

2025 Mohave County General Plan



Mohave County 2025 General Plan

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ACKNOWLEDGEMENTS

Board of Supervisors

Travis Lingenfelter, Supervisor – District I
Rich Lettman, Supervisor – District II
Sonny Borrelli, Supervisor – District III
Don Martin, Supervisor, District IV
Ron Gould, Supervisor – District V

County Manager:

Sam Elters, P.E.

Planning & Zoning Commission:

Michael Bradshaw, District I
Eugene Kirkham, District I
John Hassett, District II, Chairman
Bo Hellams, District II
Melanie Martin, District III
Bruce Hubbard, District III
Cullin Pattillo, District IV
Rex Ruge, District IV
LaJuanna Gillette, District V, Vice-Chairman
Larry Morse, District V
Jaime Arney, Clerk

General Plan Sub-Committee:

Michael Bradshaw
Bo Hellams
Melanie Martin
Cullin Pattillo
LaJuanna Gillette

GIS Staff

Bridgid Masters, GIS Technician

Section 1

Introduction



Mohave County 2025 General Plan

1. INTRODUCTION

A. PURPOSE

Arizona State Statutes require each planning agency to prepare and the governing body to adopt a comprehensive, long-range general plan for the development of the municipality. The Mohave County General Plan is a statement of County policy to assist and guide the decision-making process. Most importantly, the 2025 General Plan is a public tool for the citizens of Mohave County to guide the growth they wish to see to the year 2035.

This General Plan provides a basis to guide decision-makers. It is a statement of community values, ideals, and aspirations about the best management of the natural and built environments. In addition to defining the County's view of its future, the General Plan describes actions to take to achieve the desired future.

Mohave County's 2025 General Plan takes into consideration today's economic and planning challenges and include future planning visions with attainable goals. The 2025 General Plan uses text and diagrams to establish policies and programs to address the many issues facing the County. The Plan is a tool for managing community change to achieve the desired quality of life. The 2025 General Plan represents a revision of the original plan adopted in 1995 and the subsequent revisions in 2005, 2010, and 2015 and has reaffirmed, and in some cases reassessed, the values, ideals, and aspirations of the community.

B. CONTENT AND ORGANIZATION

The General Plan includes eight major sections. They introduce the Plan; define the County's vision for its future; summarize past, existing, and anticipated conditions affecting the County; describe the process used to prepare this Plan; establish goals, policies, and implementation measures for 11 functional plan elements; describe key implementation tools; and provide background information.

The first four sections of the General Plan provide useful background for the reader of this document. This section introduces the Plan, describing its purpose and organization. Section II defines the County's vision of what it should be by the year 2035. Section 3 summarizes existing conditions and trends that are examined in greater detail in the General Plan Baseline Analysis.

Sections 4, 5 and 6 are the backbone of the Plan. They contain 11 functional Plan Elements establishing goals, policies and implementation measures that will guide County actions relating to:

- Environmental
- Water Resources
- Energy
- Open Space
- Land Use
- Housing
- Economic Development
- Transportation
- Public Facilities
- Public Infrastructure
- Cost of Development

Each Plan Element begins with a statement summarizing the most important information gleaned from the

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base study research, workshops, and other sources. Next, the key planning issues relating to the topic are described. These issues have been identified based on public and Mohave County staff input; they are also influenced by the baseline study and alternatives analysis prepared for this General Plan. These two sections give the reader an understanding of the basis for goals and policies. Following the statement of issues, the County's goals, policies, and implementation measures are listed. The goals and policies are the most important part of the General Plan. They state the policies the County will use in making decisions on development approvals, public infrastructure financing and other issues. The implementation measures are suggested strategies for achieving the County's adopted goals and policies.

Mohave County recently updated the Land Use Maps to merge together the General Plan designations with the Land Use designations laid forth in the individual Area Plans in an effort to consolidate and optimize this information for the public. New Area Plans or Amendments to existing area plans are now accomplished through the same General Plan Amendment process.

Section 7 provides a brief overview of the key tools that Mohave County can use to implement this plan. This section is intended to give citizens and officials a single reference source for information about the tools available to the County in carrying out its Plan.

Section 8 is the General Plan appendix. It includes a glossary of the key terms used throughout the Plan and an annotated list of support documents generated during the planning process.

C. EFFECT

Planning is an ever-changing process -- not the adoption of a particular document. Rather, it is an ongoing process involving the actions by the County, the private sector, other public and quasi-public agencies, and the community-at-large. As conditions change, the County's Plan should be amended to take advantage of new opportunities and respond to new needs. Thus, the General Plan is not intended to be a static document; it is intended to be a dynamic guide to help citizens shape the County's future. To ensure that planning documents are relevant, Arizona has adopted "Growing Smarter" legislation, per Arizona Revised Statutes, as amended, that requires cities and counties to update their general plans every ten years or more often.

Standard definitions of goals, policies and implementation measures are used in all elements of the General Plan. Goals describe a desired state of affairs in the future. They are the broad public purposes toward which policies and programs are directed. They need not be fixed in time or quantity. Since goals are general statements, more than one set of actions could be taken to achieve each goal. In this General Plan, goals are phrased to express the desired results of the Plan; they complete the sentence "Our goal is ..."

Policies are statements of government intent against which individual actions and decisions are evaluated. Policies are phrased as sentences, with the agency responsible for implementing the policy clearly identified. The wording of policies conveys the intended level of commitment to action. Policies which use the word "shall" are mandatory directives, while those using the word "should" are statements to be followed unless there are compelling reasons to do otherwise, or unless other goals and policies outweigh in another direction. The word "should" also assumes that the County has the ability or budget to do the things specified. The term "support" means encouragement or assistance, typically of a non-monetary nature. "Encourage" means to be in conceptual agreement with a program or process, and to seek its furtherance. "Cooperate" or "work with", unless otherwise defined by law, means to act in concert with another agency or entity, toward a common goal or result, or make progress thereof, and to provide moral support only, unless additional support is deemed appropriate by county management or specifically directed by the Board of Supervisors. "Ensure" means to provide or offer, within the County's abilities to do so, but does not mean to guarantee. Unless specifically stated so, the County does not offer or commit to funding others through its General Plan goals, policies, or

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implementation measures, despite intent to support, encourage, promote, or facilitate programs. Other terms, such as “reasonable” or “appropriate” are assumed to be at the interpretation of the Board of Supervisors, who are authorized to make such determinations.

Implementation measures are the actual actions, methods or mechanisms recommended to carry out the policies. They aren't the only possible actions which would achieve these goals. They are intended to set an initial agenda for implementation of the Plan.

Including a program or project on the list of implementation measures does not automatically create that program. The County will need to adopt budgets, consider new ordinances, and provide staff resources before new programs begin. Each of these implementation decisions will require public input and specific Board action.

Section 2

Vision for the Future



2. VISION FOR THE FUTURE

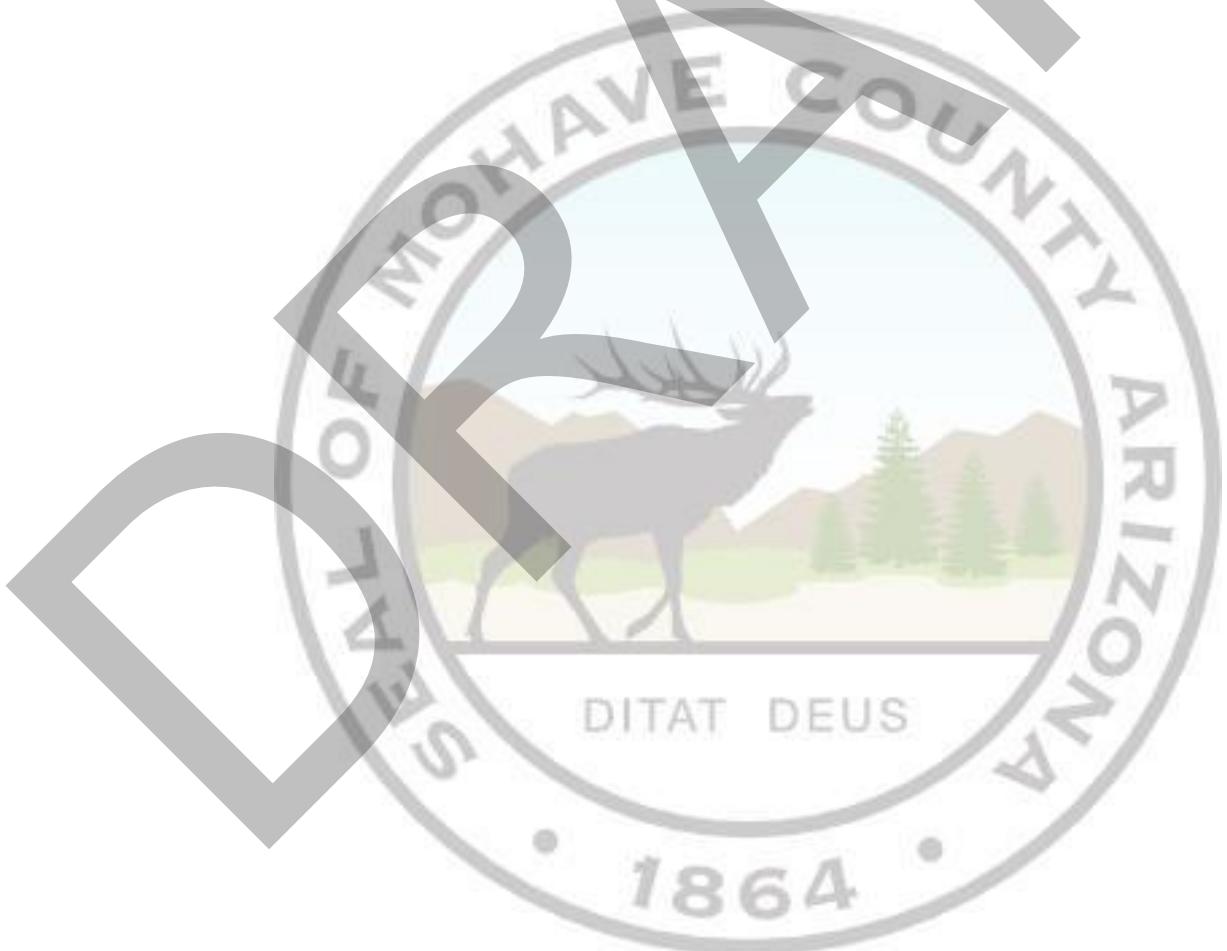
What should Mohave County be like in the future? During the last 20 years, Mohave County has witnessed rapid growth periods as well as times of slow growth. Future growth depends on economic change not only at the County level, but the State and Federal levels as well. Collectively, the following major planning concepts define a vision for Mohave County's future -- a future on which the goals of each individual Plan Elements are based. This ideal future is one that reflects economic growth and development, as well as a high quality of life for all residents.

- **Promote Beneficial Economic Growth, Development and Renewal.** Mohave County should strive to create a supportive climate for business through its governmental operations.
- **Ensure Sound Planning and Growth County-Wide.** Regardless of how well each agency independently plans, neither the County, its incorporated cities, communities, tribal reservations, federal and state land agencies, nor other regional and quasi-public agencies will effectively shape the future until each governing agency receives the cooperation of the others and all move toward common goals. The County's General Plan is a statement of its goals for coordinated planning and goal implementation.
- **Focus County Resources in the County's Urban Areas.** Mohave County needs to focus more effort toward making urban areas more attractive for growth, not only to protect and maintain the investment in public services that has already been made in these areas, but also to help relieve the pressures of growth on environmental and fiscal resources in suburban and rural areas.
- **Provide Adequate Public Services at a Minimum Cost.** Mohave County should encourage the timing and sequencing of public services with growth so that the capacities of streets, public and private water systems, public and private sewage systems, and other facilities are maintained as the County continues to grow and support the concept that the costs be covered by those creating the growth.
- **Promote Adequate Housing which reduces the number of homeowners and renters which are cost burdened.** Mohave County should focus on helping to achieve a balance of housing while striving for increased owner-occupied housing rehabilitation within its ability, to control non-market related housing costs, including developer fees.
- **Protect the Environment.** Mohave County should recognize the enormous economic value of its natural environment - the unspoiled beauty of the County that attracts new growth and sustains communities. The County should encourage the growth of communities that maintain the health and integrity of its valuable environmental features.
- **Conserve the County's Natural Resources.** Mohave County should, within its authorities, protect wetlands, washes, aquifer recharge areas, areas of unique, scenic, historic, cultural, and recreational value, and capitalize on these resources for the long-term benefit of all residents.
- **Preserve and Enhance Historic, Cultural, Open Space, and Recreational Lands and Structures.** Mohave County should strive to ensure that the built environment incorporates natural and historic treasures into the everyday lives of residents.
- **Assist the Cities' Economic Development Efforts.** Mohave County and the incorporated areas therein should mutually assist each other in the promotion of Economic Development.

