APPROVED

MOHAVE COUNTY PLANNING AND ZONING COMMISSION
OCTOBER 14, 2026
REGULAR MEETING MINUTES

MEMBERS PRESENT

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

MEMBERS ABSENT

Rex Ruge
Larry Morse

STAFF PRESENT

Matthew Gunderson	Robert Dmohowski	Sherrice Bies	Robie Crockett
Scott Holtry	Vickie Bogan	Alyssa Padilla	
Tingwei Chavez	Melanie Stradling	Jon Sandoval	

GUESTS PRESENT

Kenny Works	John Gall	Chris Arias	Danny Arias
Kelly West	Glenda Rappe	Chad Nelson	Misty Arias
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 Monday, November 2, 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 September 9, 2026 meeting minutes.

Vice chair Gillette made a motion to approve.

Commissioner Pattillo seconded that motion.

The motion carried unanimously.

REGULAR AGENDA

LAKE HAVASU AREA

01. 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 Assessor's Parcel No. 120-01-077 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 North View Drive, west of London Bridge Road), Mohave County, Arizona. **John Gall on behalf of Northpoint LHC LLC.**

Rob Dmohowski, Planning Manager, read the item and the staff recommendations. The applicant was present.

Chairman Hassett opened the public hearing.

The applicant, John Gall, spoke about the project. He stated that the request is a continuation of Viewpoint Estates in Lake Havasu which started several years ago with 265 lots and now down to last 50 lots for the final phase of three. He stated that APX partnered with him and his group to purchase the section of land, located a square mile north of Viewpoint Estates. He stated that they hired Bowman and Associates to do the engineering and Greenlight Traffic for the road impacts and improvements. He stated that they are moving very forward in the project. He shared their collaborative approach to managing the water flow and how to get the property out of the floodplain. He also addressed water concerns and stated that the parcel came with State Land water associated with it and EPCOR currently has 550 acre-feet of water which is enough to service the parcel. He stated that they are currently working on the initial demand study to submit to EPCOR and that whatever the deficient for the future development, they would augment with Colorado River water. He stated that project is not going to happen overnight and it will take a long period of time.

Commissioner Hubbard asked about water flow.

John Gall stated that the water flows through the south to the current Viewpoint Estates and will continue south down into Lake Havasu City on the current path.

Commissioner Pattillo asked if they already got the CLOMR.

John Gall stated that they are still finishing up their base flood elevations before they can file for the CLOMR.

Commissioner Pattillo asked if their engineer thinks it'll be an easy thing for FEMA to approve.

John Gall stated that he submitted one and they're 90 days in response and they've been pretty good. He stated that they use JE Fuller, Rob Lyons as their flood expert.
Commissioner Bradshaw asked if he owns all parcels shown on the Record of Survey.

John Gall stated only Parcel I or Viewpoint Estates for 100 acres and APX West own the rest of the properties.

Commissioner Bradshaw states it concerns him that there are two opportunities to convert Light Industrial to Residential and there are other parcels around it that will remain Light Industrial. He stated that it seems a better option to work all the parcels together.

John Gall stated that they are coming back for a rezone for all other parcels.

Commissioner Martin asked the applicant to go over ingress and egress for the subdivision.

John Gall stated that Retail Center Dr is going to be improved and brought on to the property and connect with Viewpoint Estates and provide an access to the north. He stated that currently there's only one access with the North View Dr which will need to be improved and he anticipates that the traffic impact analysis is going to have some sort of intersection improvement.

Chad Nelson spoke in support.

Commissioner Hubbard stated that there's a compaction problem out there and houses are falling apart.

Scott Holtry, Development Services Director, stated that there is an updated building code, and the new codes requires compaction tests for new building so it shouldn't be an issue.

Chairman Hassett stated that if there are failures down the road, that fall on the General Contractor who are building the property and not the county.

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

Commissioner Bradshaw made a motion to approve per staff recommendations.

Commissioner Kirkham seconded that motion.

Commissioner Hubbard opposed the motion.

The motion passed with 7-1 vote.

02. 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 Assessor's Parcel No. 120-01-074 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 (South of Fathom Drive, west of London Bridge Road), Mohave County, Arizona. **John Gall on behalf of LHC N, LLC**.

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

Chairman Hassett opened the public hearing.

Commissioner Bradshaw stated that the second requests look like quite a bit smaller lots and no amenity like the previous site.

John Gall stated that yes, the lots are bit smaller. He stated that the lots in Viewpoint Estates are the minimum of 80 by 120 and the lots for the second request are closer to 75 by 120. He stated that they haven't finished their site plan and haven't decided what product they're going to build yet.

