



**MOHAVE COUNTY PLANNING AND ZONING COMMISSION
APRIL 8, 2026
REGULAR MEETING MINUTES**

MEMBERS PRESENT

John Hassett, Chair	Robert Arp	Larry Morse	Rex Ruge	Melanie Martin
Lajuana Gillette, Vice-Chair	Eugene Kirkham	Cullin Pattillo	Michael Bradshaw	

Commissioner Morse was present via Teams.

MEMBERS ABSENT

N/A

STAFF PRESENT

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

GUESTS PRESENT

Kenny Works	Dave Johnson	Michelle Berard	Jim Buchkolz
Deria Stellway	Danielle Ohle	Thomas Tappe	Michael Neal
George Loyd	Cathi Parker	James Comeroff	Sandre Patten
Michael Babb	Tyler Angle	Daniel A Nagy	Laura LaFevne
John Teteak	Gay Fulten	Rhonda J Nagy	D Sitt
Avalanche Daigle	Elizabeth Thielen	Dean P Johnson Jr.	Sheila G Miller
Hero Anderson	Jerry S Ortega	Paul Kiggin	James R Lang
Brian Burke	Mark Milani	Travin Pennington	Kathy Tackett-Hicks
Bea Morris	Kathy Joye	Angel K Lund	Alan J Moore
Trish Call	Jim Helwig	Mark Lund	Elsbeth Summers
Shirley Hendon	Roger Pfeiffer	Jennifer Esposit	Brian Summers
John Hendon	Christine Pfeiffer	Alberto Hernandez	Robert Prile
Linda Tuttle	Elizabeth Rochter	Sandra Coey	Shannon Neely
Jim Tuttle	Steven Rochter	William PN Burnette	
Tim McCarthy	Pat McGuckin	Sandrea Thomas	

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).

Approval of Minutes

Vice-Chair Gillette made a motion to approve the March 11, 2026, meeting minutes.

Commissioner Ruge seconded that motion.

The motion passed unanimously.

REGULAR AGENDA

ARIZONA STRIP AREA

01. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 404-49-018 from an A-R/1A (Agricultural Residential/One Acre minimum lot size) zone to an S-D/R (Special Development/Residential) zone, to allow for a maximum structure height of 40', in the Centennial Park vicinity (north of Taylor Avenue, east of Richard Street), Mohave County, Arizona. **Thomas Timpson on behalf of Taylor Ave Holdings, LLC.**

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

Chairman Hassett opened the public hearing.

The applicant, Thomas Timpson spoke about the project.

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

Commissioner Bradshaw made a motion to approve.

Commissioner Ruge seconded that motion.

The motion carried unanimously.

SOUTH MOHAVE VALLEY AREA

02. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 227-21-053B from a C-2 (General Commercial) zone to a C-MO (Commercial Manufacturing/Open Lot Storage) zone, to allow for open lot storage, in the Fort Mohave vicinity (north of Torrance Road, east of Huntington Road), Mohave County, Arizona. **Shannon Kling on behalf of Benchmark Properties 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 Martin asked the applicant if he has any intentions of manufacturing or solely open lot storage purposes.

The applicant, Shannon Kling, stated that there are no manufacturing plans and it is purely for outdoor storage for building materials.

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

Commissioner Martin made a motion to approve with condition that the use is restricted to open lot storage only and no manufacturing allowed.

Commissioner Kirkham seconded that motion.

The motion carried unanimously.

GOLDEN VALLEY AREA

03. Evaluation of a request for a **REZONE** of Assessor's Parcel Nos. 339-04-069 through 339-04-100, and 339-15-175 through 339-15-178 from an A-R/36A (Agricultural Residential/Thirty Six Acre minimum lot size) zone to R-1 (Single-Family Residential), R-O/A (Single-Family Residential/Manufactured Homes Prohibited/Limited Animal Privileges), C-2 (General Commercial), and N-P (Neighborhood Park) zones, to allow for future residential subdivision, commercial, and retail opportunities in the Golden Valley vicinity (north of Agua Fria Drive, east of Estrella Road), Mohave County, Arizona. **Travin Pennington on behalf of High Desert Land Holdings LLC and Resurrected Prop.**

Melanie Stradling, Planner I, read the item and staff recommendations.

Chairman Hassett opened the public hearing.

The applicants, Tyler Angle and Travin Pennington of 2800 Hualapai Mtn Rd, spoke about the project.

