



MOHAVE COUNTY PLANNING AND ZONING COMMISSION
JULY 8, 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	(Teams) Larry Morse

MEMBERS ABSENT

N/A

STAFF PRESENT

Matthew Gunderson	Robert Dmohowski	Joseph Nam	Alyssa Padilla
Tingwei Chavez	Vickie Bogan	Melanie Stradling	Tyra Cheney
Robie Crockett			

GUESTS PRESENT

Rick Mars	Corazon Mars	Jacqueline Lulli	Steve Lulli
Randy Wellman	Alex Totah	Janice McGhee	Glenda Rappe
Tom Nolan	Tammy Nolan	Tom Steeno	Curtis Denmark
Alexandra Limes	Hunter Favela	Rick Snov	Leslie Depew
Sandra Fellows	Carol Morrison	Jack Morrison	Andy Weatherly
Olivia Finch	Nick Main	John De Gennaro	Phyllis Beers
Rich Beers	Kerry Rook	Ken Simpson	Terri Harris
Romina Bishop	Gene Bishop	Bonnie Lindsey	Tyler Wilson
Robert Ornellas	Jody Ornellas	Nicole Taylor	Andrew Taylor
Kathy Tackett-Hicks	Dana Blaine	Shannon Denmark	Kerrie Denmark
Alfonso Avalos	Cynthia Flores	Jackson Warner	Shara Flores
John Lutenski	Leonard Bonds	Jeremy Bonds	Hannah
Susie Rush			

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, August 3, 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 June 10, 2026 meeting minutes.

Vice Chair Gillette made a motion to approve.

Commissioner Kirkham seconded that motion.

The motion carried unanimously.

REGULAR AGENDA

DOLAN SPRINGS/WHITE HILLS AREA

01. Evaluation of a request for a **REZONE** of Assessor's Parcel Nos. 32-04-099A and -099B from an A (General) zone to an A-R (Agricultural Residential) zone, to bring into compliance, in the Dolan Springs vicinity (east of Bullhead Road, north of Sundown Road), Mohave County, Arizona. **Yolanda Saucedo and Antonio Plascencia.** VB **(POSTPONED TO AUGUST DUE TO ERROR IN PUBLICATION)**

(NO ACTION TAKEN FOR ITEM 1)

FORT MOHAVE / MOHAVE VALLEY AREA

02. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 225-27-020B from an A-R (Agricultural Residential) zone to a C-2H (Highway Commercial) zone, to allow for heavy equipment rentals, in the Mohave Valley vicinity (east of Highway 95, north of Cottonwood Lane), Mohave County, Arizona. **Jackson Warner on behalf of John and Holly Kay**

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

Chairman Hassett opened the public hearing.

Commissioner Hubbard asked what kind of heavy equipment they will have.

The applicant stated that they will have skid steers, small excavators, trailers and nothing over 10,000 lbs.

Commissioner Hubbard asked if they would have a water pool.

The applicant stated no but they have water buffalo which is a 500-gallon water trailer.

Commissioner Hubbard asked if they have anything that will tear up the road.

The applicant stated no.

Commissioner Bradshaw asked the applicant if they would elevate the machines to their maximum height.

The applicant stated no.

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.

LAKE HAVASU AREA

03. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from an LI (Light Industrial) land use designation to LR (Low Density Residential) and a **REZONE** of a portion of Assessor's Parcel No. 120-01-068 from an R-E/36A (Residential Recreation/Thirty-Six Acre minimum lot size) zone to an R-O (Single Family Residential/Manufactured Homes Prohibited) zone, to allow for a residential subdivision, in the Lake Havasu City vicinity (north of Fathom Drive, west of London Bridge Road), Mohave County, Arizona. **John Gall on behalf of North Point LHC LLC, MS (POSTPONED INDEFINITELY BY APPLICANT)**

(NO ACTION TAKEN FOR ITEM 3)

