



**MOHAVE COUNTY PLANNING AND ZONING COMMISSION
JUNE 10, 2026
REGULAR MEETING MINUTES**

MEMBERS PRESENT

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

MEMBERS ABSENT

Melanie Martin
Larry Morse

STAFF PRESENT

Matthew Gunderson	Robert Dmohowski	Joseph Nam	Melanie Martin
Will Davis	Vickie Bogan	Drew Diaz	Alyssa Padilla
Scott Holtry	Tyra Cheney	Robie Crockett	

GUESTS PRESENT

Glenda Rappe	Michelle Oster	James King	Leona Finke
Lucas Finke	Anthony Beavers	Maria Strassner Fisher	Rick Dagostino
Reg Destree	Susan Russell		

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 Monday, July 6, at 9:30 a.m., in the same location, except for any continued items.

Approval of Minutes

Commissioner Kirkham made a motion to approve the May 13, 2026 meeting minutes.

Commissioner Bradshaw seconded that motion.

The motion carried unanimously.

REGULAR AGENDA

ARIZONA STRIP AREA

01. Evaluation of a request for a **REZONE** of Assessor's Parcel Nos. 405-46-030, and -061 from an R-E/10A (Residential-Recreation/Ten Acre minimum lot size) zone to an R-E (Residential-Recreation) zone, to bring the parcels into compliance, in the Moccasin vicinity (north of Center Street, west of 200 West Street, and east of 200 West Street), Mohave County, Arizona. **Calvin and Adeline Rollins.**

Joseph Nam, Planner I, read the item and the staff recommendations. The applicant was present via Teams.

Chairman Hassett opened the public hearing.

Commissioner Patillo asked the staff about the nature of the rezone request.

Joseph Nam, Planner I, stated that the applicant is seeking a building permit for a barn but since the property is currently non-compliance, the owner is trying to bring it into compliance.

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

Commissioner Patillo made a motion to approve per staff recommendations.

Vice Chair Gillette seconded that motion.

The motion carried unanimously.

02. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 402-32-240 to allow for an 80-foot-tall freestanding sign and to exceed the maximum square footage of sign area in a C-2H (Highway Commercial) and C-2H/2A (Highway Commercial/Two Acre minimum lot size) zones, in the Desert Springs vicinity (southeast of Farm Road, northeast of Desert Springs Road), Mohave County, Arizona. **Michael Korn on behalf of Iovino Dean, LLC.**

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

Chairman Hassett opened the public hearing.

Commissioner Ruge asked why the applicant needs a bigger sign and what is allowed.

Matt Brady stated that the reason for the sign size and height is for visibility from I-15 and that they are trying to mimic the Travel Center located 2 miles down the road and Pilot right across the road.

Chairman Hassett asked the staff the difference about what's allocated versus what the applicant is requesting for.

Matthew Gunderson, Planning and Zoning Manager, stated that per Mohave County Sign Ordinance, the allowed maximum height of a sign is 45' and a maximum size of 250' but if they have enough frontage, applicant may be able to combine the two which would give them a maximum sign area of 500 square feet.

Chairman Hassett asked if it is based off the square footage and not the height.

Matthew Gunderson, Planning and Zoning Manager, stated that the zoning ordinance regulates both the height and the square footage which is determined by the right-of-way that the location is adjacent to.

Commissioner Bradshaw stated that the location is a scenic corridor designated the county. He stated that the request is excessive for the property. He asked the applicant why it needs to be 80-feet tall and why the diesel and gas signs are billboard size and an LED.

Chairman Hassett asked a follow-up question to the staff what are the signs that the county has approved and are comparable existing in the area.

Matthew Gunderson, Planning and Zoning Manager, stated that there is a property southwest of the request which is a new Travel America that got a Special Use Permit for a taller sign. He also stated that there are other ones in the area that did not get a Special Use Permit because they complied with the zoning.

Commissioner Bradshaw stated that TA doesn't have an LED sign and the Maverik is not as tall.

Matt Brady stated that TA sign is between 80 to 90 feet, and it has an LED price for the fuel prices. He stated they are very similar, and they are doing something comparable. He also stated that it is going to be a large project, and they are hoping to bring in semi-trucks and customer in and off I-15.

Chairman Hassett asked Commissioner Bradshaw which part of the request he is not in favor of, if it is the size or the height.

Commissioner Bradshaw stated that his concern is the overall size of the sign.

Chairman Hassett asked the staff if it is possible to pull the Special Use Permit for the existing sign that was comparable in size and table item 2 to the end while they are doing their research.