Vice chair Gillette asked if they have an estimate cost for the houses.

John Gall stated that houses in Viewpoint Estates houses are selling for 1 to 1.5 million dollars price range. He stated that Viewpoint is an extension of an already existing subdivision, so it was simple to figure what they were going to do. For the APX piece, they haven't decided what product they will build. He stated that APX hired Elliot Pollack to do a feasibility study and they are very meticulous in what they do.

Vice chair Gillette stated that Mohave County needs low cost housing for the people who work in Havasu.

John Gall stated that the report shows that there are 5,000 people commuting to Lake Havasu to work from Golden Valley, Kingman and Fort Mohave so there's demand for affordable housing and they're looking at those options too.

Vice chair Gillette asked if there's some way to prevent developers coming in and buying up houses to rent.

John Gall stated that DL Ranch HOA restricted rentals for a period of time and that was the same project by the developers so that could be a potential.

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

Commissioner Kirkham made a motion to approve per staff recommendations.

Commissioner Pattillo seconded that motion.

The motion carried unanimously.

FT. MOHAVE / MOHAVE VALLEY AREA

03. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a SR (Suburban Residential) land use designation to a GC (General Commercial) land use designation and a **REZONE** of Assessor's Parcel No. 229-13-095 from an A-R (Agricultural Residential) zone to a C-2 (General Commercial) zone, to allow for an upholstery shop, in the Fort Mohave vicinity (east of Calle Del Media, north of Dunlap Road), Mohave County, Arizona. **Henry Daniel Arias**

Sherrice Bies, Planner I, read the item and the staff recommendations. The applicant was present.

Chairman Hassett opened the public hearing.

The applicant, Daniel Arias, spoke about the request. He stated that he knew it wasn't consistent with general planning, but the property itself will not change any whether it's rezoned or not and the use will still be the same. He stated that he talked to a lot of neighbors and they don't have a problem with him doing what he's doing. He also stated that he wants to provide an upholstery business to the county which he is currently on of four businesses who offer the service. He stated that he knew it would be an uphill battle not being in line with the General Plan but looking at all the properties in the area, the use and look of the property is no different from most of the ones in the area now.

Chairman Hassett asked if the structure was originally built as a barndominium.

Daniel Arias stated that he was planning on building a barndominium, but funds didn't extend as far so he went with what he had. He said they've been in business for 20 years since 2003 in Mohave County, leasing other buildings so he purchased his own property.

Chairman Hassett asked the staff if there are other options other than zoning change such as special use or conditional use that could be granted to the owner to operate his business.

Matthew Gunderson, Planning and Zoning Manager, stated that there are couple options to run a business on a residential property such as Home Occupation permit which is running a business out of the house and here's also Special Use permit which allows for a cottage industry but in both instances, there needs to be a residence on the property. He stated that the property only has a garage and there's no residence so neither one of the options mentioned would work.

Daniel Arias stated that they addressed the other options but since there's no residence on the property, the options were unviable.

Chairman Hassett asked if he intends to eventually put a residence on the property.

Daniel Arias stated yes, once his funds come back up.

Chairman Hassett asked the staff why the applicant couldn't have one of the permits as long as he was in the process to establish a residence.

Matthew Gunderson, Planning and Zoning Manager, stated that the requirement is for a residence to exist and they need to be living on the property to operate a cottage industry.

Commissioner Kirkham asked if putting an RV on the lot would satisfy the residence requirement.

Matthew Gunderson, Planning and Zoning Manager, stated he will have to look into it a little bit more to see if RV would suffice as the residence.

Commissioner Pattillo asked if the rezoning can be approved with a reversionary clause that it reverts back to its current zoning once he's able to establish a resident and a cottage industry or other specific use permit for the property. He stated that would solve everybody's problem and maintain his viable business.

Development Services Director stated that the county used to do have a reversion clause in the conditions but those have not held up in the state or even throughout the country. He stated that once you give somebody a zoning, there's a vested right and to revert the zoning back has been problematic.

Commissioner Pattillo asked if the proposed rezone would preclude the owner from putting a residence on the property in the future. He also stated that there was no opposition received from the public.

Scott Holtry, Development Services Director stated no since C2 zoning does allow for a residence as well.

Matthew Gunderson, Planning and Zoning Manager, stated that the property is currently under violation with Code Enforcement where complaints have been received about the business on the property.

Commissioner Bradshaw stated that it looks like there are other uses happening in the same area, but rezoning the property to commercial would be a spot zoning.

Daniel Arias stated that he talked to the complainant and has changed his mind and no problem with him continuing what they're doing. He also stated that there are other properties in the neighborhood that are similar in looks and use to what he's proposing.