04. Evaluation of a request for an ~~AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN~~ from an LI (Light Industrial) and a GC (General Commercial) land use designation to an LR (Low Density Residential) land use designation and a **REZONE** of a portion of Assessor's Parcel No. 120-01-069 from an R-E/36A (Residential Recreation/Thirty-Six Acre minimum lot size) zone to an R-O (Single Family Residential/Manufactured Homes Prohibited) zone, to allow for a residential subdivision, in the Lake Havasu City vicinity (north of Fathom Drive, west of London Bridge Road), Mohave County, Arizona. ~~John Gall on behalf of LHC N, LLC. MS~~ **(POSTPONED INDEFINITELY BY APPLICANT)**

(NO ACTION TAKEN FOR ITEM 4)

GOLDEN VALLEY AREA

05. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 306-26-007A from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an A-R/2A (Agricultural Residential/Two Acre minimum lot size) zone, to allow for a minor land division, in the Golden Valley vicinity (north of Chuar Drive, east of Teddy Roosevelt Road), Mohave County, Arizona. **Nicholas and Amie Main.**

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 staff if there is a width to depth ratio.

Matthew Gunderson, Planning and Zoning Manager, stated that width to depth ratio is only for subdivisions and does not apply to minor land divisions.

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

Commissioner Ruge made a motion to approve per staff recommendations.

Vice Chair Gillette seconded that motion.

The motion carried unanimously.

06. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 306-50-014B from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an A-R (Agricultural Residential) and A-R/4A (Agricultural Residential/Four Acre minimum lot size) zone, to allow for a minor land division, in the Golden Valley vicinity (north of Bolsa Drive, east of Egar Road), Mohave County, Arizona. **KTH Consulting on behalf of Timothy Springer.**

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 Arp made a motion to approve per staff recommendations.

Commissioner Bradshaw seconded that motion.

The motion carried unanimously.

MOHAVE COUNTY GENERAL AREA

07. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 123-36-019 to allow for an In-Line Amplifier Hut in an A-R/8A (Agricultural Residential/Eight Acre minimum lot size) zone, in the Butch Cassidy Road, Dutch Flat vicinity, (west of Cisco Kid Road, south of Red Barrel Drive), Mohave County, Arizona. **Network Connex on behalf of Zayo Group LLC.**

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 what an Amplifier Hut is.

The applicant, Anthony Kassas, stated that an In-Line Amplifier Hut is a utility facility that helps maintain the strength and reliability of signals travelling through underground optic fibers or cables. He also stated that it doesn't emit any frequency, and nothing is transmitted to surrounding areas.

Chairman Hassett asked if it is similar to the shipping containers for tower sites.

The applicant stated it is not similar since it is not a telecommunication facility like a cell tower and that it is a ground fiber internet.

Commissioner Bradshaw asked if it would require a generator to use for power.

The applicant stated that it is powered through whatever power is in the area and there is a generator that is only used for emergencies when power is out.

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

Commissioner Pattillo made a motion to approve per staff recommendations.

Commissioner Kirkham seconded that motion.

The motion carried unanimously.

KINGMAN AREA

08. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 204-45-053 from an A-R/15A (Agricultural Residential/Fifteen 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 Blake Ranch Road vicinity (west of Calle Arrieta, south of Peterson Road), Mohave County, Arizona. **Jeffrey and Danielle Skrentny**.

Joseph Nam, Planner I, read the item and the staff recommendations. The applicant 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 Kirkham seconded that motion.

The motion carried unanimously.

09. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 324-25-464H, and 324-25-464J from a S-D/C-2 (Special Development/General Commercial) zone to an RM-H (Single Family Residential Manufactured Home) zone, to allow for a manufactured home park, in the Kingman vicinity (south of Jagerson Avenue, west of College Drive), Mohave County, Arizona. **Alex and Gina Totah**

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

Chairman Hassett opened the public hearing.

Commissioner Bradshaw asked if the applicant owns the other S-D/C-2 parcel adjacent to the parcel in question.

The applicant stated they do not own it.

Commissioner Hubbard asked the applicant if there's going to be an access for the back lot or will it be landlocked.

The applicant stated that he hasn't done any planning yet but there is a road on this side for the other owner and the sewer is right across.