Section 3

Context for

Planning



3. CONTEXT FOR PLANNING

A. INTRODUCTION

This General Plan defines what Mohave County desires to be in the year 2035. The Plan also describes policies and actions needed to build on the existing quality of life and fully realize the community's vision for the future. The recommendations in this Plan result from both this vision for the future and the County's existing conditions.

This chapter of the General Plan summarizes the background information that helped shape the Plan's goals, policies, and implementation measures. It highlights the history of modern settlements that shape the character of the County. Recent trends in demographics, housing, employment, and land development are identified. Overviews of natural resources and public facility information are provided in Sections V and VII of this General Plan. Information for this section has been obtained from the United States Census Bureau and Mohave County Development Services.

B. COMMUNITY HISTORY

Mohave County is named after the Mojave Indians, one of several tribes of Native Americans who have resided in the County. Land within the Kaibab, Hualapai and Fort Mojave Indian Reservations are still under tribal jurisdiction. While early Spanish explorers, explored parts of the County as early as the 1500's, the first western settlements were founded in the mid to late 1800's.

Mohave County was formed December 21, 1864, one of the four original counties in the Arizona Territory. In 1870 the Northern section of the county was known as Pah-ute County. In 1871 Pah-ute was annexed to Mohave County ending its short lived existence as a county.

Fort Mojave was established as a military outpost south of the Bullhead City area in 1859 to provide a safe crossing of the Colorado River to travelers. In the 1860s settlements such as Hardyville (located at present day Bullhead City) 1864, Chloride 1862, Moccasin 1863, and Littlefield 1865 were founded; all of these townsites still have residents today. Mohave City, the first county seat, was in existence from 1863-1938. The town of Cerbat was also a county seat for a short time. Cerbat was settled in the late 1860s and had a populace through 1938.

The railroad, initial National Highways, and mining brought early settlers to the County. Oatman, Chloride and Hackberry are a few of the existing communities that began as mining towns. Many other mining settlements were abandoned long ago. Pursuit of religious freedom played an important role in the development of the Arizona Strip, as Colorado City, Littlefield, Cane Beds and Moccasin were settled by religious groups.

While there are numerous communities scattered throughout the County, only Bullhead City, Colorado City, Kingman, and Lake Havasu City are incorporated cities. Kingman, the County Seat, was incorporated in 1952 and remained the only incorporated city in the County until Lake Havasu City incorporated in 1978.

Kingman was named for the railroad surveyor who established the original townsite as a stop for the Atlantic and Pacific Railroad in 1882. The first train stopped in 1883. The National Old Trails Road Ocean-to-Ocean Highway in 1914 and the original 1926 alignment of Route 66 ran through Kingman. Growth was given a boost during the 1930's, with the construction of the Hoover Dam, and through the 1940's, with the establishment of a major U.S. airfield. With Interstate 40 and U.S. Highway 93 intersecting in Kingman, it remains a regional trade, service and distribution center for northwestern Arizona and the southwestern United States. Tourism and manufacturing are also important to the local economy.

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Lake Havasu City was established in 1963 by McCulloch Properties as a planned community. Manufacturing and tourism are the primary enterprises that have contributed to this City's rapid growth. Tourists are attracted to the waters of Lake Havasu and the London Bridge, which was relocated to Lake Havasu City in 1971.

There have been several settlements in the Bullhead City area, including Hardyville, which was founded in 1864 and briefly served as the County Seat. Bullhead City, which was named for a now submerged rock formation in the Colorado River, was incorporated in 1984. The boom of the gaming industry across the Colorado River in Laughlin, Nevada has fueled extremely rapid growth in the resident and tourist populations of Bullhead City. This growth has spilled over into the Golden and Mohave Valleys and, to some extent, the Kingman area.

Colorado City (called Short Creek until 1958) was homesteaded by Roy Johnson near the turn of the century. Ranching plays a major role in the town's early economy, but manufacturing, mining and construction have become increasingly important to the local economy. Colorado City was incorporated in 1985.

C. DEMOGRAPHICS

The characteristics of Mohave County's population will have significant impacts on the County's needs and priorities. The rate of change, age, and household characteristics of the population in communities throughout the County will affect the type, location, and timing of service needs.

Mohave County was Arizona's fastest growing county from 1990 to 2000 at a rate of 65.8% from 93,497 people to 155,032. This was an increase of 61,535 people. According to the United States Census Bureau, Mohave County's population for the 2020 census was 213,267. This was a modest growth of 13,081 people from 2010. The US Census 2022 estimates list Mohave County's projected population to be 220,905. As shown in Exhibit III.1, the cities and the unincorporated areas of the County exhibited rapid growth from 1990 to 2000, moderate growth in 2010, and lesser population increases in the following years. All figures are from the US Census.

Exhibit 3.1: Population Growth by Area

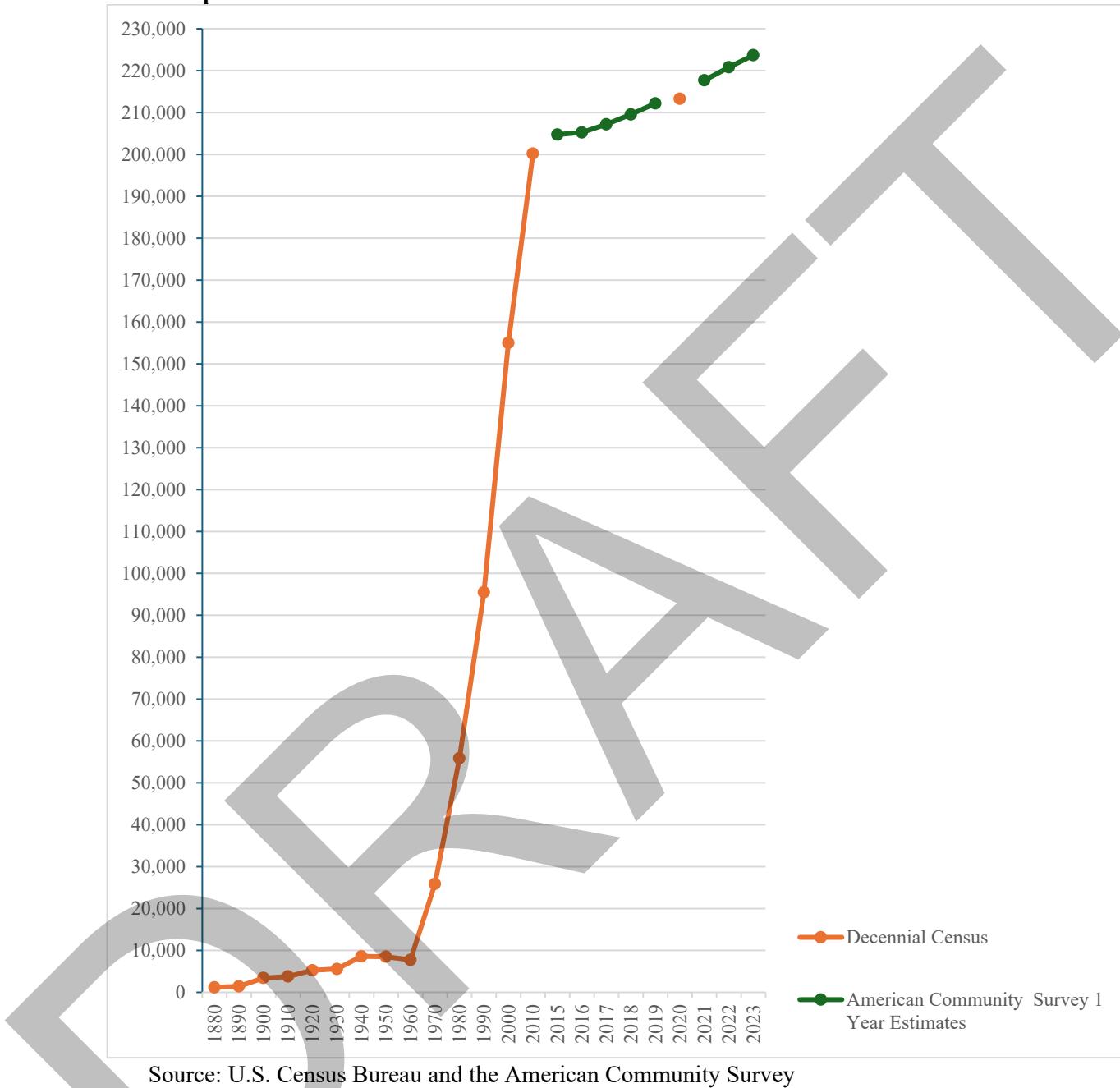
Area	Population				
	1990	2000	2010	2020	2022 est.
Bullhead City	21,951	33,769	39,540	41,348	42,920
Colorado City	2,426	3,334	4,821	2,478	2,550
City of Kingman	12,722	20,069	28,068	32,689	34,918
Lake Havasu City	24,363	41,938	52,527	57,144	58,926
Unincorporated	32,035	61,535	75,230	79,608	81,591
Total	93,497	155,032	200,186	213,267	220,816
Percentage of increase		66%	25%	7%	4%

Source: U.S. Census Bureau

A wider look at the population changes in the county show how dramatic the increase from 1990 to 2010 was. From the 60's to the 70's the county experienced a threefold increase in population, but the quantity of residents was a much greater increase at the turn of the century. The estimates of the American Community Survey made from 2015 through 2019 were supported with the 2020 Decennial Census data. The overall change from 2010 to 2020 was 7%. This slower steady growth is projected to continue.

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Exhibit 3.2: Population Growth Estimations



The median age in Mohave County has increased roughly 10% each decade, with the most recent decennial census reporting 52.3 years of age. This is an average population of 14 years older than both the State and Country, at 37.9 and 38.2 respectively.

The median age varies widely from one area to another within the County, ranging from 18.2 in Colorado City, to 63.6 in Desert Hills. The age of residents is slightly increasing in most locations, with only the City of Kingman, Dolan Springs, Golden Valley, and Mohave Valley areas showing a marginally younger median age compared to the previous census.

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Exhibit 3.3: Median Ages – 2000/2010/2020

Place	Median Age 2000	Median Age 2010	Median Age 2020
United States	35.3	37.2	38.2
Arizona	34.2	35.9	37.9
Mohave County	42.8	47.7	52.3
Mohave County Incorporated Areas			
Bullhead City	41.8	48.6	51.6
Colorado City	14.3	14.8	18.2
City of Kingman	39.6	44.8	42.8
Lake Havasu City	47.5	50.0	53.5
Mohave County Census Designated Places			
Desert Hills	52.0	54.3	63.6
Dolan Springs	56.7	61.6	57.7
Golden Valley	45.7	52.8	46.4
Mohave Valley	41.1	44.1	39.9
New Kingman/Butler	39.7	44.3	48.9
Peach Springs	24.4	24.2	28.0
Willow Valley	56.1	56.1	63.3
Fort Mojave Reservation		45.9	49.9
Hualapai Indian Reservation		25	25.6
Kaibab Indian Reservation	24.1	21.8	26.1

Source: U.S. Census Bureau

The households in Mohave County increased by 10% from 2010 to 2020 with a total of 90,413 counted in the 2020 American Community Survey by the U.S. Census Bureau. The average household size was listed as 2.29 persons, a decrease of 0.12 persons compared to the decade prior, and 0.31 persons less than the United States during the same period. Single adult homes with children has decreased 2.8% during this period as well with 56% of households with an adult and no spouse having children under 18. This is 2.3% less than the national average. Households with one or more people over 60 years of age increased 10% in the ten year span to 61.4% of Mohave County households. This is 21.2% higher than the United States statistic.

D. MOHAVE COUNTY INDIAN TRIBES

Mohave County includes large portions of tribal lands from three tribes, the Fort Mojave Indian Tribe, the Hualapai Indian Tribe, and the Kaibab Paiute Indian Tribe.

The Fort Mojave Indian Reservation is located along the Colorado River south of Bullhead City and currently consists of 23,669 acres in Mohave County, 12,633 acres in California and 5,582 acres in Nevada. The Reservation was originally established in 1870 At the 2020 decennial census had a population of 1,697 people, an increase of 220 over the 2010 census.

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Occupancy on Fort Mojave Indian Reservation lands, unlike that of many other Indian reservations in Arizona, is less than 50% Native American. The Fort Mojave Indians have leased much of their land to cotton, corn, and soybean farming companies, which employ a large population of Mohave County residents. The tribal headquarters are located in Needles, CA.

The Fort Mojave Indian Reservation offers many recreation and tourist opportunities for visitors. Two Tribal casinos are located on the reservation. On the Nevada side of the reservation is the Avi Resort and Casino which includes a full-service hotel and in South Mohave Valley, there is the Spirit Mountain Casino. In addition to the casinos, the reservation offers boating and fishing recreation along the Colorado River, RV parks and a golf course.

The Hualapai Indian Tribe's land covers a large area from the Grand Canyon south to Route 66. The Hualapai Indian Reservation includes land in Mohave County, Coconino, and Yavapai Counties. Much of the geography of the Hualapai Reservation consists of tall pines, which is where the Hualapai derived their name, "people of the tall pines". The Hualapai Indian Reservation consists of 1,000,438 acres and includes 108 miles of the Colorado River and the south side of the Grand Canyon. The reservation was established in 1883. At the 2020 decennial census had a population of 1,299 people and decrease of 36 over the 2010 census.

