regarding the process and procedure of temporary RV permits.

Commissioner Kirkham stated that the process should stay the way it is.

Commissioner Pattillo stated that with the current process, it seems like the county is trying to have it at both ways and need to decide which way to go.

Commissioner Ruge stated that he has similar viewpoints. He stated that the applicants are entitled to a straight answer of either the county will approve it or not.

Scott Holtry, Development Services Director, stated that temporary RV permits have been an option that the county has had for a long time. He stated that the county is working to implement a program that will send out automatic renewal reminders with the new software. He also stated that he thinks it still needs to be a temporary permit because RV is not a structure and not going to be permanent on the lot. He stated that temporary RV permits have been useful, especially for rural areas.

Vice Chair Gillette stated that having a property to park an RV is one thing and using the RV for temporary living is another thing.

Scott Holtry, Development Services Director, stated that the code does allow owners to occupy an RV temporarily while building the house without the need of the temporary RV permit but for people who want to live in the middle of nowhere, they are required to put in a septic system and to apply for the temporary RV permit which they can renew annually. He stated that he believes that the county should not put a cap on the number of renewals because that's the lifestyle of a rural Arizona.

Vice Chair Gillette stated that if the county knows for a fact that people would continue to do it year after year, why does the county make them renew it every year.

Scott Holtry, Development Services Director, stated that RV is not a permanent structure.

Vice Chair Gillette asked about inspections.

Scott Holtry, Development Services Director, stated that the county does not inspect RV permits other than if a violation is received.

Commissioner Martin stated that the county should keep the yearly permit renewal for a fee which would compensate the county for any inspections they have to do and enforce.

Chairman Hassett asked the staff to confirm that they do not conduct inspections every renewal.

Scott Holtry, Development Service Director, stated that is correct.

Commissioner Arp asked for an estimated number and cost of RV permit.

Scott Holtry, Development Services Director, stated well over thousands and the initial cost is \$140.00 and yearly renewal is \$75.00.

Commissioner Pattillo asked if the county get \$75,000.00 worth of permit renewals every year.

Scott Holtry, Development Services Director, stated no. He also stated that with the new software program, it's going to significantly help get those renewals in.

Chairman Hassett asked if the Assessor's Office impose personal property tax on the individuals that are living in their RV.

Scott Holtry, Development Services Director, stated that he doesn't have knowledge of the taxing process for an RV.

Commissioner Bradshaw stated that there's no way to make it a permanent long-term solution because it is not a permanent property. He stated that he can understand why it is temporary in nature and the way it currently is the best solution.

Commissioner Ruge asked the staff if they ever deny renewals.

Matthew Gunderson, Planning and Zoning Manager, stated that as long as the applicant continues to meet the requirements, the county approves the renewal. He stated that in situation where the flood zone changes or if the property is under violation like septic, they wouldn't approve it until they brought the property into compliance.

Chairman Hassett stated that county wouldn't know if the property in compliance like if it is still roadworthy since there are no inspections unless there's a complaint.

Commissioner Arp stated that some jurisdictions require photos be submitted annually when they renew applications.

Scott Holtry, Development Services Director, asked the commission to tell them of any changes that they would like to make so that they can start the process or if they want to keep it the, then they would leave it as is.

Chairman Hassett asked if any of the commissioners would like to agendize an item regarding the permitting process for RV.

Commissioner Ruge stated that he wouldn't want to agendize it. He stated that the reason the discussion was brought up was due to numerous complaints and based on the discussion, the county allows it.

Commissioner Hubbard stated that some people know how to work the system so the permit should be more painful than \$100.00.

Commissioner Martin agreed with Commissioner Hubbard that fees should be raised.

Commissioner Pattillo stated that he would be interested to hear about the compliance once the new system is able to identify people that are not paying.

Chairman Hassett asked when will the new system be launch.

Scott Holtry, Development Services Director, stated that the software has already been launched and has been operating for about a year now, but it is still in the process of being built and hasn't gone to the point of the notifications on some of the permits. He also stated that even if the new system starts sending out notifications, they don't have the manpower to go out and force everybody that doesn't come into compliance. The software will serve as a reminder that they have to renew their permit.

Commissioner Ruge asked if owners don't pay for three years and sell the property to somebody else, does the county ever get three years payment back.

Scott Holtry, Development Services Director, stated no and even if it was the same property owner and they didn't pay for three years, they would just get charge the same renewal fee.

Chairman Hassett stated that he would like agendize it for fee schedule review, possible potential change and proposal to the board.

Vice Chair Gillette stated that the commission can assign the staff to come up with some ideas.

Scott Holtry, Development Services Director, stated that it would be better if the commission could give the staff specific directions to proceed.

Chairman Hassett asked the staff if they are fine to come back in November and give an update about the software and the collection of fees for temporary permits.

Scott Holtry, Development Services Director, answered yes.

9. **For Discussion Only:** Moccasin Area, North Canyon Zoning Status.

Vice-Chair Gillette opened the discussion and stated that she received the information from Jeanne Kentch Assessor's that some people came to her to try and solve their problems. She stated that owners had an opportunity to reduce the size of the properties and they didn't take it and now they need to separate their properties in order to sell it. She stated that the county needs to provide the owners with a vehicle on how to solve it.

Matthew Gunderson, Planning and Zoning Manager, provided a brief history of what happened in the specific area in question. He stated that the entire Moccasin area was rezoned with a 10-acre minimum lot size back in 1967. In the time between 1967 and 2019, there were a lot of minor land divisions where people split off property, gave it to neighbors, sold it, gave it to family, etc. and that resulted in properties that were too small for the zoning designation that was out there which became an issue. In December 2019, the board directed staff to work with the landowners and residents to find something that would work for the community. In 2020, letters were sent to all of the property owners that were non-compliant and offered a rezone at the county's expense. In the same year, 49 out of 67 parcels were rezoned and an additional 3 parcels were rezoned in the past six years. He stated that the vehicle to fix properties is to go through the rezone process.

Commissioner Bradshaw stated that it happens a lot in all of Mohave County where people write up a deed and quitclaim it to anyone which results to a non-complaint parcel.

Scott Holtry, Development Services Director, stated that a parcel can be split by deed, have it recorded and it's a legitimate split. He also stated that he contacted the individual and spoken to him over the phone and that he was part of the process in 2019 a well.

Vice Chair Gillette asked if the issue is now solved.

Scott Holtry, Development Services Director, stated that there was no specific issue the individual brought up but they seemed to be complaining about the process itself.

Commissioner Bradshaw stated that the county was incredibly benevolent to do what they did in 2019 and now it is the process that everyone goes through. He stated that the matter is not something the county needs to address and adjust.

Commissioners' Hassett and Pattillo agreed.

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

Chairman Hassett will not be present in September meeting.

11. Call to the Public

Kenny Works of Yucca spoke stated that he enjoyed the discussion but discussion about snowbirds was left out for item 8.

Adjournment

Chairman Hassett adjourned the meeting at 11:19 AM.