Matthew Gunderson, Planning and Zoning Manager, stated that College Drive does provide access to the parcel to the south and that is a county-maintained road.

Commissioner Bradshaw asked if the request is for a pre-manufactured home and not a mobile home park.

The applicant stated that it will be a 55-year old and up mobile home park just like the one across the street.

Vickie Bogan, Planner I, stated that for technical legal issues, mobile homes pre 1976 are not allowed in Mohave County and that the request is for manufactured homes park.

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

Commissioner Kirkham made a motion to approve.

Commissioner Hubbard seconded that motion.

The motion carried unanimously.

OTHER

10. Evaluation of a request for a **REZONE** of Assessor's Parcel Nos. 354-38-034 through -036 from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to a C-RE (Commercial Recreation) zone, to allow for an RV park, in the Kingman vicinity (southwest of Interstate 40, east of Blake Ranch Road), Mohave County, Arizona. **Shannon R. Denmark and Andrew Taylor on behalf of Sam Speron.** (CONTINUED FROM MAY 13, 2026 MEETING)

Melanie Stradling, Planner I, read the item and the staff recommendations. She stated that the item was continued from May meeting.

Chairman Hassett opened the public hearing.

The applicant, Shannon Denmark spoke about the project. He stated that they had a meeting with the neighborhood and with all the feedback and concerns, they made changes to the plan. They presented a revised plan that shows the proposed RV park is now on the middle parcel and left the other two parcels as is. He stated that the back 10-acres of each parcel will remain rural to provide buffers to all the neighbors behind the property. He stated that the lot was surveyed and the number of RV spaces was cut in half. He also stated that a water report was completed which is solid enough for them to continue with the project.

Commissioner Bradshaw asked the applicant if what's shown on the revised plan is now the entire size of the RV park or is it just first phase and they have plans to expand.

The applicant, Shannon Denmark stated that the idea is to do a first phase as shown on the plan and the buffer zone in the back will remain the same.

Commissioner Bradshaw asked how he would mitigate or manage the dark skies for the RVers.

The applicant, Shannon Denmark stated that just like other RV parks, there will be the regulations for quiet time and dark time. He also mentioned about using low lights with low amber for walking paths and dog parks.

Chairman Hassett asked about the outcome from the community meeting that they had and if the concerns were heard.

The applicant, Shannon Denmark, stated he heard a lot of concerns at the meeting with 75 attendees.

Commissioner Ruge asked how many spaces will be in the first phase.

The applicant, Shannon Denmark, stated that it is 75 phases on the plan; however, it is not set in stone. He stated that there's a lot of vegetation on the properties which will not be graded flat, so they will not be able to put all 75 spaces. He also stated that the large wash will not be touched and that they will build bridges.

The applicant's architect, Tom Steeno also spoke about the project. He stated that the location of the property is a primary east west arterial for the county and that it is a proper location for the project. He also addressed the changes they made to the site plan and stated that all access to the park will be off the pavement which is Dubois Rd.

Commissioner Hubbard asked about the wash.

Tom Steeno stated that they will leave the wash as is, and they will not be adding any flow to it. He stated that if they cross the wash, they will put a bridge and will keep the site as native as possible. He also stated that their engineer will provide a drainage study.

Vice Chair Gillette asked how long they will allow people to stay.

Tom Steeno stated that three weeks is the maximum.

Leslie Depew spoke in opposition.

Rick Mars spoke in opposition.

Jan McGee spoke in opposition.

Ron Nyberg spoke in opposition.

Sandra Fellows spoke in opposition.

John Lutensky spoke in opposition.

Remington Bishop spoke in opposition.

Shara Flores spoke in opposition.

Jacqueline Lulli spoke in opposition.

Randy Wellman spoke in support.

Terri spoke in opposition.

Phyllis Beers spoke in opposition.

Richard Beers spoke in opposition.

Kathy Tackett-Hicks spoke in support as the applicant's agent and was available for questions. She also presented a map showing the locations of the people who sent in their oppositions from the subject property.

Vice Chair Gillette asked if there are plans to make the road wider.

