



**MOHAVE COUNTY PLANNING AND ZONING COMMISSION
NOVEMBER 8, 2023 - DRAFT
REGULAR MEETING MINUTES**

MEMBERS PRESENT

Pat Alexander	Michael Bradshaw	Larry Morse
John Hassett – Vice Chair	Bruce Hubbard	Cullin Pattillo
LaJuana Gillette, Chair	Melanie Martin	Dalton Barlow
Dale Kelley		

MEMBERS ABSENT

None

STAFF PRESENT

Tim Walsh	Arminda Patze	William Davis
Matthew Gunderson	Alexandra Bohlin	Peggy Clements
Scott Holtry	Vickie Bogan	Laura Skubal
Randy Allison	Greg Vandevier	

GUESTS PRESENT

Michael Barlow	Brian Miller	Carol Lundgren
John Martell	Eric Cherniss	Thomas Suess
Declan Murphy	Mark Lundgren	Kathy Tackett-Hicks
Cervantes Garcia	Harry Upton	Raoul Collins
Carole Collins	Connard Forsyth	Oharro Forsyth

Call to Order: Chairperson Gillette called the meeting to order at 10:00 AM.

Pledge of Allegiance

Roll Call

Announcements

REGULAR AGENDA

ARIZONA STRIP AREA

01. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 404-24-221 from an A-R (Agricultural Residential) zone to an R-E/30M (Residential Recreation/30,000 Square Foot Minimum Lot Size) zone to bring the property into compliance in the Cane Beds vicinity (south of 2800 South Street and west of 1920 East Street), Mohave County, Arizona. **Michael Barlow PC**

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

Chairperson Gillette opened and closed the public hearing as no one wished to speak.

Commissioner Bradshaw asked staff why the parcel was out of compliance.

Matthew Gunderson, Planning Supervisor, stated that common reasons for being was that there were road easements that made the parcel under size. When an applicant requests a building permit and the lot is undersized for the zoning, they must rezone to the appropriate zone for the lot size.

Michael Barlow, the applicant, stated that the lot was under an acre due to a road easement.

Motion to approve per staff recommendations by Commissioner Kelley and a second by Commissioner Bradshaw. The motion carried unanimously.

SOUTH MOHAVE VALLEY AREA

02. Evaluation of a request for an **AMENDMENT TO B.O.S. RESOLUTION NO. 2018-041**, for a portion of Assessor Parcel No. 221-35-024 to remove the condition that it is for a mineral reclamation plant, enclosed in a building only and to allow an **EXTENSION OF TIME** for the completion of improvements to allow for an energy facility in the Fort Mohave vicinity (north of Antoinette Avenue, west of Ashley Street), Mohave County, Arizona **Mohave Electric Cooperative AP**

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

Chairperson Gillette opened and closed the public hearing as no one wished to speak.

Commissioner Alexander asked why an extension of time was needed.

John Martell, the applicant, stated they had recently purchased the property and needed an extension of time in order to get the project going.

Commissioner Bradshaw asked for clarification regarding the project not going forward.

Mr. Martell stated that they had purchased the property and it was found that they needed to request the extension of time and the amendment in order to proceed with their current project.

Commissioner Bradshaw asked if the project was going to have the reclamation outside of the building. He asked about water, air quality and noise concerns.

Mr. Martell stated the project was to build a quick start natural gas turbine. He stated the previous project was for a mineral reclamation inside a building. The current project is for an energy facility to provide much needed power generation in the area. It will not necessarily be for any minerals or reclamation.

Commissioner Bradshaw asked if the project was for a completely different use.

Mr. Martell stated correct.

Commissioner Hubbard asked the applicant if it was a solar project.

Mr. Martell stated no it was a quick start natural gas turbine.

Motion to approve per staff recommendations by Commissioner Hassett and a second by Commissioner Kelley. The motion carried unanimously.