Mike Neil of 5875 Kingman Reef Ln spoke in support.

George Loya of 6660 W Agua Fria Dr spoke in opposition.

Angel Lund of 4141 N Dragoon Rd spoke in opposition.

Michael Babb of 5117 N Concho, spoke in opposition.

Seven public speakers gave their 2 minutes to Jennifer Esposito of Golden Valley, and they are all in opposition.

[Commissioner Patillo left the dais at 11:11 am and returned 11:14 am]

Chairman Hassett asked the staff if the developer would have to prove where the water comes from before they can start the subdivision.

Matthew Gudnerson, Planning and Zoning Manager, answered yes, and the next stage of the development process would be a preliminary plat where they would have to show who their utility providers are. He also stated that the state requires developers to have a certificate of 100-year water adequacy on the subdivision, otherwise, they would need to put a note on the plat that gets recorded that states they do not have it.

Chairman Hassett asked the staff what happens if they do not have the certificate of 100-year water adequacy.

Matthew Gudnerson, Planning and Zoning Manager, stated that from the staff perspective, they need the designation from the Arizona Department of Water Resources. He stated that they don't review the requests that go through them and they just get the paper that says whether they have it or not.

John Teatek of 517 S Bowie Rd spoke in opposition.

Sandra Coey of 4938 N Glen Canyon Rd spoke in opposition.

William Bennett of 4938 N Glen Canyon spoke in opposition.

Brian Burke of 3580 N Mobile Rd spoke in opposition.

Gordon Morris of N Concho spoke in opposition.

Two public speakers gave their 2 minutes to Danielle Ohle of Golden Valley, and they are all in opposition.

Jaime Fernigo of 4074 N Cibola spoke in opposition.

Dave Johnson of 417 S Kirkland spoke in opposition.

Alan Moore of 5150 N Concho Rd spoke in opposition.

Chairman Hassett asked the staff to clarify the questions regarding fire services and taxes.

Scott Holtry, Development Services Director, stated that the development that is being proposed is going to be over quite some time and it's not all going to happen at once. He stated that development would happen over a period of time that would allow for those things to continue to grow as the development grows. He also addressed the water concerns stating that the board asked him to present on the Sacramento Valley Groundwater Basin regarding its stability and current water levels. He stated that ADWR measures adequate water between the surface all the way down to 1,200 feet and roughly, the Sacramento Valley Water Basin currently has 20-30 million-acre feet above the 1,200 feet mark and the basin is quite deep, so it goes down below that. He stated they did some research and looked at all the monitoring wells that ADWR has throughout the valley. He said that according to ADWR, over an 11-year period, North Golden Valley has seen a negative 1-foot drop in the wells in the area which is less than a tenth of a foot per year. He also stated that the recharge in the area is about anywhere from 5,000 to 10,000-acre feet per year based on the average rainfall. He stated that they did consider all the uses in the Sacramento Valley, including the mine. The mine that was mentioned wasn't currently in operation, but it is starting to re-open. They also looked at the average water usage at the

time that it was open and they calculated at fifty million gallons per day, but it is still a very small fraction of the total amount that is withdrawn from the basin. Based on their estimates, 0.14 of the basin is withdrawn annually and that includes all residents and the mine, and it is also getting some recharge each year.

Chairman Hassett asked if the presentation that was presented to the board is on public record and available in minutes or video in the county website for public to reference.

Scott Holtry, Development Services Director, answered yes.

Commissioner Bradshaw stated that it is a detriment to put in 1,400 new septic systems. He stated that when the new 1,400 lots are added online, there is no new public facility, no new schools, no new business, no new roads, and no new infrastructure built because these things only come up whenever it is convenient for the property owner and stated that it is poor planning. He also stated that the maximum property lots possible in the proposed development is 4,800 units and stated 4,800 new units cannot be added without providing a water system, sewer system, roads, parks, EMS, schools, commercial. These are the things that are necessary to service the amount of units. He also added that zoning does not give the owner the right to bring in new 4,800 new lots and that there should be proof that there is water. He stated that he is concerned the way the project is being proposed and that he would like to see the proposal to be more of a complete master plan concept.

Commissioner Kirkham asked the staff to confirm that the General Plan was approved in two parts, but it is considered as one.

Matthew Gunderson, Planning and Zoning Manager, stated yes.