Much of the Hualapai tribal population live in Peach Springs, the capital of the Hualapai Indian Reservation. The Hualapai Lodge and River Runners (Colorado River Rafting), as well as off-road excursion businesses employ a large percentage of tribal members. The Hualapai Indian Tribe has chosen tourism as their primary revenue source. The Skywalk at Grand Canyon West, with amazing views from beneath a glass floor, attracts hundreds of thousands of visitors a year.

The Hualapai are governed by the Hualapai Tribal Council, which consists of nine members. Each member serves a four-year, staggered term and council members are limited to serving two consecutive terms.

The Kaibab Paiute Indian Reservation is located on the Arizona Strip, approximately 40 miles north of the Grand Canyon. The reservation lands total 120,840 acres located in Mohave County and Coconino County, Arizona. The reservation spans semi-arid to alpine lands which are dominated by pinyon pine and juniper. The non-tribal community of Moccasin, established by claim prior to the creation of the reservation, and Pipe Spring National Monument are also located entirely within the reservation boundary. In 1934, the Kaibab Band of Paiute Indians was established under the Indian Reorganization Act. There was a population of 221 at the 2020 decennial census, 20 less than in 2010.

The reservation hosts five tribal villages that are governed by a seven-person tribal council. The primary purpose for the tribal government is to provide services to its tribal membership such as: healthcare, social and health services, public works, judicial services, housing assistance, natural resources, and employment opportunities.

The Kaibab Paiute Indian Tribes primary goals are to create economic development on tribal lands while protecting natural resources.

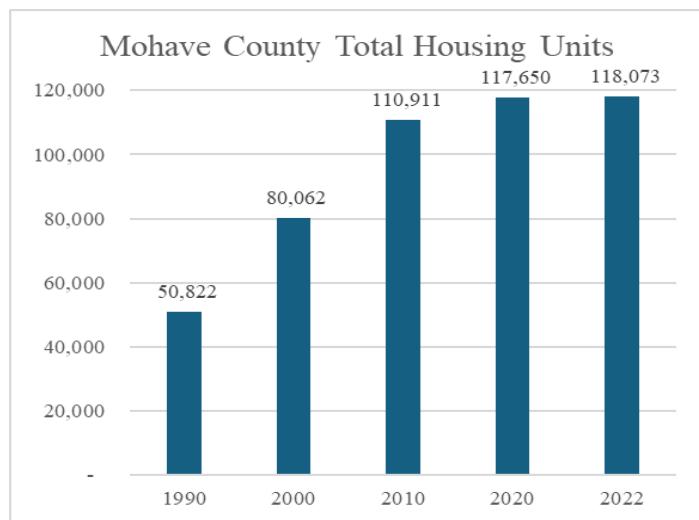
E. HOUSING

The number of housing units slowed in growth from 1990 through 2020 Showing a 58% increase at the 2000 Decennial Census, 39% increase on 2010 Decennial Census, and only a 6% increase shown with the 2010 Decennial Census. The 2022 numbers are from the U.S. Census Bureau ACS 5 Year Estimates and show a very moderate increase in housing units. The indication of development within the county beyond the 2010 Decennial Census is better portrayed with the permit issuance numbers covered in later sections of the General Plan.

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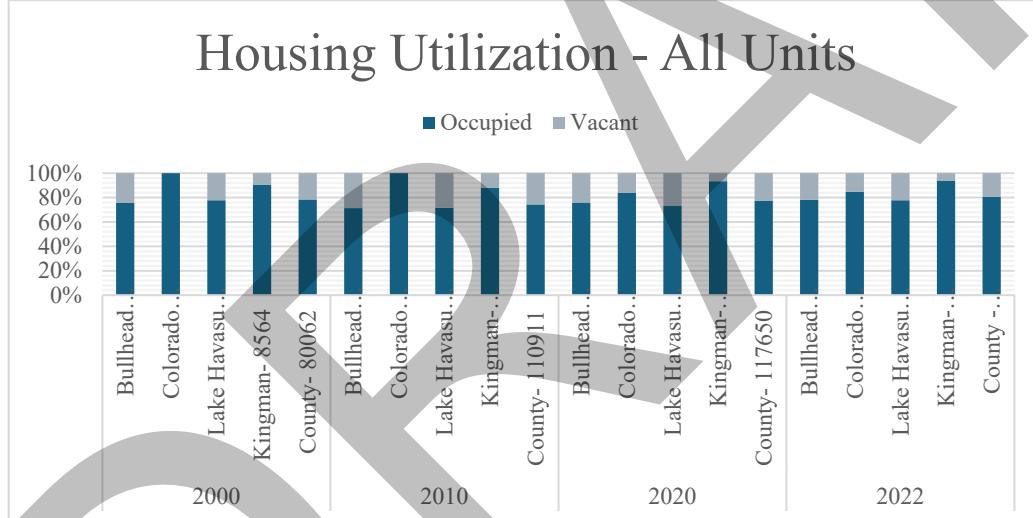
Occupancy rates have faintly risen since 2000 with 78% of the homes county wide occupied to a total of 81% estimated county housing unit occupancy in the 2022 American Community Survey.

Exhibit 3.4 Total Housing Units



Source: U.S. Census Bureau

Exhibit 3.5 Housing Utilization

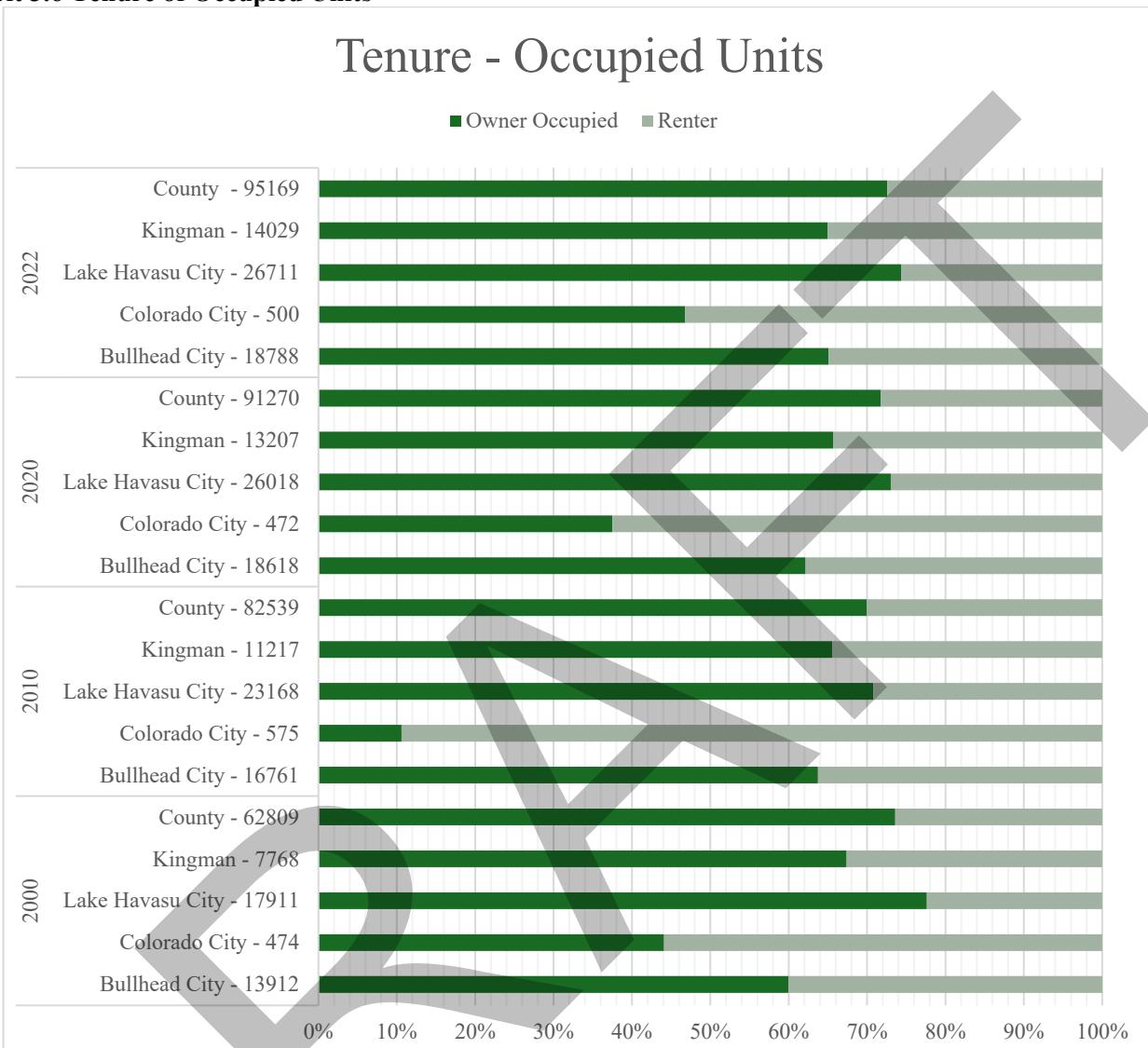


Source: U.S. Census Bureau

The tenure of occupied units remained between 70% and 74% owner occupied for the county, with little change in each of the major cities.

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Exhibit 3.6 Tenure of Occupied Units

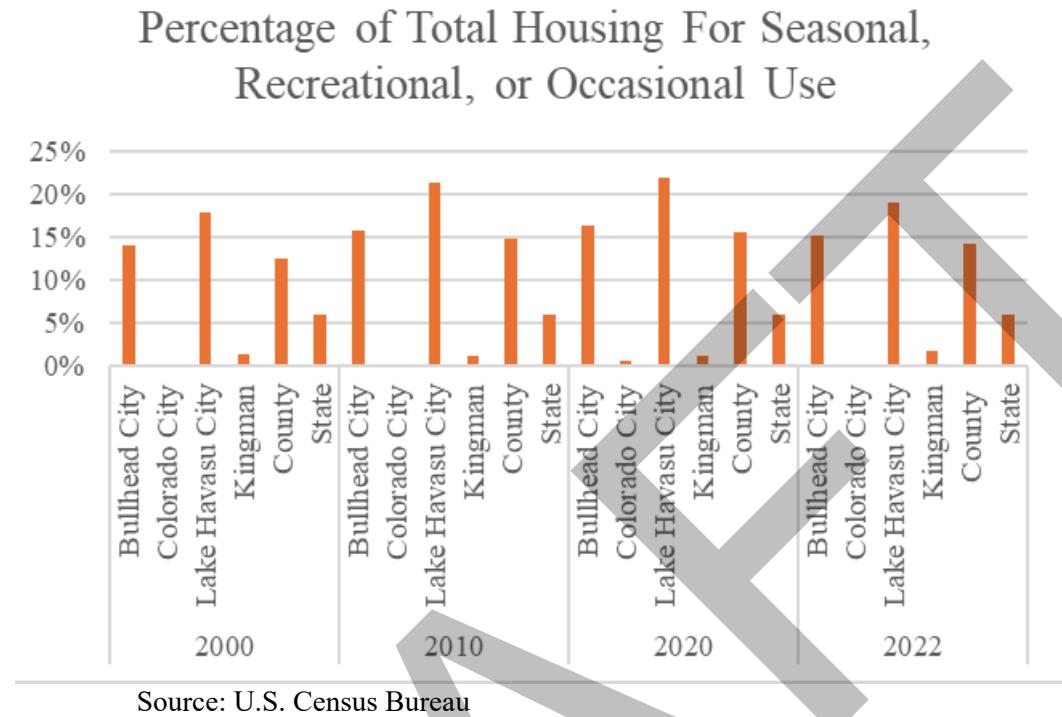


Source: U.S. Census Bureau

The County has an above average seasonal population, particularly along the Colorado River. The warmer climates in the county experience a much larger population flux than the remainder of the county. Nearly 13 percent (9,956) of the County's housing units were listed as seasonal or recreational in the 2000 census, this increased to 15% in 2010, and remained at that 15% for 2020. This is a much higher rate than the states 30 year average of just 6%.