GOLDEN VALLEY AREA

03. Evaluation of a request for a **SPECIAL USE PERMIT** for Assessor's Parcel No. 306-48-009C to allow for a 150' wireless communication facility in a C-2H/10A (Highway Commercial/Ten Acre Minimum Lot Size) zone in the Golden Valley vicinity (south of Highway 68, east of Concho Road), Mohave County, Arizona. **Declan Murphy for Arizona Series 5 PC**

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

Chairperson Gillette opened and closed the public hearing.

Commissioner Alexander asked if it was going to be a 5G cell tower.

Declan Murphy, the applicant, stated the tower would be a broadband tower at first that would allow those in rural areas to have unlimited data. For example, if a rural resident wanted to sign up with T-Mobile or Verizon, they would pay the \$50 per month to have data.

Commissioner Alexander asked how close the nearest neighbor was to the tower.

Mr. Murphy stated the nearest neighbor was approximately 400 to 500 feet away.

Commissioner Alexander stated that those residents would not necessarily have been advised of this project.

Scott Holtry, the Planning and Zoning Manager, stated that the notification for the special use permit was 300 feet from the property line. He stated that one home appears to be adjacent to the property and would have been notified.

Motion to approve per staff recommendations by Commissioner Kelley and a second by Commissioner Hassett. The motion carried unanimously.

04. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 306-48-012E from an A-R/4A (Agricultural Residential/Four 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 Highway 68 and west of Laguna Road), Mohave County, Arizona. **Brian Miller for Mandala Holdings, LLC AB**

Alex Bohlin, Planner II, read the item and staff recommendations. The applicant was present and available for questions.

Chairperson Gillette opened and closed the public hearing as there was no one else wishing to speak.

Motion to approve per staff recommendations by Commissioner Alexander and a second by Commissioner Martin. The motion carried unanimously.

05. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from Low Density Residential land use designation to General Commercial land use designation and a **REZONE** of Assessor's Parcel No. 306-48-012D 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 outdoor storage facility in the Golden Valley vicinity (south of Highway 68 and west of Laguna Road), Mohave County, Arizona. **Brian Miller for Mandala Holdings, LLC AB**

Alexandra Bohlin, Planner II, read the item and staff recommendations. The applicant was present and available for questions.

Chairperson Gillette opened and closed the public hearing as there was no one else wishing to speak.

Motion to approve per staff recommendations by Commissioner Kelley and a second by Commissioner Bradshaw. The motion carried unanimously.

06. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 206-10-018 to apply an E-S (Energy – Solar Overlay) zone to an M-X (Heavy Manufacturing) zone to allow for a solar facility in the Golden Valley vicinity (south of Ash Drive and west of Interstate 40), Mohave County, Arizona. **Eric Cherniss, Griffith Solar, LLC AP**

Amy Patze, Planner I, requested that the item be continued to December 13, 2023, Planning and Zoning Commission per the applicant's request.

Lindsay Stube, representing the applicant, requested the continuance as they were just hired by the applicant and did not have the time to prepare a presentation for the Commission.

Commissioner Hubbard asked if this was a solar project.

Ms. Stube stated that she was asking for a continuance to understand the whole project.

Motion to continue the item to the December 13, 2023, Planning and Zoning Commission was made by Commissioner Alexander and a second by Commissioner Kelley. The motion carried unanimously.

07. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 206-03-028 to apply an E-S (Energy-Solar Overlay) zone to an M-X (Heavy Manufacturing) zone to allow for a solar facility in the Golden Valley vicinity (south of Cryo Drive and east of Apache Road), Mohave County, Arizona. **Eric Cherniss, Griffith Solar, LLC AP**

Amy Patze, Planner I, requested that the item be continued to December 13, 2023, Planning and Zoning Commission per the applicant's request.

Motion to continue the item to the December 13, 2023, Planning and Zoning Commission was made by Commissioner Alexander and a second by Commissioner Hassett. The motion carried unanimously.

08. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** of Assessor's Parcel No's. 305-05-004, 305-26-012F, and 305-26-012G from a Rural Development Area land use designation to a General Commercial land use designation, and a **REZONE** of Assessor's Parcel No. 305-26-012F from an A-R/5A (Agricultural Residential/Five Acre Minimum Lot Size) zone to a C-2H (Highway Commercial) zone, for allow for an expansion of commercial development in the Golden Valley vicinity, Mohave County, Arizona. **Mohave Engineering for Marque & Carol Lundgren PC**

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

Chairperson Gillette opened the public hearing.

