



**MOHAVE COUNTY PLANNING AND ZONING COMMISSION  
NOVEMBER 12, 2025  
REGULAR MEETING MINUTES**

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

Melanie Martin  
Larry Morse

**STAFF PRESENT**

Scott Holtry	Jason Mitchell	Melanie Stradling	Cassidy Beaupre	Robie Crockett
Matthew Gunderson	Vickie Bogan	Drew Diaz	Joseph Nam	Alyssa Padilla

**GUESTS PRESENT**

Kenny Works	David & Julie Wilson	Kathy Tackett-Hicks	John & Donna Ladd
Steve Wassell	Glenda Rappe	Daniel Thomas	

**Call to Order:** Chairman Hassett called the meeting to order at 10:00 AM.

**Pledge of Allegiance**

**Roll Call**

**Announcements**

Planning and Zoning Commission meetings are in the Mohave County Administration Building. We ask people 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 Today the Planning and Zoning Commission will hear public testimony and then forward a recommendation to the Board of Supervisors. The items with the right recommendations made by the Commission will be heard by the Board of Supervisors on Monday, December 1, 2025 at 9:30 A.M. in this same location, except for any continued items.

### **Approval of Minutes**

Commissioner Ruge made a motion to approve October 8, 2025, meeting minutes.

Commissioner Hellams seconded that motion.

The motion carried unanimously.

## **REGULAR AGENDA**

### **ARIZONA STRIP AREA**

01. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 405-48-011 from a ~~R-E/10A (Residential Recreation/Ten Acre minimum lot size) zone to a R-E/5A (Residential Recreation/ Five Acre minimum lot size) zone, to allow for a minor land division, in the Moecasin vicinity (north of Center Street, northwest 20 East Street), Mohave County, Arizona. Heaton for Anna Laura H. Mitchell Living Trust~~ **(POSTPONED TO DECEMBER 10, 2025, PLANNING AND ZONING COMMISSION MEETING DUE TO CHANGE IN REQUEST AND TO MEET LEGAL PUBLISHING REQUIREMENT)**

### **GOLDEN VALLEY AREA**

02. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 306-18-058 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 (east of Concho Road, south of Redwall Drive) Mohave County, Arizona. **John Cazalet and Steve Wassell**

Cassidy Beaupre, Planner I, read the item and the staff recommendations. The applicant was available for questions.

Chairman Hassett opened the public hearing and asked the commissioners for question.

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

Vice-Chair Gillette made a motion to approve.

Commissioner Kirkham seconded that motion.

The motion carried unanimously.

03. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 306-66-092 from an A-R/10A (Agricultural Residential/ Ten 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 Redwall Drive, east of Bartlett Road), Mohave County, Arizona. **Majid Nayeri**

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

Chairman Hassett opened the public hearing.

Commissioner Bradshaw asked the applicant to confirm if he is splitting into five lots with under two acres.

The applicant, Majid Nayeri, stated yes.

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

Commissioner Patillo declared a conflict on item 3 and recused himself in voting.

Commissioner Ruge made a motion to approve.

Commissioner Bradshaw seconded that motion.

The motion carried unanimously.

04. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 306-37-009K 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 (north of Collins Drive, west of Verde Road), Mohave County, Arizona. **KTH for Robert Leitz and Heidee Woodward**

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

Chairman Hassett opened the public hearing.

Commissioner Kirkham asked how the property can be split into 2 two-acre minimum lot size if the property size is only 3.4 acres.

The applicant, Kathy Tackett-Hicks stated that the request is an AR one-acre minimum lot size.

Commissioner Bradshaw asked about the arrangements of the lots.

The applicant, Kathy Tackett-Hicks stated that it was because the east half of the lot is in floodplain.

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

Commissioner Bradshaw made a motion to approve.

Vice-Chair Gillette seconded the motion.

The motion carried unanimously.

### **MOHAVE COUNTY GENERAL AREA**

05. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 317-45-073 to allow for a private cemetery in an A (General) zone, in the White Hills vicinity (south of Tony Avenue, west of Fairway Drive), Mohave County, Arizona. **LV Muslims**

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

Chairman Hassett opened the public hearing.