Commissioner Kirkham stated that the request falls in the spirit of the General Plan and that it is up to Angle Homes to work out all the other stuff. He stated that Angle Homes has made a lot of concessions and changes and that he is in favor of the request. He also stated that the commission is an advisory board and that the Board of Supervisors has the final say.

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

Commissioner Patillo made a motion to approve.

Commissioner Kirkham seconded that motion.

Commissioners Martin, Gillette and Bradshaw opposed the motion.

The motion passed with 6-3 vote.

Vice-Chair Gillette stated that the reason she voted no is that she thinks there have already been too many approvals in the area and until some of the prior requests are being built, there's no need for more.

04. Evaluation of a request for a **RESCISSION OF B.O.S. RESOLUTION 2025-005** to revert the property back to an A-R/3A (Agricultural Residential/Three Acre minimum lot size) zone for Assessor's Parcel No. 306-44-004F for not meeting the conditions of approval, in the Golden Valley vicinity (south of Shipp Drive, east of Estrella Road), Mohave County, Arizona.
Lisa Gervasi on behalf of 24 Karat Properties, LLC JN

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

Chairman Hassett opened and closed the public hearing since no one was signed up to speak and asked the commissioners for a motion.

Vice-Chair Gillette made a motion to approve.

Commissioner Kirkham seconded that motion.

The motion carried unanimously.

05. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a Rural Development Area land use designation to a General Commercial land use designation, and a **REZONE** of Assessor's Parcel No. 306-24-118 from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for commercial contractor yards and warehouse use, in the Golden Valley vicinity (south of Bolsa Drive, west of Aztec Road), Mohave County, Arizona. **Misael Lopez and Itzel Limon Valdez. VB**

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

Chairman Hassett opened and closed the public hearing since no one was signed up to speak and asked the commissioners for a motion.

Commissioner Ruge made a motion to approve.

Commissioner Bradshaw seconded that motion.

The motion carried unanimously.

06. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 306-40-016P 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 Golden Valley vicinity (north of Red-wall Drive, west of Aztec Road), Mohave County, Arizona. **KTH Consulting on behalf of Mohave Development, INC. DD**

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

Chairman Hassett opened public hearing.

Commissioner Ruge asked the staff about the verbiage in the staff recommendations.

Matthew Gunderson, Planning and Zoning Manager, stated it was an error on the staff's part and that the correct verbiage is that the item is considered proper for consideration not approval.

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

Commissioner Bradshaw made a motion to approve.

Commissioner Arp seconded that motion.

The motion carried unanimously.

07. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a Rural Development Area land use designation to a General Commercial land use designation, and a **REZONE** of Assessor's Parcel No. 306-24-173C from an A-R/5A (Agricultural Residential/Five Acre minimum lot size) zone to a C-MO (Commercial Manufacturing/Open Lot Storage) zone, to allow for an office, shop and truck parking for a personal business, in the Golden Valley vicinity (north of Shinarump Road, east of Aztec Road), Mohave County, Arizona. **KTH Consulting on behalf of James and France Momjian. VB**

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

Chairman Hassett opened and closed the public hearing since no one was signed up to speak and asked the commissioners for a motion.

Vice-Chair Gillette made a motion to approve.

Commissioner Patillo seconded that motion.

The motion carried unanimously.

MOHAVE COUNTY GENERAL AREA

08. Evaluation of a request for a **REZONE** of Assessor's Parcel Nos. 329-06-252, -253, -025, -026, and -555 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 (south of Rolling Ridge Drive, west of Silver Eagle Drive), Mohave County, Arizona. **Leonardo and Marija Markovic. DD**

Drew Diaz, Planner I, read the item and the staff recommendations. The applicant was not present.

Chairman Hassett opened and closed the public hearing since no one was signed up to speak and asked the commissioners for a motion.

Vice-Chair Gillette made a motion to approve.

Commissioner Kirkham seconded that motion.

The motion carried unanimously.

09. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a Rural Development Area land use designation to a Suburban Development Area land use designation, and a **REZONE** of Assessor's Parcel Nos. 336-09-463 and -464 from a C-2/1A (General Commercial/One Acre minimum lot size) zone to an R-E (Residential-Recreation) zone, to allow for RVs as temporary residences in the Pierce Ferry Road vicinity (north of Lucky Lane, west of Tamarisk Street), Mohave County, Arizona. **Brian and Elspeth Summers. JN**

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

Chairman Hassett opened and closed the public hearing since no one was signed up to speak and asked the commissioners for a motion.