Kathy Tackett-Hicks stated that it would have to go through the standard process with a traffic impact analysis.

Commissioner Bradshaw asked if the applicant is amenable to just rezoning a portion of the middle parcel.

The applicant, Shannon Denmark stated that they would like to rezone all three parcels so that if it doesn't work, they can do indoor storage facilities.

Kathy Tackett-Hicks stated that the applicant wants all three parcels to be rezoned to C-RE while keeping the back 30 acres the same.

Commissioner Bradshaw asked the staff if the commission can approve the request to C-RE and keep the south 30 acres because it's not how it was presented.

Matthew Gunderson, Planning and Zoning Manager, stated that the application was to rezone all entirety of all three parcels to C-RE; however, the commission and the board have the ability to lessen the rezone area. He stated that if the commission would rezone a portion, a survey document will be required to present to the board and add a condition that any land division in the future be done via a parcel plat.

Commissioner Pattillo asked the staff what authority does the county have to regulate the groundwater that the applicant will withdraw for the project.

Matthew Gunderson, Planning and Zoning Manager, stated that the county doesn't have regulation on groundwater and that it is a matter of state law.

Commissioner Martin made a comment that the access to the site is not appropriate for the type of project and that is similar to the issues with the frontage road in Yucca.

Chairman Hassett asked the staff what the next steps for the applicant are if the rezone gets approved.

Matthew Gunderson, Planning and Zoning Manager, stated that if the zoning gets approved, the next step is the RV park plan where the traffic study and drainage report would need to be done and reviewed by staff, other county departments, and other reviewing agencies to make sure that they meet all of the county standards. He stated that once that is complete, they can go through the permit.

Chairman Hassett stated that there's a lot of concern regarding the road. He asked the staff what would happen if someone from the county reviews the traffic study and says that the existing road is not sufficient.

Matthew Gunderson, Planning and Zoning Manager stated that if there's any concerns with the level of service of the roads, the engineer would propose what changes needed to be made to get the roads to an adequate level of service before they can move forward.

Commissioner Hubbard asked if the ingress/egress has not been looked at since last meeting.

Matthew Gunderson, Planning and Zoning Manager, stated that a traffic study has not been done.

Commissioner Bradshaw made a comment that it is unwise for the county not to utilize freeways and interchanges.

Commissioner Hubbard made a comment that the location is a nice place to have a stopover.

Commissioner Ruge made a comment that there are only few legitimate concerns which will be addressed before they can start the project.

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

Commissioner Kirkham made a motion to approve per staff recommendation.

The motion dies for no second.

Commissioner Ruge made a motion to approve the Rezone for a portion of Assessor's Parcel No. 354-38-035 as shown on the revised site plan and that a surveyed document to be provided showing the exact dimensions.

Commissioner Arp seconded the motion.

Commissioners Martin and Hubbard opposed the motion.

The motion passed with 8-2 vote.

[Commissioner Martin left the meeting at 11:45 am]

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. **Destree Development LLC on behalf of A and A Property Consultants LLC. (CONTINUED FROM JUNE 10, 2026 MEETING)**

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

Chairman Hassett opened the public hearing.

The applicant, Reg Destree, requested for another continuation. He stated that they spoke with the third party vendor RF Engineering and they are looking to get additional feedback from the carrier on what their exact coverage need will be in the area.

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

Commissioner Ruge made a motion to continue the item to August.

Vice Chair Gillette seconded that motion.

The motion carried unanimously.

12. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY ZONING ORDINANCE SECTION 34**, regarding underground storage of compressed gas in Mohave County.

Rob Dmohowski, Planning Manager, read the item and the staff recommendations.

[Commissioner Hubbard left the dais at 11:45 am and returned at 11:47 am]

Chairman Hassett opened the public hearing.

Commissioner Pattillo asked the staff if there are any provisions made with the proposed change to not allow caverns that will be solution mined to store hazardous waste which is common with developments all across the country.