Commissioner Hubbard asked if they will be required to pay taxes or if it is exempt.

Chairman Hassett stated that cemeteries are exempt from property taxes.

Commissioner Bradshaw asked if the intent is to make the whole parcel a cemetery or just a portion.

Chairman Hassett stated that it has to be the whole parcel for the Special Use Permit.

Commissioner Bradshaw asked the applicant if there is not going to be any residence and just a cemetery for the entire parcel.

The applicant stated correct.

Commissioner Bradshaw asked if he plans to sell plots.

The applicant stated no. He also stated that they haven't thought about breaking the lot into smaller lots. He stated that the entire lot will be used for a private cemetery.

Commissioner Kikham stated that it looks like the request is an organization rather than an individual. He asked if he is planning to build a community.

The applicant state that it is a non-profit organization. He stated that there is no plan to build a community or residential building and that the whole purpose of the lot is private cemetery.

Commissioner Ruge asked the staff if there is a limit on how many plots are allowed in a private cemetery.

Matthew Gunderson, Planning and Zoning Manager stated that there is no set limit on the zoning ordinance.

Commissioner Ruge asked if they can do it with a Special Use Permit as opposed to rezoning it into a cemetery.

Matthew Gunderson, Planning and Zoning Manager stated correct.

Vice-Chair Gillette asked the applicant if he is planning to sell the lots, and if so, will he sell it only to the members of his organization.

The applicant stated that he is not planning to sell and is completely free lots.

Commissioner Kirkham asked the staff what the difference of the current request to the ones they had in the past.

Matthew Gunderson, Planning and Zoning Manager stated that the one they had in the past was more family oriented where they planned to remain to live on the property.

Commissioner Hellams asked the applicant if it would be a private family, public cemetery or just a non-profit give back to the community.

The applicant stated that it is a non-profit give back to the any Muslim community.

Commissioner Patillo stated that he has no concern and that the request is perfect use of the property.

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

Commissioner Patillo made a motion to approve.

Commissioner Bradshaw seconded that motion.

The motion passed with 5-3 vote.

06. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 317-57-012 from an A-R/36A (Agricultural Residential/ Thirty-six Acre minimum lot size) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for a Storage facility, in the White Hills vicinity (north of Rocky Point Ave, west of U.S. Route 93), Mohave County, Arizona. **KTH for White Hills Master, LLC**

Vickie Bogan, Planner I, read the item and the staff recommendations. The applicant was available for questions.

Chairman Hassett opened the public hearing.

Commissioner Ruge asked the applicant if she was familiar with the previous split of the parcel.

The applicant, Kathy Tackett-Hicks stated she was not familiar, and the request is just for rezone.

Commissioner Ruge asked the staff if they agreed.

Planning and Zoning Manager, Matthew Gunderson stated that they'll be able to rezone.

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

Vice-Chair Gillette made a motion to approve.

Commissioner Ruge seconded that motion.

The motion carried unanimously.

07. Evaluation of a request for a **REZONE** of Assessor's Parcel Nos. 317-49-020, -081 from an A (General) zone to a C-2H (Highway Commercial) zone, to allow for commercial development, in the White Hills vicinity (south of White Hills Road, east of State Route 93), Mohave County, Arizona. **KTH Consulting for White Hills Master, LLC**

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

Chairman Hassett opened the public hearing and asked the commissioners for question.

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

Commissioner Hellams made a motion to approve.

Vice-Chair Gillette seconded that motion.

The motion carried unanimously.

### **KINGMAN AREA**

08. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 313-58-055 from an A-R/10A (Agricultural Residential/ Ten Acre minimum lot size) zone to an A-R/7A (Agricultural Residential/ Seven Acre minimum lot size) zone, to allow for a minor land

division, in the Kingman vicinity (south of Water Tank road, west of Robert Road), Mohave County, Arizona. **KTH Consulting for Vortex Partners LLC**

Vickie Bogan, Planner I, read the item and the staff recommendations. The applicant was available for questions.

Chairman Hassett opened the public hearing.

Julie Wilson, Robert Rd., spoke in opposition.