Commissioner Ruge made a motion to approve.

Commissioner Bradshaw seconded that motion.

The motion carried unanimously.

10. Evaluation of a request for a **REZONE** of a portion of Assessor's Parcel No. 319-20-065A from an R-1 (Single Family Residential) zone to a C-2 (General Commercial) zone, to allow for a coffee shop, in the Dolan Springs vicinity (south of Cinch Drive, west of Ironwood Drive), Mohave County, Arizona. **Michele Waldman and Jefferson Goodwin. VB**

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 access from the major road to the property.

Vickie Bogan, Planner I, stated that the applicants plan on putting entrance from Pierce Ferry.

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

Commissioner Martin made a motion to approve.

Commissioner Patillo seconded that motion.

The motion carried unanimously.

11. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 316-14-054 from an A (General) zone to an A-R (Agricultural Residential) zone, to allow for an RV as a temporary residence, in the Dolan Springs vicinity (north of 9th street, west of Hermosa Drive), Mohave County, Arizona. **Sanson Gonzales Zambrano. JN**

Joseph Nam, Planner I, read the item and the staff recommendations. The applicant was not present.

Chairman Hassett opened and closed the public hearing since no one was signed up to speak and asked the commissioners for a motion.

Commissioner Martin made a motion to approve.

Commissioner Arp seconded that motion.

The motion carried unanimously.

12. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 221-25-049 from an R-E (Residential-Recreation) zone to a C-RE (Commercial Recreation) zone, to allow for a restaurant, bar, museum, and petting zoo, in the Oatman vicinity (east of Oatman Highway, southeast of Glynn CV), Mohave County, Arizona. **Tim McCarthy**. MS

Melanie Stradling, Planner I, read the item and the staff recommendations. She stated that the parcel is a portion of a property that was previously rezoned to C-RE with BOS Resolution 2020-016; however, the conditions of the rezone were not met. Some properties from the resolution are under separate ownership so the resolution cannot be vested or rescinded.

Chairman Hassett opened the public hearing.

The applicant, Tim McCarthy PO Box 66, Oatman spoke about the request, stating the current request is a do-over of what was approved before.

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

Commissioner Ruge made a motion to approve.

Commissioner Patillo seconded that motion.

The motion carried unanimously.

KINGMAN AREA

13. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 254-31-010E to allow for a night watchman's quarters in a C-MO (Commercial Manufacturing/Open Lot Storage) zone, in the Kingman vicinity (south of US Highway 93, west of Crazy Horse Road), Mohave County, Arizona. **KTH Consulting on behalf of Desert Investment Network Group, LLC**. VB

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

Chairman Hassett opened and closed the public hearing since no one was signed up to speak and asked the commissioners for a motion.

Vice-Chair Gillette made a motion to approve.

Commissioner Martin seconded that motion.

The motion carried unanimously.

OTHER

14. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY LAND DIVISION REGULATIONS** to require a dust control and mitigation plan for new subdivisions, Mohave County, Arizona. **Mohave County**

Matthew Gunderson, Planning and Zoning Manager, read the item and gave an overview of the ordinance request.

Chairman Hassett opened the public hearing.

Sandra Thomas 2241 E Joy Lane, Fort Mohave spoke in support of the proposed ordinance.

Jim Buholse 2240 E Blur Way spoke in support of the proposed ordinance.

Chris Pardi of Fort Mojave Mesa Fire District 91, spoke in support of the proposed ordinance.

Sandy Patton spoke in support of the proposed ordinance.

Commissioner Patillo expressed his support. He also asked the staff if the enforcement is tied to the county authority, state law, revised statutes and administrative code.

Matthew Gunderson, Planning and Zoning Manager, stated that they didn't want to dive too strictly into what needs to be done for dust mitigation since there's going to be different needs depending on where you are in the county. He stated that the goal is to have the plan be approved and then they will be held to that dust mitigation plan that gets approved through the preliminary plan process.

Commissioner Patillo asked the staff if the county considered looking into amending the delegation agreement with ADEQ to possibly include air quality, specific to dust.