Scott Holtry, Development Services Director, stated that the staff can research the permit. He also stated that the commission heard one for Maverik a few years back and it was denied based on the size and opposition from the surrounding properties.

Chairman Hassett tabled item 2 to the end to allow staff do their research and provide further information.

03. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 402-66-102 from an R-E/10A (Residential-Recreation/Ten Acre minimum lot size) zone to a R-E/1A (Residential-Recreation/One Acre minimum lot size) zone, to allow for a minor land division, in the Desert Springs vicinity (east of Paria Lane, south of Helene Drive), Mohave County, Arizona. **Kakkzsas, LLC.**

Drew Diaz, 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.

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

Commissioner Bradshaw seconded that motion.

The motion carried unanimously.

DOLAN SPRINGS / WHITE HILLS AREA

04. Evaluation of a request for a **REZONE** of Assessor's Parcel Nos. 329-08-453, -459, -473, -502, and -503 from an R-1/1A (Single Family Residential/One Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for RVs as temporary residences, in the White Hills vicinity (east of Silver Eagle Drive, south of Rolando Drive), County, Arizona. **Leonardo and Marija Markovic.**

Drew Diaz, Planner I, read the item and the staff recommendations. She stated that four letters of oppositions were received. The applicant was not present.

Chairman Hassett opened the public hearing.

Maria Fisher of 100 Mira Vista, Congress, AZ, surrounding property owner, spoke in opposition.

Commissioner Patillo asked the staff if the request is for more than one RV.

Matthew Gunderson, Planning and Zoning Manager, stated that only one temporary RV is allowed on the property. He also stated that structures if they built an actual home as primary residence, the AR zone would allow them to have two RVs as accessory structures if their septic system would be able to handle it.

Commissioner Patillo asked the staff to confirm that one RV would be allowed per property listed on the request.

Matthew Gunderson, Planning and Zoning Manager, stated yes and that several properties in the area have been rezoned to AR for the same purpose.

Commissioner Kirkham asked how long the temporary permit is for.

Matthew Gunderson, Planning and Zoning Manager, stated that the temporary permit is good for one year,

which is renewable every year as long as the owner continues to meet the requirement of the temporary permit, there's no cap on how many times the permit can be renewed.

Commissioner Kirkham asked if they would need to come before the commission to renew the permit.

Matthew Gunderson, Planning and Zoning Manager, stated that the renewal is done administratively at the office.

Commissioner Patillo asked what type of enforcement the county has in enforcing the one-year length. Matthew Gunderson, Planning and Zoning Manager, stated that the county enforcement for zoning ordinance is complaint based. He stated that if the county received a complaint, the county would check if the permit is active and if it's not active, the owner will be notified of the violation.

Commissioner Patillo asked if there's any thought on making the temporary residence truly a temporary type versus a permit that can be renewed in perpetuity.

Matthew Gunderson, Planning and Zoning Manager, stated that it's not something the county has considered recently but if it is something the commission would like the staff to do, they could look at it.

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

Commissioner Kirkham made a motion to approve per staff recommendation.

Commissioner Bradshaw seconded that motion.

Commissioner Patillo opposed the motion.

The motion passed with 7-1 vote.

05. 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) and a **REZONE** of a portion of Assessor's Parcel No. 317-04-296E 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 (east of Solomon Road, west of 9th Street), Mohave County, Arizona. **KTH Consulting on behalf of Sage 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.

Commissioner Ruge made a motion to approve per staff recommendations.

Commissioner Patillo seconded that motion.

The motion carried unanimously.

FORT MOHAVE / MOHAVE VALLEY AREA

06. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 225-71-395A to allow for the construction of two model homes in The Hills at Cielo Los Lagos, Tract 4244 subdivision prior to approval of the Final Plat in an S-D/R (Special Development/Residential) zone, in the Fort Mohave vicinity (south of Vista Laguna Drive, east of Mountain View Road), Mohave County, Arizona. **JPN Properties LLC**

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

Chairman Hassett opened the public hearing.

Commissioner Ruge asked the staff if there is a time period associated with the request or how does the mechanism resolve itself when they no longer need the mobile homes.

Matthew Gunderson, Planning and Zoning Manager, stated that they would still need to permit the homes and meet the building code, so once the final plat is approved, the Special Use Permit would expire since it is no longer needed at that point.

Commissioner Patillo asked if the homes would be connected to full utilities and everything else even if they don't have the final plat yet.