Daniel Thomas, 8535 East Jan Rd., spoke in opposition.

Kathy Tackett-Hicks spoke about the request.

Commissioner Ruge asked the staff if they are aware of any splits down to seven-acre.

Matthew Gunderson, Planning and Zoning Manager stated that most of the lots are ten-acre size. There are properties to the northeast along Coral Rd. that were rezoned down to five-acre minimum lot size. There are also properties east of Olympic Avenue that are zoned just AR Agricultural Residential has one-acre.

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

Vice-Chair Gillette made a motion to approve.

Commissioner Bradshaw seconded that motion.

The motion carried unanimously.

## **OTHER**

09. Evaluation of a request to **AMEND THE MOHAVE COUNTY ZONING ORDINANCE SECTIONS 8, 14, 32, 33 AND 34,** regarding the allowance of Data Centers within Mohave County.

Joseph Nam, Planner I, read the item for the zoning ordinance.

Chairman Hassett opened the public hearing.

Commissioner Bradshaw asked the staff if the ordinance was just for the definition since data centers' elements were not incorporated.

Matthew Gunderson, Planning and Zoning Manager stated that when the Board of Supervisors discussed the data centers, as a staff, they looked at it and data centers are not anywhere delineated within the zoning ordinance. There is no specific location where they are or aren't allowed but

they are becoming a topic that people call about so they wanted to make sure that the department is providing specific where they would be allowed. The ordinance would allow them in airport development and manufacturing zones while still requiring a Special Use Permit to come before the commission and the board before they can be approved.

Commissioner Kirkham asked the staff if they are aware of any data center in the works.

Matthew Gunderson, Planning and Zoning Manager stated they have received calls about data centers but no specific plans at a specific location that they are aware of yet.

Kath Tackett-Hicks stated she is not opposition, but she would like to talk with the staff to discuss data centers since she will be presenting one with the Entrata project.

Chairman Hassett stated that item 9 is amending the zoning ordinance to allow for the ability to start welcoming data centers into the county. As of right now, the county does not have that ability.

Scott Holtry, Development Services Director stated that data centers came forward because of the item that the member of the Board of Supervisors brought to the board. He stated that they wanted to make sure that they had a mechanism to require anything that the board requires and the ordinance allows for that. He also stated that anytime a data center wants to come in, they want to make sure that it goes through a public process and goes before the board so that they can place any condition that they would like.

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

Commissioner Ruge made a motion to approve.

Commissioner Bradshaw seconded the motion.

The motion carried unanimously.

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

Matthew Gunderson, Planning and Zoning Manager informed the commission about the upcoming annual training on the same day of the commission meeting in December. He also mentioned that the General Plan will be coming back to the commission in December.

Commissioner Bradshaw stated that he would like to have a discussion based on the Board of Supervisors meeting regarding the General Plan.

Scott Holtry, Development Services Director, stated that the department received directions from the board and they are drafting up the changes directed by the board and will present them to the commission at the next meeting. Once drafted, they will be provided with it along with the



December agenda book. He also stated that the commissioners are welcome to sit down with them personally.

Commissioner Kirkham asked if the Board of Supervisors is going to give directions on why they keep kicking back the General Plan.

Scott Holtry, Development Services Director, stated that the board provided specific directions regarding what they would like to change. He also stated that anytime the board makes changes, per the state statute, it is a requirement that it goes back to the commission.

Commissioner Kirkham asked if there is a certain date to have it done.

Scott Holtry, Development Services Director, stated that the goal was to have it done in the 10-year period, which was in September 2025. There is no real consequence. The state statute just states that the current General Plan will be in effect until the new plan is adopted.

Chairman Hassett asked the legal counsel if there is a minimum amount of time that is allocated per individuals to speak if they received time from other individuals.

Jason Mitchell, County Attorney, stated that it is not discussed in the bylaws. He stated to just use good judgement and be reasonable.

11. Call to the Public.

Kenny Works, Yucca, Arizona, commented about economic segregation issue in Golden Valley.

### **Adjournment**

Chairman Hassett adjourned the meeting at 10:46 A.M.