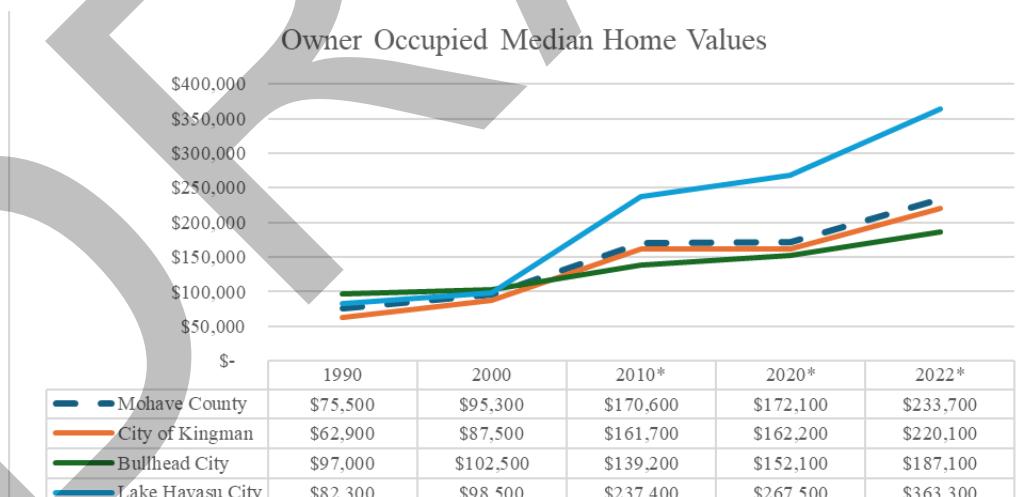
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Exhibit 3.7 Percentage of Total Housing for Seasonal, Recreational, or Occasional Use



The value of owner-occupied housing has steadily increased over the past 4 decades. There was a large spike in worth from 2000 to 2010 averaging a 79% increase county wide. From 2010 to 2020 values had little change. There is a very large uptrend from 2020-2022 with values county wide increasing 36% in just two years.

Exhibit 3.8 Owner Occupied Median Home Values

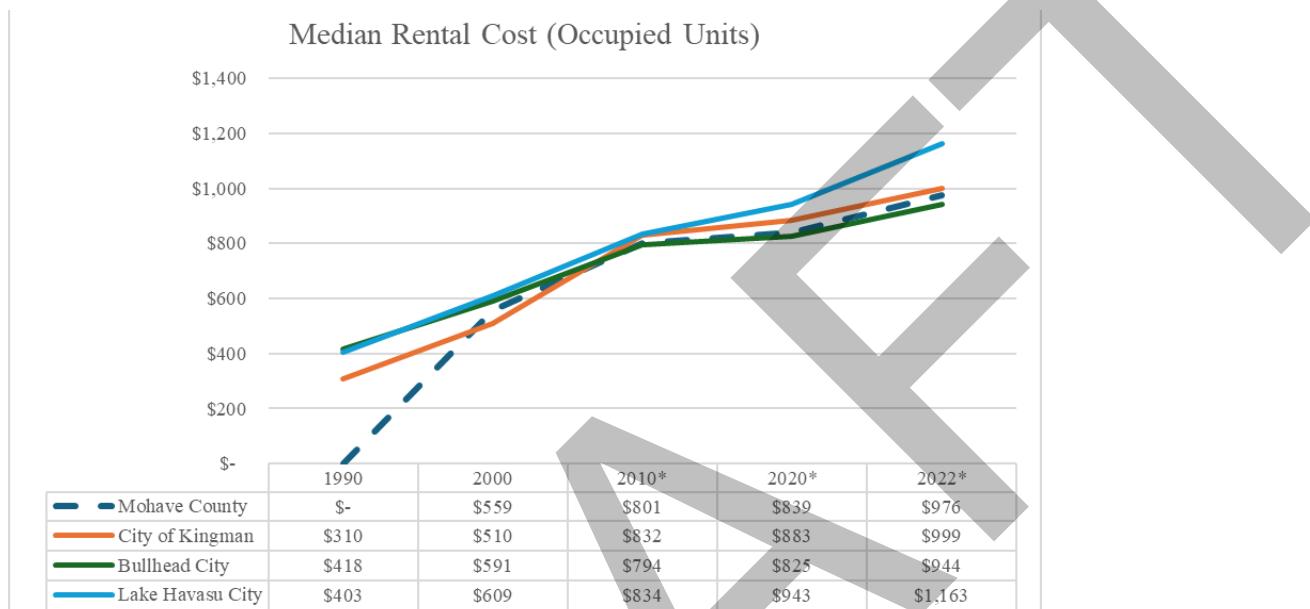


According to the 2022 US Census Bureau's American Community Survey 5-year estimates, the median home value for owner occupied residences in Mohave County was \$233,700. The state of Arizona value is \$321,400, roughly 38% higher than the county median.

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Rental expenses have experienced a similar trend to housing prices, with the early part of the century showing the largest increase of over 60% in the City of Kingman. There was a comparable period of stability from 2010 to 2020. While overall owner-occupied home values increased 36% in the county from 2020-2022 rental expenses showed a moderate increase of 16% to a median amount of \$976. This is 34% lower than the State median rental of \$1308.

Exhibit 3.9 Median Rental Cost



Source: U.S. Census Bureau

F. EMPLOYMENT AND EARNINGS

The top occupation category for civilian employed persons 16 years and older, according to the 2020 and 2022 American Community Surveys by the U. S. Census Bureau, is listed as management, business, science, and arts occupations. This is on par with the State and Country population occupations. In 2010 and 2015 the leading occupational roles were sales and office occupations.

The leading industry category in the county is educational services, and health care and social assistance with 21.1 percent of the labor force in these fields in the 2022 estimates. This was the primary field in the 2015 and 2020 estimates as well. With the trend of an aging population, health care and social assistance will most likely continue as a major industry in Mohave County.

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Exhibit 3.10 Civilian Employed Population

Civilian employed population 16 years and over	2010	2015	2020	2022		AZ 2022		US 2022	
OCCUPATION	Percent	Percent	Percent	Estimated Population	Percent	Percent	+/- State	+/- Percent	+/- USA
Management, business, science, and arts occupations	24.2	25	26.8	22,442	29.6	39.4	9.8	41	11.4
Service occupations	23.4	25.2	26.2	17,922	23.6	17.7	-5.9	16.8	-6.8
Sales and office occupations	28.7	27.4	23.2	17,625	23.2	22.9	-0.3	20.5	-2.7
Natural resources, construction, and maintenance occupations	11.5	10.5	10.2	6,934	9.1	9	-0.1	8.7	-0.4
Production, transportation, and material moving occupations	12.1	12	13.6	10,942	14.4	11	-3.4	13.1	-1.3
INDUSTRY	Percent	Percent	Percent	Estimated Population	Percent	Percent	+/- State	+/- Percent	+/- USA
Agriculture, forestry, fishing and hunting, and mining	0.6	1.6	1	834	1.1	1.3	0.2	1.6	0.5
Construction	9.6	7.1	7.5	6,021	7.9	7.5	-0.4	6.9	-1
Manufacturing	6.6	5.7	5.9	4,124	5.4	7.4	2.0	10	4.6
Wholesale trade	1.5	1.4	1.3	947	1.2	2.2	1.0	2.4	1.2
Retail trade	14.7	14.5	12.9	10,689	14.1	11.9	-2.2	11	-3.1
Transportation and warehousing, and utilities	6.2	6.2	6.2	4,770	6.3	5.7	-0.6	5.8	-0.5
Information	2	1.6	1.7	991	1.3	1.7	0.4	1.9	0.6
Finance and insurance, and real estate and rental and leasing	5.3	4.4	5.5	4,994	6.6	8.8	2.2	6.7	0.1
Professional, scientific, and management, and administrative and waste management services	6.4	6.5	7.4	6,211	8.2	12.5	4.3	12.1	3.9
Educational services, and health care and social assistance	17.1	20.2	21.1	16,030	21.1	21.9	0.8	23.3	2.2
Arts, entertainment, and recreation, and accommodation and food services	19.2	19.7	17.8	11,450	15.1	9.9	-5.2	9	-6.1
Other services, except public administration	4.8	4.9	5.6	4,144	5.5	4.5	-1.0	4.7	-0.8
Public administration	5.9	6.1	6.1	4,660	6.1	4.8	-1.3	4.7	-1.4

Source: U.S. Census Bureau

The estimated population of people 16 years and over has increased slowly but steadily over the last decade, however the labor force has been decreasing likely due to a general rise in retirement aged people. There has been a 7.5% increase in the populace counted as not in the labor force in the last 10 years, which coincides with the rate of the median age increase over the same period. The state and country both have a lower percentage of residents not in the labor force. The unemployment rate of 3.3% in the 2022 American Community Survey 5-year estimates shows a very similar rate to state and local levels.

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Exhibit 3.11 Employment Status

EMPLOYMENT STATUS	2010	2015	2020	2022	AZ 2022	US 2022				
Population 16 years and over	161,825	169,445	179,095	183,139	5,764,417	266,411,973				
	Percent	Percent	Percent	Estimated Population	Percent	Percent	+/- State	Percent	Percent	+/- USA
Civilian labor force	52.2	45.5	44.8	81,983	44.8	60.1	15.3	63	18.2	
Employed	46.6	39.5	41.4	75,865	41.4	56.9	15.5	59.6	18.2	
Unemployed	5.6	6	3.4	6,118	3.3	3.2	-0.1	3.4	0.1	
Armed Forces	0.1	0	0	126	0.1	0.4	0.3	0.5	0.4	
Not in labor force	47.7	54.5	55.2	101,030	55.2	39.5	-15.7	36.5	-18.7	

Source: U.S. Census Bureau

A longer-range time period of unemployment statistics shows the counties resilience to major economic fluctuations. The 2008 recession had a large impact, nearly doubling the unemployment rate; but the residents slowly returned to work over the following decade. The large spike in 2020, likely due to COVID, was quickly recovered from. Rates are now at the pre-recession rates of the early 2000's.

Exhibit 3.12 Mohave County Unemployment Rate



With the economic down-turn in 2008, Mohave County witnessed changes in the County labor force. The recession impacted the construction and mining industries. With an aging population and additional retirees moving to Mohave County, the primary employer in Mohave County is in the medical industry. Exhibit III.5 shows of the total number of employees working for the County's leading employers, the medical industry accounts for more than 40% of all jobs. The percentage of the labor force employed in manufacturing, mining, transportation, utilities, and government sectors has decreased.

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The mean travel time to work within Mohave County is currently 21.1 minutes, down slightly from 2020 and quite a bit lower than the time for state and country.

Exhibit 3.13 Mean Travel Time to Work

	2010	2015	2020	2022	AZ 2022		US 2022	
					+/- State	+/- USA	+/- State	+/- USA
Mean Travel Time (Minuets)	19.4	19.3	21.8	21.1	25.5	17%	26.7	21%

Source: U.S. Census Bureau

Earnings in Mohave County are commonly below the State and National levels, 18% and 26% less respectively in 2022. Employment in the Arts, design, entertainment, sports, and media occupations is 73% lower than the National median. Occupations that pay better within Mohave County when compared to State and US averages include Health Care, Agriculture, and Transportation.