[Vice Chair Gillette left the dais at 11:47 am and returned at 11:51 am]

Matthew Gunderson, Planning and Zoning Manager, stated that they can include that storage of hazardous waste would require a special use permit which would require to come before the board. He stated that one of the things the staff was looking at taking into consideration was the actual creation of the caverns would likely be considered mining which is exempt from the zoning ordinance through state statute. He stated that the proposed ordinance is an attempt to ensure that the use of the caverns would have to come before the commission and the board for approval and for the applicant to provide information on what they are planning to store.

Chairman Hassett asked the staff what the need for an amendment is if salt caverns are exempt from the Planning and Zoning authority due to the fact that they fall under mining.

Matthew Gunderson, Planning and Zoning Manager, stated that the creation of the cavern would be mining but the amendment is regarding the actual storage of compressed gas which would fall under the scope of zoning ordinance and would require the special use permit.

Commissioner Hubbard asked if there's anything that would show exactly what can be stored in the caverns.

Matthew Gunderson, Planning and Zoning Manager, stated that the applicant would have to come before the commission and the board and explain what it is that they are looking to store and what safety precautions are in place to ensure the safety of the people in the area.

Commissioner Hubbard asked if there's a way to exempt chlorine.

Matthew Gunderson, Planning and Zoning Manager, stated that the county can't completely eliminate an allowed use.

Commissioner Arp asked the staff why not broaden it beyond compressed gas.

Matthew Gunderson, Planning and Zoning Manager, stated that if the commission wants to include other items then it is something that could be done.

Commissioner Pattillo asked if there's a way to add a requirement for a certificate or approval from the federal government before they apply for the permit.

Matthew Gunderson, Planning and Zoning Manager, stated that staff wouldn't necessarily oppose to adding requirements to be submitted for the special use permit; however, the more requirements added, the more confusing it becomes and the staff try to make the process as easy as possible for the public to read and digest.

Commissioner Morse made a comment that the amendment is to allow the county to have a say with regard to what will be allowed or not allowed.

Matthew Gunderson, Planning and Zoning Manager, stated that the amendment would not supersede any other federal or state regulations.

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

Vice Chair Gillette made a motion to approve.

Commissioner Hubbard seconded that motion.

The motion carried unanimously.

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

Item 13 was continued to August meeting to allow Commissioner Martin to participate in the discussion.

14. **For Discussion Only:** Amendment to the Mohave County Zoning Ordinance regarding the maximum allowable area size for signs and billboards.

Matthew Gunderson, Planning and Zoning Manager, started the discussion by providing the maximum sign allowance and guidelines per the Mohave County Zoning Ordinance.

Commissioner Ruge asked why the board approved one and denied one from their last meeting.

Matthew Gunderson, Planning and Zoning Manager, stated that the one in Yucca area was approved and the one in the Desert Springs area was denied and one reason was due to I-15 being a scenic corridor as outlined in the Mohave County General Plan where billboards are prohibited. He also stated that the prohibition has gotten back and forth.

Commissioner Ruge stated that he has no problems in keeping the current guidelines and he wishes that the county would keep them as it is unfair to applicants who put together the applications not knowing if they're going to be approved or not.

Chairman Hassett asked the staff how the request for the Desert Springs area got to the commission if it's not allowed in the first place.

Matthew Gunderson, Planning and Zoning Manager, stated that the reference for the scenic routes and vistas is a designation in the zoning ordinance only falls under billboards. He stated that he couldn't speak on behalf of the board for the specific reason for the denial, but the location was part of discussion.

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

Vice Chair Gillette stated that she will bring up a zoning concern for a community in North County to the next meeting once she has all the information. She stated that owners couldn't sell their properties because of the divisions that they have on their property have not been sanctioned by the county.

Commissioner Ruge commended Kathy Tackett-Hicks for providing the map to show the location of the people who opposed item 10. He stated that it was very insightful.

Chairman Hassett stated that he will not be available to attend the September meeting.

Staff announced the departure of Joseph Nam from the Mohave County as a Planner I.

16. Call to the Public

No public comments received.

Adjournment

Chairman Hassett adjourned the meeting at 12:11 pm.