



**MOHAVE COUNTY PLANNING AND ZONING COMMISSION
FEBRUARY 11, 2026
REGULAR MEETING MINUTES**

MEMBERS PRESENT

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

Commissioners' Arp, Martin, Morse and Bradshaw were present via Teams.

MEMBERS ABSENT

n/a

STAFF PRESENT

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

GUESTS PRESENT

Kenny Works

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 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, March 2, 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 the January 14, 2026, meeting minutes.

Commissioner Patillo seconded that motion.

The motion carried unanimously.

REGULAR AGENDA

GOLDEN VALLEY AREA

01. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 215-11-266 from an A-R/2A (Agricultural Residential/ Two Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for minor land division, in the Golden Valley vicinity (south of Florian Drive, west of Centennial Road), Mohave County, Arizona. **Joshua Miller**.

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

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.

02. 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 No. 306-24-007A from an A-R/10A (Agricultural Residential/ Ten Acre minimum lot size) zone to an A-R/7A and AR (Agricultural Residential/ Seven acre minimum lot size and Agricultural Residential) zone, to allow for a minor land division, in the Golden Valley vicinity (west of Adobe Road, north Bolsa Drive), Mohave County, Arizona. **Scott Lokken**

Vickie Bogan, 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 Kirkham made a motion to approve.

Commissioner Ruge seconded that motion.

The motion carried unanimously.

MOHAVE COUNTY GENERAL AREA

03. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 351-09-024 from an A-R/36 Acre (Agricultural Residential/ Thirty-Six Acre minimum lot size) zone to an A-R/10A & A-R/5A (Agricultural Residential/ Ten Acre and Five Acre minimum lot size) zone, to allow for a minor land division, in the Dolan Springs vicinity (north of Monterey Avenue, east of Eldon

Road), Mohave County, Arizona. **Adrien Muya JN (POSTPONED UNTIL THE APPLICANT COMPLIES WITH THE REQUESTED DOCUMENT)**

KINGMAN AREA

04. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a NC (Neighborhood Commercial) land use designation, to a GC (General Commercial) land use designation and a **REZONE** of Assessor's Parcel No. 324-03-639F from an A-R (Agricultural Residential) zone to a S-D/C (Special Development/ Commercial) zone, to allow for open lot storage and a residence, in the Kingman vicinity (north of Northern Avenue, east of Castle Rock Road), Mohave County, Arizona. **Crystal Anderson for Seitz 2024 TX-AZ Holdings LLC.**

Matthew Gunderson, Planning and Zoning Manager, read the item and the staff recommendations. The applicant was not present.

Commissioner Kirkham recused himself for items 4 & 5.

Chairman Hassett opened the public hearing.

Commissioner Ruge asked the staff of the zoning of the parcel to the west.

Matthew Gunderson, Planning and Zoning Manager stated that on the west side of Castle Rock Rd., the parcel is zoned C-MO Commercial Manufacturing.

Commissioner Patillo asked the staff to confirm the parcel in question and stated that they've been doing open lot storage since 1999.

Matthew Gunderson, Planning and Zoning Manager stated that it's the northeast corner. He also stated that there have been things stored on and off for the property and there is a current violation, and the request is to bring the property into compliance.

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

Vice-Chair Gillette made a motion to approve.

Commissioner Patillo seconded that motion.

The motion carried unanimously.

05. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 324-16-011 from a C-2H (Highway Commercial) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for open lot storage, in the Kingman vicinity (north of Northern Avenue, west of Castle Rock Road), Mohave County, Arizona. **Crystal Anderson for Seitz 2024 TX-AZ Holdings, LLC.**

Matthew Gunderson, Planning and Zoning Manager, 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 Ruge made a motion to approve.

Commissioner Patillo seconded that motion.

The motion carried unanimously.

OTHER

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

Commissioner Hubbard asked the staff if there's a time limit requirement for the postponed applications.

Matthew Gunderson, Planning and Zoning Manager, stated that the zoning ordinance doesn't have a specific amount of time, and the staff are trying to work with the applicant for them to be able to provide the necessary information. If the applicant stops responding, then the staff will withdraw the application.

07. Call to the Public

None.

Chairman Hassett adjourned the meeting at 10:11 A.M.