Exhibit 3.14 Median Earning for Full Time Employed Population

MEDIAN EARNINGS (IN INFLATION-ADJUSTED DOLLARS) FOR THE FULL-TIME, YEAR-ROUND CIVILIAN EMPLOYED POPULATION 16 YEARS AND OVER								
	2010	2015	2020	2022	AZ 2022	+/- State	US 2022	+/- USA
Total:	\$ 32,864	\$ 33,301	\$ 40,482	\$ 45,570	\$ 53,904	18%	\$ 57,216	26%
Management, business, science, and arts occupations:	\$ 45,147	\$ 44,415	\$ 59,435	\$ 64,195	\$ 74,833	17%	\$ 78,838	23%
Management, business, and financial occupations:	\$ 46,603	\$ 42,408	\$ 60,263	\$ 67,301	\$ 79,814	19%	\$ 84,423	25%
Management occupations	\$ 50,819	\$ 47,744	\$ 61,150	\$ 69,512	\$ 84,308	21%	\$ 87,620	26%
Business and financial operations occupations	\$ 40,459	\$ 41,505	\$ 56,109	\$ 61,071	\$ 72,763	19%	\$ 79,502	30%
Computer, engineering, and science occupations:	\$ 51,062	\$ 50,263	\$ 67,379	\$ 74,522	\$ 92,995	25%	\$ 94,945	27%
Computer and mathematical occupations	\$ 58,430	\$ 51,006	\$ 75,789	\$ 85,679	\$ 93,148	9%	\$ 100,196	17%
Architecture and engineering occupations	\$ 46,492	\$ 41,936	\$ 67,178	\$ 74,240	\$ 98,866	33%	\$ 95,144	28%
Life, physical, and social science occupations	\$ 47,589	\$ 56,042	\$ 76,597	\$ 59,135	\$ 71,985	22%	\$ 78,172	32%
Education, legal, community service, arts, and media occupations:	\$ 37,147	\$ 37,459	\$ 46,868	\$ 52,317	\$ 54,726	5%	\$ 60,541	16%
Community and social service occupations	\$ 39,055	\$ 38,796	\$ 45,388	\$ 50,136	\$ 51,523	3%	\$ 54,126	8%
Legal occupations	\$ 57,026	\$ 50,605	\$ 68,763	\$ 76,243	\$ 86,128	13%	\$ 105,410	38%
Education, training, and library occupations	\$ 36,172	\$ 38,602	\$ 45,868	\$ 50,126	\$ 52,815	5%	\$ 56,913	14%
Arts, design, entertainment, sports, and media occupations	\$ 31,702	\$ 12,372	\$ 31,122	\$ 36,845	\$ 54,933	49%	\$ 63,876	73%
Healthcare practitioners and technical occupations:	\$ 52,969	\$ 65,369	\$ 72,428	\$ 75,259	\$ 76,955	2%	\$ 76,047	1%
Health diagnosing and treating practitioners and other technical occupations	\$ 61,585	\$ 78,716	\$ 81,342	\$ 91,776	\$ 91,392	0%	\$ 88,391	-4%
Health technologists and technicians	\$ 38,421	\$ 41,995	\$ 50,585	\$ 51,688	\$ 50,414	-2%	\$ 50,800	-2%
Service occupations:	\$ 24,452	\$ 24,625	\$ 29,035	\$ 34,650	\$ 35,247	2%	\$ 36,225	5%
Healthcare support occupations	\$ 22,448	\$ 25,174	\$ 30,865	\$ 35,815	\$ 34,745	-3%	\$ 35,335	-1%
Protective service occupations:	\$ 46,240	\$ 46,078	\$ 46,827	\$ 53,908	\$ 60,794	13%	\$ 62,004	15%
Fire fighting and prevention, and other protective service workers including supervisors	\$ 38,750	\$ 35,511	\$ 37,066	\$ 47,651	\$ 50,827	7%	\$ 50,897	7%
Law enforcement workers including supervisors	\$ 47,468	\$ 60,262	\$ 51,239	\$ 56,899	\$ 69,239	22%	\$ 72,224	27%
Food preparation and serving related occupations	\$ 20,324	\$ 19,317	\$ 22,337	\$ 28,139	\$ 29,352	4%	\$ 30,448	8%
Building and grounds cleaning and maintenance occupations	\$ 20,356	\$ 20,732	\$ 26,276	\$ 32,036	\$ 32,109	0%	\$ 34,080	6%
Personal care and service occupations	\$ 33,146	\$ 24,081	\$ 27,697	\$ 33,132	\$ 34,893	5%	\$ 33,756	2%
Sales and office occupations:	\$ 28,395	\$ 29,697	\$ 34,947	\$ 39,782	\$ 46,093	16%	\$ 47,167	19%
Sales and related occupations	\$ 29,875	\$ 32,007	\$ 37,511	\$ 47,183	\$ 53,869	14%	\$ 53,543	13%
Office and administrative support occupations	\$ 27,511	\$ 28,603	\$ 34,209	\$ 38,017	\$ 43,315	14%	\$ 44,038	16%
Natural resources, construction, and maintenance occupations:	\$ 35,026	\$ 39,017	\$ 40,601	\$ 43,569	\$ 48,390	11%	\$ 51,155	17%
Farming, fishing, and forestry occupations	\$ 23,750	\$ 25,234	\$ 31,688	\$ 44,229	\$ 35,485	-20%	\$ 35,511	-20%
Construction and extraction occupations	\$ 33,623	\$ 39,454	\$ 38,206	\$ 42,468	\$ 46,787	10%	\$ 50,311	18%
Installation, maintenance, and repair occupations	\$ 35,822	\$ 40,838	\$ 44,078	\$ 44,658	\$ 54,043	21%	\$ 54,671	22%
Production, transportation, and material moving occupations:	\$ 32,326	\$ 33,010	\$ 39,366	\$ 41,349	\$ 41,988	2%	\$ 43,376	5%
Production occupations	\$ 30,097	\$ 31,726	\$ 33,858	\$ 42,571	\$ 43,864	3%	\$ 45,073	6%
Transportation occupations	\$ 43,191	\$ 45,886	\$ 53,194	\$ 56,444	\$ 50,463	-11%	\$ 51,768	-8%
Material moving occupations	\$ 28,609	\$ 19,821	\$ 29,198	\$ 30,176	\$ 34,646	15%	\$ 36,154	20%

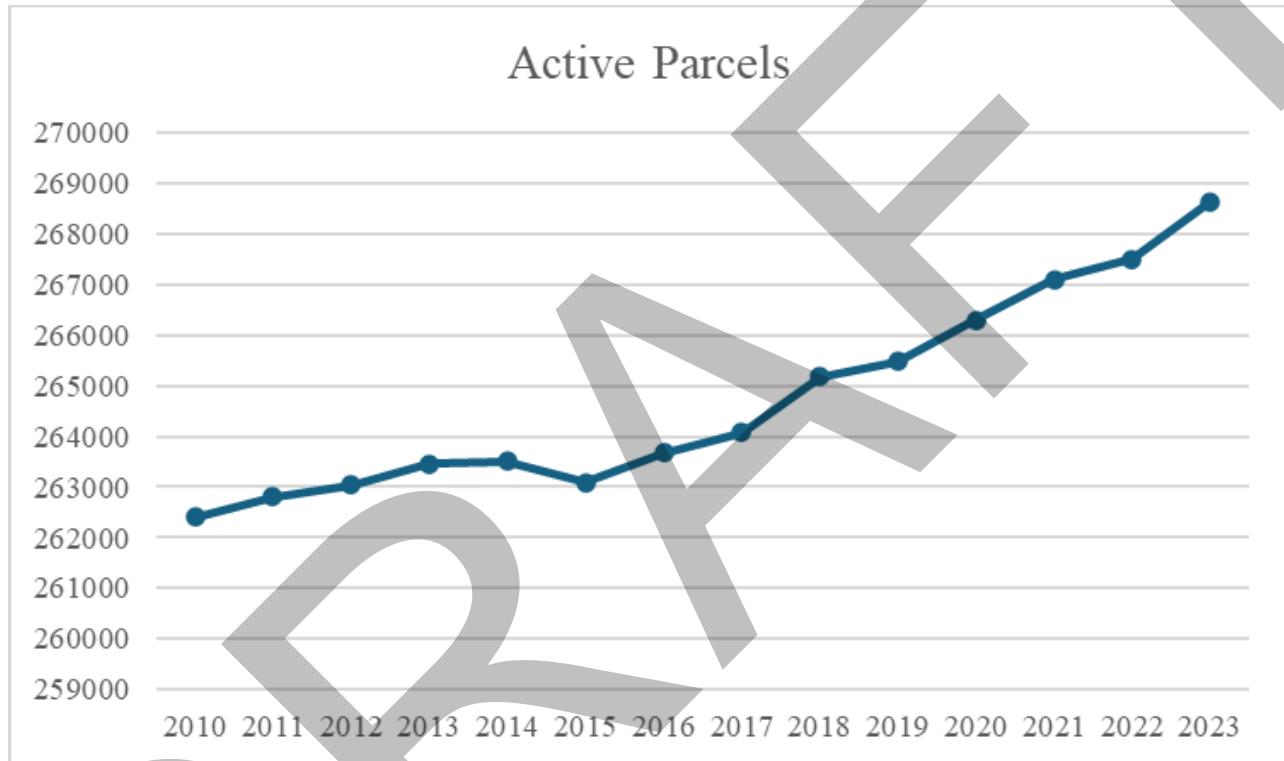
Source: U.S. Census Bureau

G. LAND DEVELOPMENT TRENDS

Land development trends can be gauged through many different indicators. Looking at the total number of assessor parcel numbers shows how many development opportunities have become available each year. Recorded subdivision totals are an indication of the increase in urban spread and future home opportunities. Permitting data reflects what forms of developments that have actually occurred and the types of homes the population is selecting at the given time period.

The active parcels show a continuous growth since 2015 in quantity. On average there are 480 new parcels a year from 2010-2023. The largest increase in parcels was in 2023 with 1136 new assessor tax parcels being added.

Exhibit 3.15 Active Parcels

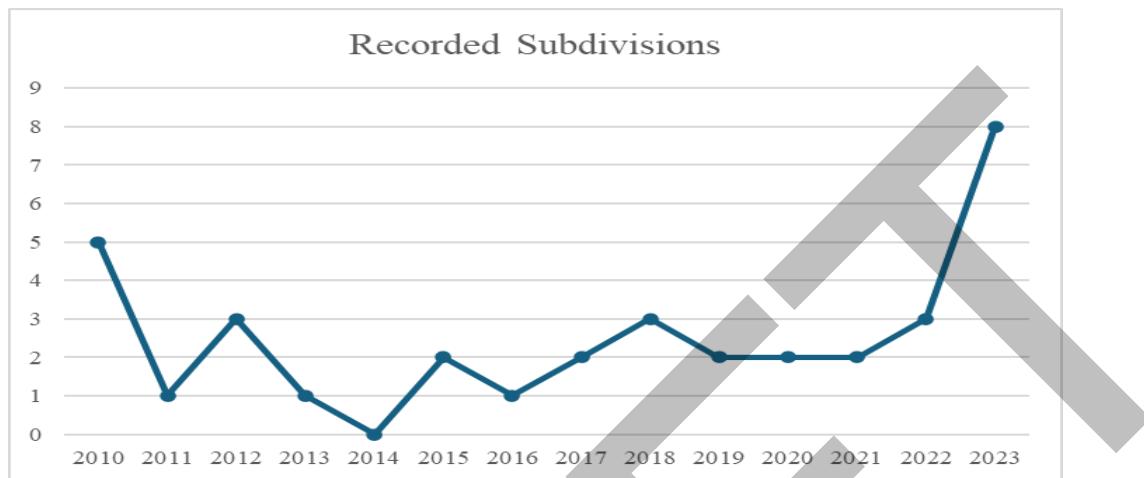


These numbers include both recorded subdivisions created by developers as neighborhoods, rural minor land divisions, and commercial minor land divisions done by private landowners. Public owned lands such as State Trust Land and Bureau of Land Management parcels have been omitted from this data so that only lands available for development are portrayed. As the vast majority of land within Mohave County is not in a formal subdivision, this gives a good overall measurement of land development trends.

Recorded subdivisions typically create many new residential parcels, as reflected in the same year total active parcel count. 2023 has brought double the number of subdivisions to the county than the preceding decade. While these subdivisions will vary in the number of lots and acreage used it is still a good guide of more urban types of development happening in the county. This vast increase in 2023, along with the active parcel increase, shows an uptrend in possible future demands for facilities and services.

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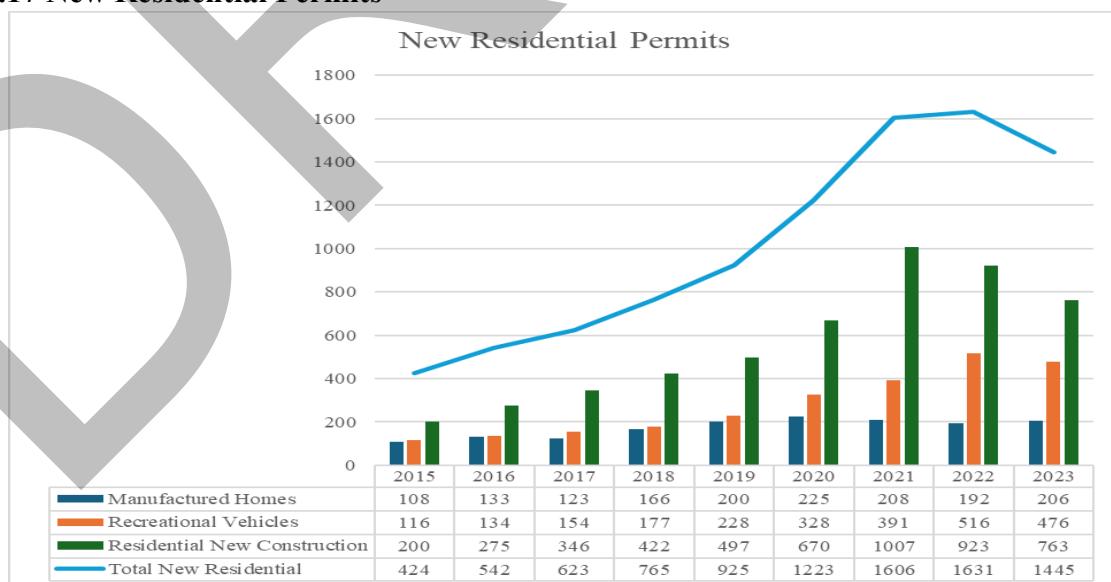
Exhibit 3.16 Recorded Subdivisions by Year



H. PERMITTING

The issuance of permits for new residential units experienced a rapid increase beginning in 2019 and leveling off in 2021. Even with a moderate decline in total new home permits issued in 2023 there is still a significant amount of new housing being built. There has also been a rise in residents calling a Recreational Vehicle home. In 2023 RVs were a 33% share of new home permits, compared to 23% in 2018. It is important to note that currently RV permits require an annual renewal. The data below does not separate renewals from new issuances; however, many permit holders do not realize they need to renew. Manufactured homes have had a declining portion of permit issuance percentages. In 2015 and 2016 a quarter of new residences were manufactured homes; this has steadily decreased in total share of new housing units to only 14% in 2023.