Matthew Gunderson, Planning and Zoning Manager, stated yes.

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 Patillo seconded that motion.

The motion carried unanimously.

GOLDEN VALLEY AREA

07. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 306-24-099B from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to a C-RE (Commercial Recreation) zone, to allow for a petting zoo, in the Golden Valley vicinity (north Unkar Drive, south Amado Drive), Mohave County, Arizona. **Leona Finke**.

[Commissioner Patillo declared conflict for item 7 and recused from discussion/voting and left the dais at 10:27 am]

Joseph Nam, Planner I, read the item and the staff recommendations. The applicant was present.

Chairman Hassett opened the public hearing.

The applicants, Leona and Lucas Finke, spoke about the project.

Vice Chair Gillette asked the applicant what kind of animals they are planning to have at the zoo.

Leona Finke stated that they will have mini version of farm animals like goats, sheep, peonies, donkeys.

Commissioner Bradshaw asked if they are planning to provide RV spaces with hookups at the location.

Lucas Finke stated that there are no plans at the moment but possibly in the future if the business is going well and if people would like to stay overnight.

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 Ruge seconded that motion.

The motion carried unanimously.

[Commissioner Patillo returned to the dais at 10:31 am]

08. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 306-39-001D from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone, to allow for a minor land division, in the Golden Valley vicinity (east of Houck Road, south of Abrigo Drive), Mohave County, Arizona. **Charles Schramm.**

Vickie Bogan, Planner I, read the item and the staff recommendations. The applicant's representative was present via Teams.

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 Patillo seconded that motion.

The motion carried unanimously.

09. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from an RDA (Rural Development Area) land use designation to a GC (General Commercial) land use designation and a **REZONE** of Assessor's Parcel Nos. 215-02-032A and -047A from an A-R/2A (Agricultural Residential/Two Acre minimum lot size) zone to a C-1 (Neighborhood Commercial) zone, to allow for a rural mini-mart store and caretaker's quarters, in the Golden Valley vicinity (east of Pine Road, south of Shinarump Drive), Mohave County, Arizona. **KTH Consulting on behalf of Mohave Developments, Inc.**

Drew Diaz, Planner I, read the item and the staff recommendations. She stated that one letter of opposition was received. The applicant was present.

Chairman Hassett opened the public hearing.

Michelle Oster of 2520 S Mohave Trail, spoke in opposition.

Chairman Hassett requested the applicant to address the issues stated by the previous speaker.

The applicant, Kathy Tackett-Hicks, stated that Shinarump is going to expand with direct access to I-40 and Aztec with direct connection to Hwy 68. She also stated that the Harmony project is going to change the entire area. She also stated that the owner will be required to keep the site clean.

Commissioner Ruge asked about the size of the store.

Kathy Tackett-Hicks stated that it is about 4,000 square feet.

Chairman Hassett asked if the owner would consider putting in a turn and exit lane if the county allows it.

Kathy Tackett-Hicks stated the owner would do whatever is required.

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

Commissioner Kirkham made a motion to approve per staff recommendations.

Vice Chair Gillette seconded that motion.

The motion carried unanimously.

MOHAVE COUNTY GENERAL AREA

10. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 206-25-001 to allow for a 90-foot-tall freestanding sign and to exceed the maximum square footage of sign area in a C-MO (Commercial Manufacturing/Open Lot Storage) zone, in the Yucca vicinity (west of Interstate 40, north of Griffith Road), Mohave County, Arizona. **Anthony Beavers on behalf of Love's Travel Stops and Country Stores, Inc.**

Joseph Nam, Planner I, read the item and the staff recommendations. The applicant was present.

Chairman Hassett opened the public hearing.

Commissioner Bradshaw asked the applicant if there would be any digital billboard.

The applicant stated that it will have a changing price board, illuminated signs and it will not have flashing LED lights. Anthony Beavers also stated that the project has been approved in the past and they missed the opportunity to renew it. He stated that the sign is a standard Love's high-rise sign that they use across the country which is designed for safety highway standard out on the interstate. He stated that it allows semi-

trucks the ability to see where they can exit and allows enough time to cross over with four-wheel traffic.

Commissioner Bradshaw stated that the request is less impactful because it is not digital.

Commissioner Patillo asked which part of the sign is oversized.

The applicant stated that based on their square footage, they will be allowed to have twice the size.

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

Commissioner Patillo made a motion to approve per staff recommendations.

Commissioner Kirkham seconded that motion.

The motion carried unanimously.