Chairman Hassett asked the applicant if he would be willing to put an RV on the property.

Daniel Arias states yes if funds are available.

Scott Holtry, Development Services Director stated that there was one opposition received.

Chris Arias 1559 Jose Ave., spoke in support.

Kelly West spoke in support.

Commissioner Hubbard asked the staff to guide the commission on what they have to do to have the owner continue his business.

Matthew Gunderson, Planning and Zoning Manager stated that staff have given their recommendations and looking at the cottage industry section of the Zoning Ordinance, the requirement is that the entrepreneur of the cottage industry shall reside on the property, whether it's an RV or a building that meets the building code for a residence, then they could apply for a Special Use permit for the cottage industry.

Daniel Arias stated that a denial of the rezone would be closing the door of his business due to the open Code Enforcement violation.

Chairman Hassett asked the staff if the statement provided by the applicant was true.

Scott Holtry, Development Services Director stated that Code Enforcement works with individuals to bring them into compliance and in the case of operating a business, the county will not take the case to court as long as owners are working with them, but they do ask to cease operations.

Chairman Hassett stated that the applicant was trying to do the right thing. He asked Legal Counsel if there's a state statute or a county code that requires the business to be shut down if owners are putting forth every due diligent and good faith effort to bring it into compliance.

Tingwei Chavez, Legal Counsel stated that it's not a requirement, but she would not recommend to not cease the operation due to the open violation. She stated that if the county allows zoning violations, it will open the door for other violations in the future.

Chairman Hassett stated that the company has been around for multiple decades in the community and there's way worse people in the county doing way worse things than trying to run an upholstery shop.

Scott Holtry, Development Services Director stated that it is stated in the ordinance that they should not be operating a business at any time. He stated that pursuing the violation and taking it to court is a process and will not happen overnight.

Commissioner Martin stated that she would like to give the applicant 60 to 90 days and continue the item to allow him to explore alternative options.

Commissioner Bradshaw stated that he would like to continue the item as well.

Matthew Gunderson, Planning and Zoning Manager stated that the application is to rezone the property from residential to commercial and staff's recommendation is to deny regardless of whether they live on the property currently or not, because the zoning and plan amendment doesn't fit the general area. He stated that the avenue around that would be a special use permit which is a separate application. He stated that if the owner put a permanent residence on the property, then staff would work with him to get the special use permit. He stated that continuing the item would not change the staff's recommendation even if they put a residence on the property because staff are not in favor of the rezone.

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

Commissioner Pattillo made a motion to approve.

Commissioner Hubbard seconded the motion.

The motion failed with a majority of members opposed.

Chairman Hassett asked the commissioners for another motion.

Commissioner Kirkham made a motion to deny.

Commissioner Bradshaw seconded that motion.

Commissioners Pattillo and Hubbard opposed the motion.

The motion of denial passed with 6-2 vote.

GOLDEN VALLEY AREA

~~04. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 306-07-183A to allow for a fiber optic utility facility in a C-2H/1A (Highway Commercial/One Acre minimum lot size) zone, in the Golden Valley vicinity (south of State Highway 68, east of Hope Road), Mohave County, Arizona. **Rex Atkinson for Zayo Group LLC.**~~ POSTPONED TO NOVEMBER BY APPLICANT

No action taken for item 4.

[Commissioner Hubbard left the dais at 10:59 am and returned 11:02 am]

OTHER

05. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY ZONING ORDINANCE SECTION 37.R WIRELESS COMMUNICATIONS TOWERS AND FACILITIES**, to clarify the application requirements and process for proposed towers in Mohave County.

Matthew Gunderson, Planning and Zoning Manager, read the item and the staff recommendations.

Chairman Hassett opened the public hearing.

Commissioner Bradshaw asked the staff if a third-party review requirement prior to it being approved would be useful and helpful to add to the amendment.

Matthew Gunderson, Planning and Zoning Manager, stated that all the questions that need to be answered by a third-party reviewer such as engineering and evidence that there is a need for a tower, the county is already requiring the applicant to provide answers to those questions along with their wireless communication submittal. He stated that they are also required to provide other towers in the area and why other options aren't viable.

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

Vice chair Gillette made a motion to approve.

Commissioner Arp seconded that motion.

The motion carried unanimously.

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

Matthew Gunderson introduced two new planners, Sherrice and Jon.

Chairman Hassett made a comment for staff to figure out a way to make things more accommodating to business owners who are putting forth the effort to comply.

07. Call to the Public

No one signed up to speak.

Adjournment

Chairman Hassett adjourned the meeting at 11:06 am.