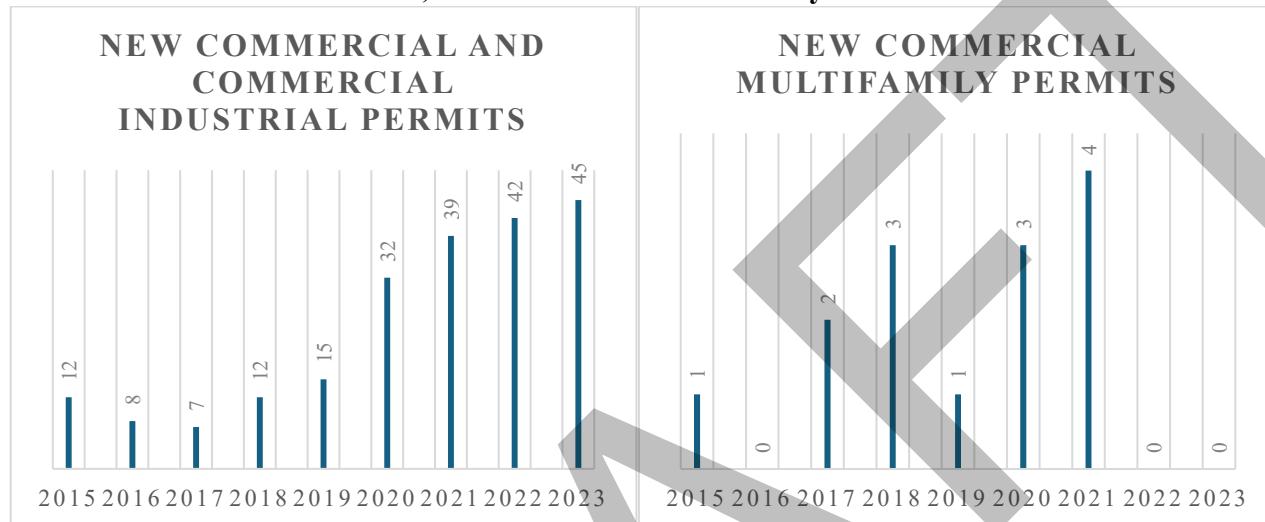
Exhibit 3.17 New Residential Permits



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Commercial permitting has experienced a similar upward trend. There was a significant increase in new permitted projects beginning in 2020 and developments continue to increase. Commercial multifamily permits; structures such as apartment complexes, duplexes, and similar, are few in numbers. There was a dramatic increase in 2020 and 2021 with a combined total of 7 permits, this reflects 50% of these permit types issued since 2015.

Exhibit 3.18 New Commercial, Industrial and Multi-Family Permits



The total number of issues permits in Mohave County continues to grow. This includes permits for new structures, residential and commercial repairs and upgrades, home occupations, commercial change of use, septic systems, and even demolitions. While not an indicator of population movement or newly developed land these numbers portray a county of residence continually improving their surroundings.

Exhibit 3.19 Mohave County Building and Zoning Permits Issued



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I. TOURISM

Mohave County is home to the longest stretch of drivable Route 66, America's historic Mother Road. It's the location of the famed London Bridge, bought and brought piece by piece from England to the Arizona desert by an enterprising entrepreneur. A visit to the Old West community of Oatman reveals multiple burros wandering the streets. It's the home of Grand Canyon West on the Hualapai Reservation with its iconic glass bridge, The Grand Canyon Skywalk. The Grand Canyon-Parashant National monument is another popular destination in the county. The Colorado River makes its way through the county as it heads south, attracting wildlife, boaters, and anglers alike. It's home to countless forms of outdoor recreation, the ultimate natural getaway.

Las Vegas, Phoenix, and Los Angeles are all an afternoons drive away. It's far from the maddening crowd, but close enough for any weekend visit. Kingman, Bullhead City, Lake Havasu City, and Colorado City, AZ are the four incorporated cities. Kingman is right off Interstate 40 and the incredible Hualapai Mountains are nearby with spectacular views. Many tourists take the bridge from Bullhead City and Laughlin, Nevada which is home to multiple hotels, casinos, and nightly entertainment. The two communities separated only by the Colorado River.

Section 4

Resource Conservation



4. RESOURCE CONSERVATION

A. ENVIRONMENTAL ELEMENT

The Environmental Element addresses issues relating to Mohave County's environment. The element includes sections on air quality, natural resources, noise, and scenic resources. Each section includes a brief overview of existing conditions and trends; a list of key issues that the County should address; goals and policies that should guide the County's approach to resolving the key issues; and implementation measures, which are suggested actions that will help the County achieve these goals and policies.

1. Air Quality

The Arizona Department of Environmental Quality (ADEQ) has authority over air quality considerations affecting Mohave County. Scenic vistas are an important element of Mohave County's quality of life. Clear, clean air attracts tourists and new residents to the County, but these new residents and tourists lead to increased traffic, construction, power generation and other human activities that can reduce air quality.

Airborne particulates are a primary cause of reduced visibility. The particulates of concern are small breathable matter that can be suspended in the atmosphere. These can be generated by construction activities, motor vehicles, industry, agricultural activities, and wind-blown dust. Once airborne, particulates can be carried great distances before they are washed or settled out of the air. At high concentrations these particulates can pose health problems. Even at acceptable levels, they diffuse light and cause visibility-reducing haze.

Key Air Quality Issues

Monitoring. Currently, Mohave County has no air quality monitoring program of its own, however it may work with ADEQ in their implementation of air quality requirements. If and when PM10 violations in Mohave County have been documented by the Environmental Protection Agency (EPA) or ADEQ, the county may increase development standards to avoid citations.

Dirt Roads. There are many miles of dirt roads throughout the County where vehicle traffic tends to create dust. Paving of roads may be considered in cases where reduction of dust is desired.

Maintaining Air Quality. Agriculture, mining, and construction activities all produce dust and particulates. As a result, these activities contribute airborne particulates that reduce visibility in the County. By encouraging techniques to reduce dust from these operations, the County can lessen the effect of such activities on air quality. In recent years, industrial development has accelerated in Mohave County with the construction of industrial uses along the I-40 corridor and near the major cities, along with continued residential and commercial development throughout Mohave County. Industrial development in some cases may have the undesired effect of increasing air pollution.

Air Quality Goals and Policies

Goal 1: The County should support efforts to maintain or improve air quality.

Policy 1.1 The Arizona Department of Environmental Quality (ADEQ) may initiate air quality monitoring within the County's boundaries.

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Policy 1.2 The County may work with ADEQ to encourage the use of techniques that minimize the amount of airborne dust resulting from agricultural activities.

Policy 1.3 The County may encourage the siting of new industries that do not require a “major source” pollution permit from ADEQ.⁵

Goal 2: To establish construction and development standards that maintain or improve existing air quality.

Policy 2.1 Applicants for County approvals and/or permits will be required to obtain all approvals and permits required by jurisdictional State and Federal agencies for the development they propose.

Policy 2.2 The County may consider adopting and enforcing mass grading standards, and requiring grading permits for applicable projects, prior to the actual grading or construction of those projects.

Policy 2.3 Mohave County supports the current “Class 2” air shed designation for the Hualapai Reservation.

Implementation Measures - Air Quality (AQ)

AQ1: Work with ADEQ to initiate air quality monitoring at sites throughout the County.

AQ2: Adopt construction and surfacing standards for public roads. Roadway and hard surfacing reduces dust occurrence on the traveled way. Roadways serving or forecast to serve 400 vehicles per day necessitate the consideration of hard surfacing.

AQ3: Adopt zoning standards and develop locational and operational guidelines for mining and gravel production operations, consistent with Arizona law, to minimize the generation of airborne dust and its impact on adjacent properties.

2. Natural Resources

Mohave County's vast public and private lands are rich in natural resources that contribute to the County's environmental health, economic welfare, and less tangible elements of the quality of life. The County's general topography ranges from the mountains and cliffs in the plateau region of the County to the Sonoran, Mojave and Great Basin deserts to the Lake Havasu, Lake Mead, and Lake Mohave portions of the Colorado River. Exhibit 4.1 shows the topographic features within Mohave County.

Panoramic views of pristine mountains can be seen throughout the County. These views, the Colorado River, its tributaries, and wetlands scattered throughout the County are resources that attract tourists throughout the year.

In addition to attracting people, the County's unique environments provide habitat for a variety of species, including the species of special status listed in Exhibit 4.2. Special status species include Federally listed (endangered or threatened), proposed, and candidate species, and designated or proposed critical habitat; species of concern managed under Conservation Agreements or Management Plans; state-listed species; and BLM-sensitive species. Continuing growth in Mohave County will benefit from actions to maintain the attractiveness of the County's natural environment.

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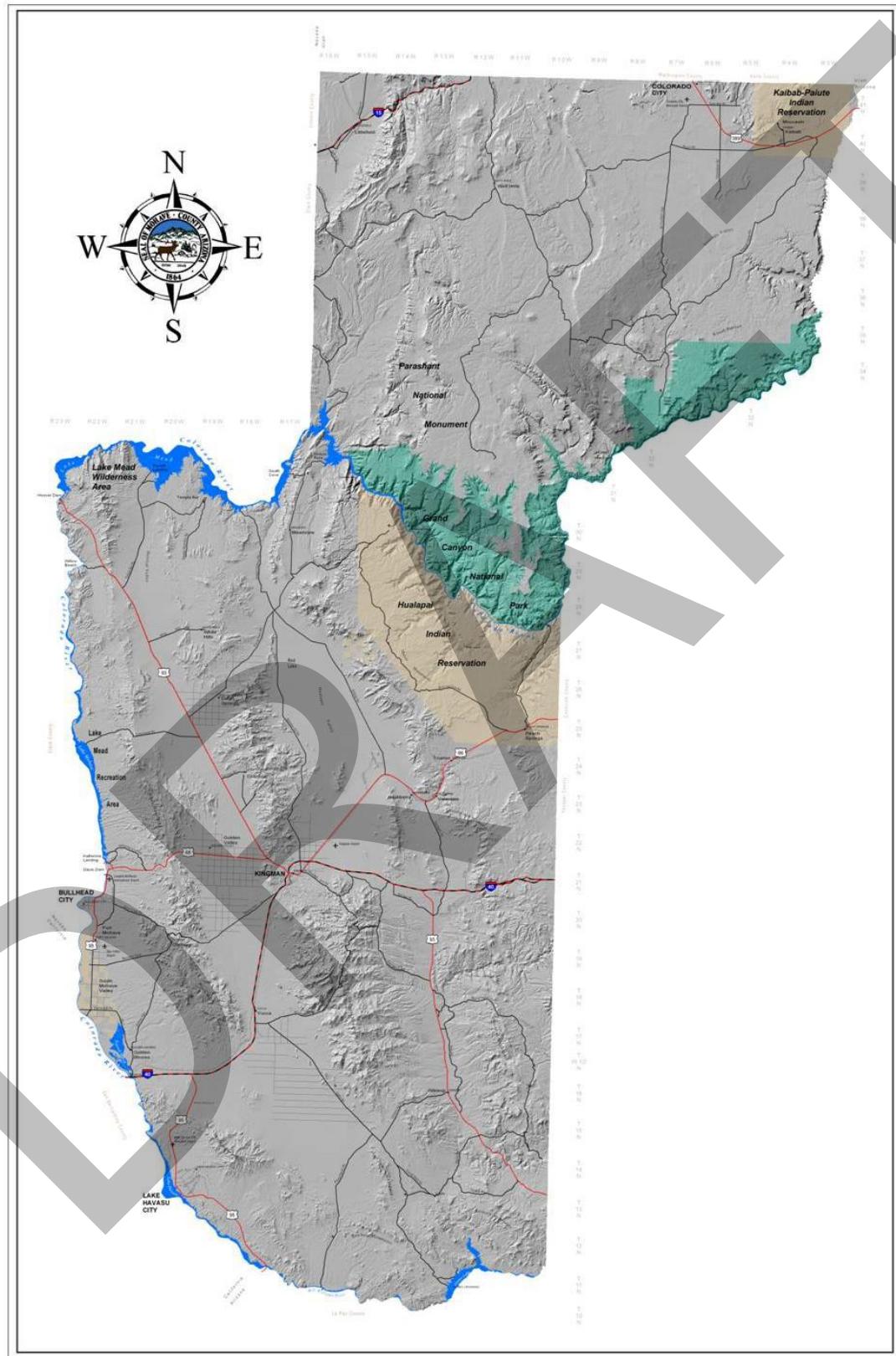
The hillsides of Mohave County serve important aesthetic and environmental roles. Their aesthetic appeal contributes to the quality of life that entices people to live in or visit the County. Hillsides also provide habitat for a wealth of plant and animal species, some of which are rare, threatened, or endangered. The mountains receive most of the County's precipitation. Runoff from this precipitation is absorbed by the alluvial soils in the washes leading out of the mountains, providing most of the groundwater for the County's interior groundwater basins. The interface between mountain slope and valley floor provides prime recharge areas.

In spite of the arid climate of Mohave County, there are wetland areas that are subject to Federal protection. These wetlands play important roles in providing habitat, filtering surface water and recharging groundwater. Known wetlands include Topock Marsh, and some areas adjacent to the County's rivers that have been identified in the BLM's Resource Management Plans. Development in wetlands is regulated by the U.S. Army Corps of Engineers and EPA.