Scott Holtry, Development Services Director, stated that the county would need to grow just a little bit to be able to have almost a whole division that could handle those dust mitigation and dust complaints. He stated that ADEQ has not delegated authority to the county. He stated that the proposed ordinance is to have each subdivision come in with a plan and if the developers are not following the plan, then the county would be able to enforce through the County Attorneys and Code Enforcement. He also stated that if the plan that is presented to the commission or to the board isn't sufficient, especially in the dustier areas, they won't be able to get a preliminary plat approved without satisfying the needs of the commission and the board.

Commissioner Kirkham asked the staff if there are other means to use to keep the dust down other than water.

Matthew Gunderson, Planning and Manager Supervisor, stated that water is the most common and convenient way during active construction when there are graders that constantly scraping up the top level of soil. He also stated that once the grading has been completed, then there are other things that can be sprayed on the ground to prevent dust that will last longer than just water.

Commissioner Bradshaw also expressed his support for the proposed mitigation plan and stated that the county would have to figure out how they are going to manage and enforce it.

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Mathew Gunderson, Planning and Zoning Manager, stated that when the county receives dust complaints during construction, the county would reach out to the developer or contractor to inform them of the complaints and majority of the time, the contractors will take the steps to rectify the situation right away.

Commissioner Bradshaw asked if the county would require a bond as part of the mitigation process.

Scott Holtry, Development Services Director, stated that they already require a bond for all grading permits but mostly not necessarily for the dust, but it would be if they created a situation where they didn't finish the grading and it becomes a hazard, then the county would fix it.

Commissioner Bradshaw stated that in addition to the bond requirement, the county could require a dust control bond.

Scott Holtry, Development Services Director, stated that it is something they can look at.

Vice-Chair Gillette asked the staff if there is a possibility of limiting the amount of grading at a time and only grade a portion to utilize then move to the next.

Matthew Gunderson, Planning and Zoning Manager, stated that developers get a grading permit for whatever work they plan on doing but there is no limit. He stated that on the commercial side, there are very large construction projects where they build in buildings that are tens of thousands square feet at one time so it is hard to attach a specific number; however, it could be part of their mitigation plan. He also stated that when it comes to subdivision, developers could add in their mitigation plan that they would only grade one phase at a time.

Vice-Chair Gillette stated that there could be a difference between a large building and a subdivision where they are working on so many houses at a time.

Scott Holtry, Development Services Director, stated that if the dust mitigation is approved, when the county comes to the preliminary plat portion, the commission may limit them to a certain amount at a time if they think the area is too big and that it's something that they could have them put in their plan.

Chairman Hassett asked the staff to confirm that all they are looking for now is the amendment to the Mohave County Land Division Regulations to instigate a dust control mitigation and that they will still work on it once approved.

Scott Holtry, Development Services Director, answered yes. He stated that the amendment would change the Land Division Regulations and then each subdivision that comes in would have to come up with their full plan showing how they are going to mitigate it.

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

Vice-Chair Gillette made a motion to approve.

Commissioner Kirkham seconded that motion.

The motion carried unanimously.

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

Commissioner Ruge made a comment that there were numerous duplications in the opposition packets that they received for item 3.

16. Call to the Public

Deria Stellway of N Conch Rd., Golden Valley wanted clarification regarding the exact location of the Rezone request for item 3.

Chairman Hassett advised the speaker that the staff will look at it and give her an answer.

Angel Lund made comments about the Fire Hydrants in Shipp Estates, stating they are not inoperable. She also stated that there was a recent water studies from ADWR showing 192 feet before 58% of the wells will go dry.

Chairman Hassett asked the staff which department in the county can constituent go if a fire hydrant is inoperable.

Matthew Gunderson, Planning and Zoning Manager stated that fire hydrants are under the purview of fire district or the water district that is providing the water.

Chairman Hassett asked the staff if the statement about a new report from ADWR is accurate.

Scott Holtry, Development Services Director, stated that he is not familiar with the study that the speaker was referring to. He also stated that the statement about the wells will go dry at a certain point doesn't make much of a difference from what he presented that shows how much water is in the aquifer and the monitoring wells showing either increase or decrease.

Chairman Hassett asked the staff if they can answer the question of the first speaker regarding the map.

Matthew Gunderson, Planning and Zoning Manager, stated that Laguna Rd is in the middle of the proposed development so the road that is a mile further to the west is Estrella. He stated that general description is very broad due to how big the project is, but it is accurate.

Adjournment

Chairman Hassett adjourned the meeting at 11:56 AM.