OTHER

11. 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. **BMF Development LLC on behalf of A and A Property Consultants LLC. (CONTINUED FROM MAY 13, 2026 PLANNING AND ZONING COMMISSION MEETING)**

Drew Diaz, Planner I, read the item and the staff recommendations. She stated that eleven letters of opposition were received. The applicant was present.

Chairman Hassett opened the public hearing.

Matthew Gunderson, Planning and Zoning Manager, stated that the item was continued to allow the applicant to go through all of the opposition letters and to provide more information about the cell tower and the location.

The applicant, Reg Destree, stated that they would like to request for a continuation to the next meeting. He stated that they have engaged the services of a third-party RF engineer to further look into both the location and the height of the proposed structure, and they want to make sure that they have the right location and size before the continue to move forward.

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

Commissioner Bradshaw made a motion to approve to continue the item to July meeting.

Vice Chair Gillette seconded that motion.

The motion carried unanimously.

[Continuation of item 2]

Chairman Hassett asked the staff if they have the information requested about prior sign approvals in the area.

Scott Holtry, Development Services Director, stated that per the 2022 resolution, the TA Travel Center was approved for an increase in height up to 100' and that the size of the sign was not part of the Special Use Permit.

Chairman Hassett asked if the square footage was still dictated by the amount of highway frontage that the property owner has and the county just allowed it taller.

Scott Holtry, Development Services Director, stated yes.

Chairman Hassett asked the staff to confirm that the applicant is asking not only to exceed the maximum square footage allowed but also exceed the height allowed.

Scott Holtry, Development Services Director, stated yes. He also stated that the maximum they could go was 500 square feet and they were looking for roughly 2,000 square-foot.

Chairman Hassett asked what the allowed maximum height is.

Scott Holtry, Development Services Director, answered 45 feet. He also stated that when the staff was looking at the height increase for TA, they provided some demonstrations showing that due to the level of the freeway and the property, it is warranted to have a higher sign for the people in the freeway could see the sign. He also stated that Maverik came in with the same request but for a larger sign and it was denied by the commission and the board a few years ago.

Chairman Hassett asked if the denial for Maverik was based on the request to increase the square footage allocated.

Scott Holtry, Development Services Director, stated yes.

Commissioner Patillo asked the staff to confirm that the applicant is requesting an increase in the size of the sign, that is four times what normally would be allowed.

Scott Holtry, Development Services Director, stated yes.

Commissioner Bradshaw stated that the height of the TA sign is justifiable to the extent that it is on a low spot and hard to see from a lot of vantage points while the current request does not have the same criteria. He also mentioned that his biggest concern is the actual size of the billboards and the LED.

The applicant asked the commission if they could come to a meeting point regarding the size of the LED board. He stated that he would like to keep the fuel price signs still somewhat large, if possible.

Commissioner Patillo asked the applicant if he would be fine with a sign twice as big as allowed.

The applicant asked if that would be 1,000 square-foot.

Chairman Hassett stated yes.

The applicant stated that the current layout is within 1,000 square-foot.

Chairman Hassett asked the staff to confirm the size.

Scott Holtry, Development Services Director, stated that the original estimates were a little off and that with the LED sign, it is around 1,600 square-foot and if they remove the LED, it would be around 1,100 square-foot. He also stated that LED signs are allowed under the Zoning Ordinance, and the county only regulates the size, height and location.

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

Commissioner Patillo made a motion to approve with a condition that the sign square footage shall not exceed twice the size of the allowed per the Zoning Ordinance.

Commissioner Hubbard seconded that motion.

[Commissioner Hubbard left the dais at 11:03 am]

Chairman Hassett requested for a rollcall vote.

The motion passed with 4-3 vote with commissioners Bradshaw, Ruge and Kirkham voted no.

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

Commissioner Patillo stated that he would like to see temporary RV permits be temporary and requested to discuss it further at the next meeting.

[Commissioner Hubbard returned to the dais at 11:05 am]

Commissioner Ruge requested a discussion at the next meeting about amending the Zoning Ordinance regarding the maximum allowable area size for signs.

13. Call to the Public

Kathy Rackett-Hicks stated that she met with the surrounding property owner for her item and they called the actual property owner and found out that he does not have a caretaker involved and that they got some data and that they are being transparent. She also mentioned that she attended the community meeting for the Blake Ranch RV park which will be going back to the commission in July and that they will supply a brief synopsis and the adjustments they made.

Adjournment

Chairman Hassett adjourned the meeting at 11:09 AM.