Because the County is home to several endangered species, their habitat is subject to the provisions of the Federal Endangered Species Act. Jurisdictions nationwide have initiated habitat conservation plans to clearly identify land that should be set aside for species preservation and land that may be developed under the Act. In the absence of such a plan, the U.S. Fish & Wildlife Service can review development proposals on a site-specific basis to determine if they are subject to the Endangered Species Act.

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Exhibit 4.1: Mohave County Topographical Features



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Exhibit 4.2: Mohave County Federal Special Status Species List

Common Name	Scientific Name	Status
Plant Species		
Arizona Cliffrose	<i>Purshia subintegra</i>	E
Roaring Springs Prickle Poppy	<i>Argemone arizonica</i>	C-2
Freckled Milk Vetch	<i>Astragalus lentiginosus</i> var. <i>ambiguus</i>	C-2
Holmgren Milk vetch	<i>Astragalus holmgreniorum</i>	E
Fickeisen Navajo Cactus	<i>Pediocactus peeblesianus</i> var. <i>fickeiseni</i>	C-1
Frazier's Wild Buckwheat	<i>Eriogonum ripleyi</i>	C-2
Wiggin's Cholla	<i>Opuntia wigginsii</i>	C-2
White-margined Penstemon	<i>Penstemon albomarginatus</i>	C-2
Cerbat Beard-tongue	<i>Penstemon bicolor</i> subsp. <i>Roseus</i>	C-2
Welsh Phacelia	<i>Phacelia welshii</i>	C-2
Broom Rape	<i>Drobanche uniflora</i> ssp. <i>Occidentalis</i>	SS
Indian Paintbrush	<i>Castilleja stenantha</i>	SS
Roundleaf Rabbitbrush	<i>Chrysothamnus teretifolius</i>	SS
Simpson's Pediocactus	<i>Pediocactus simpsonii</i>	SS
Mohave Cottonthorn	<i>Tetradymia stenolepis</i>	SS
Arivaipa Wood Fern	<i>Thelypteris puberula</i> var. <i>sonorensis</i>	SS
Striped Cotton-thorn	<i>Tetradymia argyraea</i>	SS
Siler Pincushion Cactus	<i>Pediocactus sileri</i>	T
Jones Cycladenia	<i>Cycladenia jonesii</i>	T
Animal Species		
Bald Eagle	<i>Haliaeetus leucocephalus</i>	E(E)
California Condor	<i>Gymnogyps californianus</i>	E, EXPN
Peregrine Falcon	<i>Falco peregrinus</i>	E(C)
Hualapai Mexican Vole	<i>Microtus mexicanus hualpaiensis</i>	E(E)
Desert Tortoise	<i>Gopherus agassizi</i>	E(E)
California Black Rail	<i>Laterallus jamaicensis coturniculus</i>	C-1
Yuma Clapper Rail	<i>Rallus longirostris yumanensis</i>	E
Arizona Southwest Toad	<i>Bufo microscapho microscaphus</i>	C-2
Yavapai Leopard Frog	<i>Rana yavapaiensis</i>	C-2
Relict Leopard Frog	<i>Rana onca</i>	C
Mexican Garter Snake	<i>Thamnophis eques</i>	C-2

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White-Faced Ibis	<i>Plegadis chihi</i>	C-2
Ferruginous Hawk	<i>Buteo regalis</i>	C-2(T)
Mountain Plover	<i>Charadrius montanus</i>	C-2
Long-billed Curlew	<i>Muumenius americanus</i>	C-2
Mexican Spotted Owl	<i>Strix occidentalis</i>	C-2(T)
Southwestern Willow Flycatcher	<i>Empidonax trailii extimus</i>	C-2
Mexican Long-tongued Bat	<i>Choenonycteris mexicana</i>	C-2
California Leaf Nose Bat	<i>Myotis lucifugus</i>	C-2
Occult Little Brown Bat	<i>Myotis lucifugus occultus</i>	C-2
Southwestern Cave Myotis	<i>Myotis velifer brevis</i>	C-2
Spotted Bat	<i>Euderma maculatum</i>	C-2
Greater Western Mastiff-bat	<i>Eumops perotis californicus</i>	C-2
Hualapai Pocket Gopher	<i>Thomomys umbrinus hualpaeensis</i>	C-2
Yavapai Arizona Pocket Mouse	<i>Perognathus amplus</i>	C-2
MacNeill Sooty Wing Skipper	<i>Hesperopsis gracielae</i>	C-2
Wandering Skipper	<i>Pseudocopaeodes eunus</i>	C-2
Kingman Springsnail	<i>Pyrgulopsis conica</i>	C-2
Common Black-hawk	<i>Buteo anthracinus</i>	(C)
Osprey	<i>Pandion haliaetus carolinensis</i>	(T)
Colorado River Roundtail Chub	<i>Gila robusta</i>	(E)
Bonytail Chub	<i>Gila elegans</i>	E
Humpback Chub	<i>Gila cypha</i>	E
Virgin River Chub	<i>Gila seminude robusta</i>	E
Great Egret	<i>Casmerodius albus</i>	(E)
Razorback sucker	<i>Xyrauchen texanus</i>	E
Woundfin	<i>Plagopterus argentissimus</i>	E, EXPN
Snowy Egret	<i>Egretta thula</i>	(T)
Northern Goshawk	<i>Accipiter gentiles</i>	(C)
Clark's Grebe	<i>Aechmophorus clarkia</i>	(C)
Western Yellow-billed cuckoo	<i>Coccyzus americanus occidentalis</i>	C-1 (T)

Source: U.S. Department of Interior, Bureau of Land Management, Kingman Resource Area Resource Management Plan and US Fish and Wildlife Service, Region II, 2004

E	Federally Endangered	(E)	State Endangered
(T)	State Threatened	C-1	Category 1 Candidate
C-2	Category 2 Candidate	(C)	State Candidate
SS	BLM Recommended Sensitive Species from the Arizona Natural Heritage Program plant list.		
	EXPN Experimental		

Mohave County 2025 General Plan

Key Natural Resource Issues

Hillside Protection. The mountain ranges of Mohave County have tremendous value. Thus, the County should establish standards for appropriate hillside development in regard to health, safety, and welfare.

Wetlands Protection. When in good condition, wetlands filter surface water, recharge groundwater and provide valuable wildlife habitat. Wetlands are protected by the Federal government. Clear identification of wetlands would enable the County to work cooperatively with the U.S. Army Corps of Engineers to protect valuable wetlands.

Habitat Preservation. The County is home to numerous rare, threatened, or endangered species. Much of the most valuable habitat is owned by the BLM, but development of privately owned land in the eastern portions of Mohave Valley and in the Hualapai Mountains could encroach on some sensitive habitat. To further these preservation goals, the BLM has completed the Hualapai Mountain and Cane Springs Land Exchanges which provided nearly 90,000 acres of public lands in the Hualapai Mountains. Because habitat conservation plans have not been adopted for species protected by the Endangered Species Act, development that disturbs habitat of endangered species can be declared as a "taking" of the species by the U.S. Fish and Wildlife Service, resulting in project delays or mitigation requirements.

Natural Resource Goals and Policies

Goal 3: To manage hillside development densities, location, and project designs to minimize impacts on the County's natural resources.

Policy 3.1 The County may use its zoning and subdivision regulations to limit the densities of development located on moderate and steep slopes.

Policy 3.2 The County may:

- a.) limit the development on moderate to steep slopes such that the capacity of the hillside is not exceeded and the surrounding areas are not negatively impacted; and
- b.) encourage the use of clustering and other design alternatives that minimize the environmental and public safety impacts of proposed hillside developments.

Policy 3.3 The County may establish standards for areas with steep slopes (over 20 percent) that:

- a.) minimize grading needed for construction of buildings, roads and utilities.
- b.) minimize on-site and off-site run-off and flooding.
- c.) minimize erosion.
- d.) minimize impact on slope stability.
- e.) minimize fire hazards, including wildfire; and
- f.) provide for adequate access.

Goal 4: To protect Mohave County's environmental amenities and sensitive areas in recognition of their importance to the County's quality of life.

Policy 4.1 Mohave County should consider determinations made by the State Land Department, the BLM, and other Federal agencies to identify and protect sensitive lands (wetlands, sensitive habitats, and other valuable natural resources) as may be determined by the County.

Policy 4.2 The County may limit development impacts on environmentally sensitive areas.

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Policy 4.3 The County should consider development proposals that preserve or enhance identified wildlife sensitive areas.

Policy 4.4 Mohave County should cooperate with the State and Federal governments to protect the integrity of State Trust Lands and public lands and ensure that land exchanges and disposals be considered in accordance with the General Plan goals and policies, and in accordance with State and Federal laws.

Policy 4.5 Mohave County should encourage the preservation of native vegetation, especially in the Dutch Flat Area. Clearing of vegetation in the Dutch Flat area should be minimized to the only the extent necessary for development and conservation easements should be considered for newly divided parcels within the Dutch Flat Area.

Implementation Measures – Natural Resources (NR)

NR1: Mohave County should consider cooperating with the State Land Department, the BLM and other Federal agencies that identify wetlands, sensitive habitats and other natural resources meriting special protection. Maps developed by these agencies should be used in reviews of General Plan amendments, subdivision proposals, zoning requests and other development proposals to ensure that Mohave County's natural resources are protected.

NR2: Consider coordinating with the U.S. Fish & Wildlife Service and other interested parties to identify habitat areas that must be protected under the Endangered Species Act and habitat areas that may be developed.

NR3: Adopt regulations and guidelines for development in hillside areas that:

- a.) specify maximum densities for suburban and urban development on moderate and steep slopes.
- b.) encourage the use of clustering and other design alternatives that will minimize the need for grading, environmental impacts, and public safety risks.

NR4: Adopt design regulations and guidelines for development on moderate and steep slopes that:

- a.) specify maximum grade changes, minimize slope stabilization requirements for construction of buildings, roads, and utilities; and
- b.) minimize the impacts of development on the natural drainage system.

3. Noise

Noises can play a significant role in shaping the quality of life in an area. Noise is an unavoidable aspect of urban areas and many rural areas in the County, but its negative impacts can be reduced. Coordinated land use planning and project design standards are two key elements of noise mitigation.

Effects of Noise

Excessive noise levels can have adverse effects on the physical and mental health of people, as well as their enjoyment of the environment and their pursuit of work and leisure activities. Some of these effects are difficult to measure because individuals vary widely in their sensitivity to noise. Still, these effects are very real and significant. Excessive noise can lead to permanent deterioration in hearing ability; stress-related physiological changes in the body such as vascular constriction and blood pressure elevation, sleep disturbance, and fatigue.

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In addition to the health costs, unabated noises can directly affect the local economy by reducing property values, tax revenues and the ability to attract certain development. Through the Board of Supervisors' adoption of land use plans, careful coordination of land uses may be a tool for minimizing the impacts of noises. The impacts of noise can be reduced through a variety of design techniques, such as sound walls, noise source muffling, buffering techniques and good site design.

Protecting the noise receptor is often more efficient than muffling the noise source, particularly for existing sources of noise. Adequate insulation and building/window orientation can significantly reduce the impacts of external noises on internal spaces.

Key Noise Issues

Separation of Noise-Sensitive Land Uses and Noise Generators. Careful consideration of land uses by the Board of Supervisors may be a tool for minimizing the impacts of noise. Zoning may be a valuable tool for moderating the impacts of noise by separating incompatible land uses. Land uses sensitive to noises include residences, schools, hospitals, and some recreational uses. Mohave County's primary noise generators are the airports, major roads, construction, mining, and some industrial activities.

Mitigation of Off-Site Noise Impacts. In addition to separating noise generators from noise- sensitive land uses, the impacts of noises may be reduced through a variety of design techniques. Noise from existing roadways may be mitigated through the use of structural or earthen sound barriers or added insulation in the walls of nearby structures.

Noise Goals and Policies

Goal 5: To minimize noise levels throughout the County and, wherever possible, mitigate the effects of noise to provide a safe and healthy environment.

Policy 5.1 The County may establish standards for noise and land use compatibility based on Exhibit 4.3.

Policy 5.2 The Board of Supervisors may use the General Plan and Zoning Ordinance to separate noise-sensitive land uses.

Policy 5.3 Mohave County should limit noise emissions between residential uses to 60 dba at the property line and to 65dba for non-residential land uses in the Dutch Flat Area and other rural areas.