Donna Crouse, the applicant, stated the project was to expand an existing horse area for local horse owners.

Chairperson Gillette closed the public hearing as there was no one else wishing to speak.

Motion to approve per staff recommendations by Commissioner Alexander and a second by Commissioner Kelley. The motion carried unanimously.

MOHAVE COUNTY GENERAL AREA

09. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 122-19-023 from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an AR/20A (Agricultural Residential/Twenty Acre Minimum Lot Size) zone, to bring the property into compliance in the Yucca vicinity (south of Yucca Drive and west of Javalina Road), Mohave County, Arizona. **Thomas Suess PC**

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

Chairperson Gillette opened and closed the public hearing as no one else wished to speak on this item.

Motion to approve per staff recommendations by Commissioner Martin and a second by Commissioner Alexander. The motion carried unanimously.

10. Evaluation of a request for a **REZONE** of Assessor's Parcel No's 326-02-120A, -120B & -120C from an A (General) zone to an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) and A-R (Agricultural Residential) zone, to bring the property into compliance in the Dolan Springs vicinity (south of Sanchez Drive and east of Caballaro Drive), Mohave County, Arizona. **KTH Consulting for Noel Garcia, Cuauhtemoc Cervantes and Carlos Herrera AP**

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

Chairperson Gillette opened and closed the public hearing as no one else wished to speak on this item.

Motion to approve per staff recommendations by Commissioner Martin and a second by Commissioner Hassett. The motion carried unanimously.

11. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a General Commercial land use designation to a Rural Development Area land use designation and a **REZONE** from an A-R/36A (Agricultural Residential/Thirty-Six Acre Minimum Lot Size) zone to an A-R/20A (Agricultural Residential/Twenty Acre Minimum Lot Size) zone, for Assessor's Parcel No. 207-23-065 to allow for a minor land division in the Yucca vicinity (south of Mandin Drive and east of Kickapoo Drive), Mohave County, Arizona. **KTH Consulting for Harry & Karen Upton PC**

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

Motion to continue was made by Commissioner Alexander and a second by Commissioner Martin. The motion carried unanimously.

KINGMAN AREA

12. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 204-43-024 from an A-R/16A (Agricultural Residential/Sixteen 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 Cedar Hills vicinity (north of Dilligaf Road and west of Atkins Ranch Road), Mohave County, Arizona. **Raoul & Carole Collins PC**

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

Chairperson Gillette opened and closed the public hearing as no one else wished to speak on this item.

Motion to approve per staff recommendations by Commissioner Alexander and a second by Commissioner Martin. The motion carried unanimously.

13. Evaluation of a request for an **AMENDMENT TO BOS RESOLUTION 2023-015** for Assessor's Parcel No. 310-04-043C and -043D to amend the proposed zoning from an A-R/4A (Agricultural Residential/Four Acre Minimum Lot Size) zone to an A-R/3A (Agricultural Residential/Three Acre Minimum Lot Size) zone to bring the properties into compliance in the Kingman vicinity (east of Cherum Road, south of Calle Noria), Mohave County, Arizona. **Cheryl Forsyth AP**

Amy Patze, Planner I, read the item and staff recommendations. The applicant was not available.

Chairperson Gillette opened and closed the public hearing as no one else wished to speak.

Motion to approve per staff recommendations by Commissioner Kelley and a second by Commissioner Martin. The motion carried unanimously.

OTHER

14. Approve the Planning and Zoning Commission Meetings for Calendar Year 2024.

Motion to approve per staff recommendations by Commissioner Martin and a second by Commissioner Alexander. The motion carried unanimously.

15. Commissioners' comments – limited to announcements, availability/attendance at conferences and seminars, requests for agenda items for future meetings, and requests for reports from staff.
16. Call to the Public – There was none.

The meeting was adjourned at 10:36 AM.

Respectfully submitted;

Laura Skubal

Clerk of the Commission