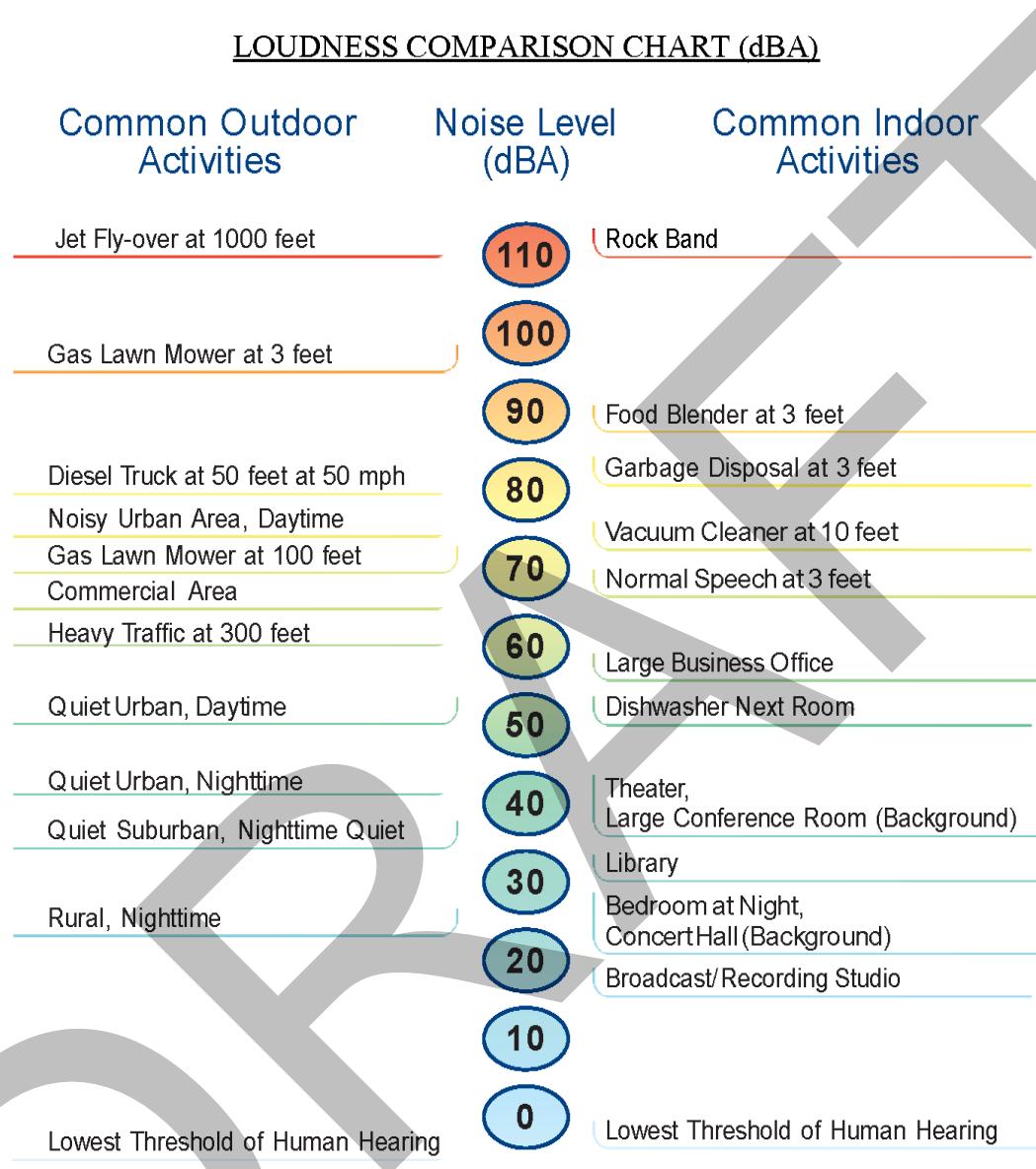
Implementation Measures - Noise (N)

N1: Consider adoption of standards for maximum permissible noise levels by land use category.

N2: If the Board adopts such standards, enforce compliance.

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Exhibit 4.3 Loudness Comparison Chart



Note: An increase of 3 dBA is barely perceptible to the human ear.



Scenic Resources

Mohave County is renowned for scenic routes, such as Highway 93 across the Hoover Dam, and the historic Route 66, and for its scenic vistas, such as the Grand Canyon and Lake Mead. Less well known scenic routes and vistas can be found in the Black, Cerbat and Hualapai Mountains, as well as throughout the Arizona Strip. Many of these routes and vistas could be affected by inappropriate buildings, signs, or utility construction. This section focuses on maximizing the use, enjoyment, and protection of the County's scenic resources.

Key Scenic Resource Issues

Identification of Scenic Routes and Vistas. Identification of high priority vistas and scenic routes is the first step in protecting their value. Valuable scenic routes and vistas provide aesthetically pleasing views of natural or manmade settings. The Grand Canyon and Hoover Dam/Lake Mead are important vistas under Federal control. Mohave County may choose to identify other important vistas and encourage their preservation. These may include views of natural settings, as well as attractive views of the built environment, such as dams, lakes, and historic areas.

Design of Scenic Routes and Vistas. The promotion, development and preservation of scenic routes and vistas can ensure that future visitors and residents will enjoy the same aesthetic experiences that are available today. Promoting public enjoyment of scenic routes and vistas, and developing them to enhance their appeal and accessibility, can increase public awareness of their aesthetic and economic value.

Scenic Resources Goals and Policies

Goal 6: To preserve, protect and enhance scenic routes and vistas that characterize the rural beauty of Mohave County.

Policy 6.1 The County Board of Supervisors may establish a scenic route signing policy.

Policy 6.2 The County may preserve and enhance designated scenic routes that provide attractive natural and man-made vistas through available grants and possible cooperation with other agencies

Policy 6.3 The County may coordinate with the State, cities, and local communities to develop criteria for designating additional scenic corridors based on historic, scenic, or aesthetic characteristics.

Implementation Measures - Scenic Resources (SR)

SR1: The Board of Supervisors may choose to support the efforts of the cities, civic groups, including the Route 66 Advisory Committee, and the State to develop criteria for identifying additional scenic resources in the County.

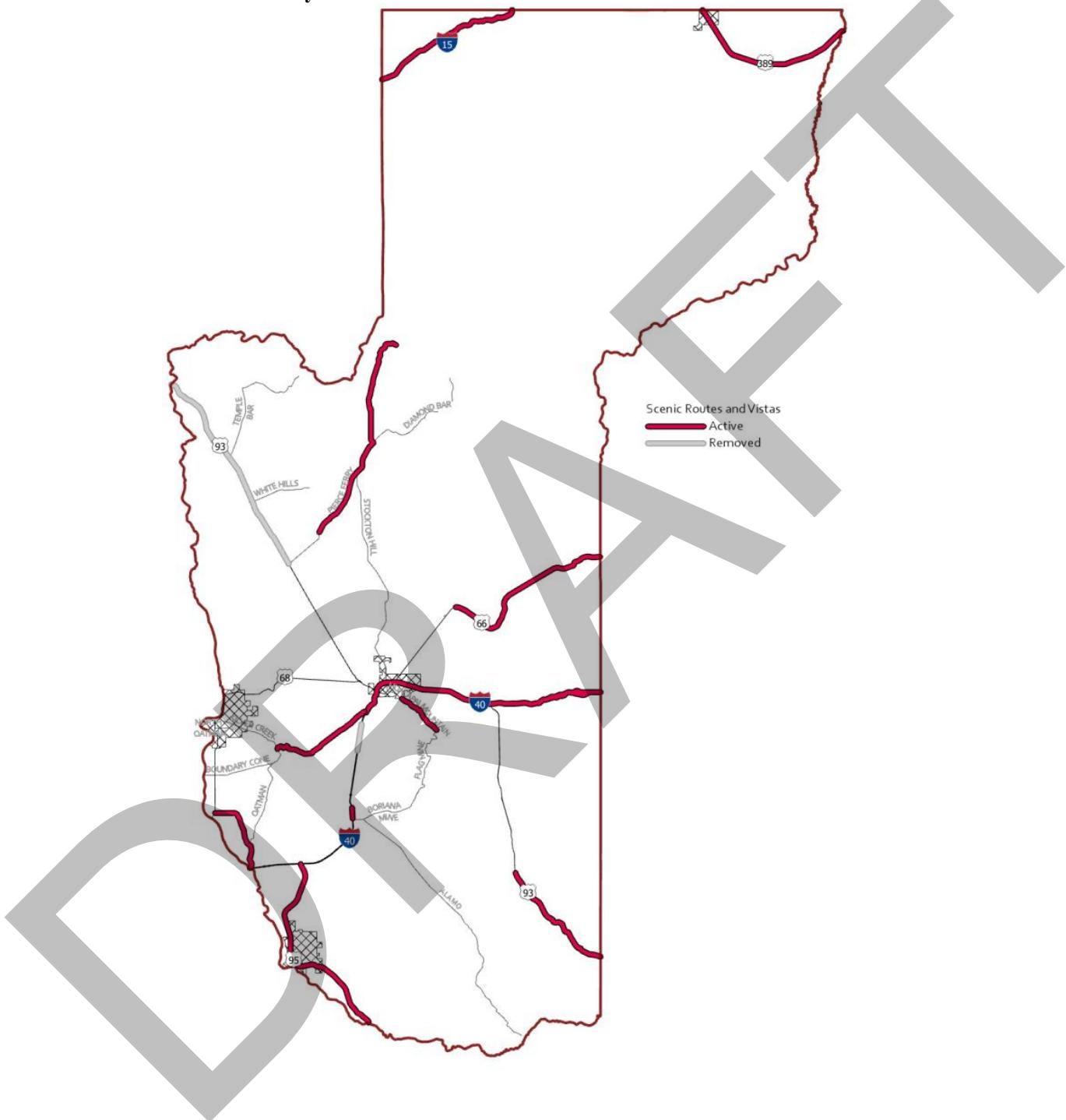
SR2: The Board of Supervisors may choose to use zoning and other development regulations to protect valuable views from inappropriate land uses.

SR3: Encourage efforts by State and local tourism agencies to promote the enjoyment of the County's scenic routes and vistas.

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SR4: The Board of Supervisors may choose to work with civic groups, to encourage communities along Route 66 to apply for designations of National Heritage.

Exhibit 4.4 Mohave County Scenic Routes and Vistas



B. WATER RESOURCES ELEMENT

Water availability is one of the most important issues currently facing Mohave County. Arizona State Statutes require Counties to plan and provide for future growth and improvement of its area of jurisdiction in order to conserve and promote the public health, safety, convenience, and general welfare. The general plan shall be developed so as to conserve the natural resources of the county, to ensure efficient expenditures of public monies and to promote the health, safety, convenience, and general welfare of the public. Water is a natural resource undeniably essential to public health, safety, convenience, and general welfare.

Arizona State Statutes specifically requires the general plan to include “Planning for water resources that addresses:

1. The known and physically available surface water, groundwater, and effluent supplies.
2. The demand for water that will result from future growth projected in the general plan, added to existing uses.
3. An analysis of how the demand for water that will result from future growth projected in the plan will be served by identified supplies or a plan to obtain additional necessary water supplies.”

The Water Resources Element is often a key component that influences the policies developed for environmental planning, cost of development, or other elements. The general plan should identify key questions that address reliability of water supply, sufficient infrastructure for delivery of water, impact of projected development on water supply, use of effluent, and water conservation measures.

The quantity and quality of surface water and groundwater continues to have a significant impact on the quality of life in Mohave County as well as future residential, commercial, and industrial developments. In addition to their valuable recreational and aesthetic contributions, water resources are essential for domestic use, irrigation, and economic development. For all land use projects, the decision-making process will be thorough, and all water issues carefully considered.

The Planning and Zoning Commission and Board of Supervisors are authorized to consider the impact of proposed development on water supply when deciding a requested zoning change or plan amendment. This authority is justified by the Board’s obligation to develop land use regulations that promote the public health, safety, welfare convenience of the county and the directive to include a water resource element in the general (or comprehensive) plan. Although water use is of vital importance in land use planning, it is not the only consideration. The general plan contains other elements, goals and directives that may conflict with water conservation but are still necessary to public health, safety, welfare, and convenience. For example, the general plan requires the County to develop a diverse industrial base and promote jobs, encourage the development of renewable and alternate energy resources, and promote affordable housing. Balancing these conflicting goals is part of the legislative process.

Water Budgeting through agencies such as ADEQ, ADWR, USGS, and USBOR could potentially provide important information to aid the decision making of proposed development with Mohave County. Currently, Mohave County does not have the authority or ability to monitor individual wells within Mohave County; however, the County will support cooperating with utility providers and other agencies to monitor and protect the aquifers within Mohave County.

Currently the state of Arizona has separate and distinct statutory and common law principles relating to water that depend on whether the water is considered surface or groundwater.

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- a. Surface Water consists of water flowing in streams, canyons, ravines or other natural channels, sub-flow adjacent to surface streams, or in definite underground channels, whether perennial or intermittent. Right to use is governed by the Prior Appropriation Doctrine⁷. The right to use is subject to state administered regulations and court adjudications. Other than developing policies directed at protecting the quality of this resource, such as sewer hook-up requirements and effluent discharge controls, the County is unable to assert much control over surface water through the general plan or zoning regulations.
- b. Groundwater consists of water under the surface of the earth, usually in an aquifer. Groundwater does not include water flowing in underground streams with ascertainable beds and banks or sub-flow adjacent to surface streams. Groundwater is not subject to appropriation or ownership until it is pumped from the ground and reduced to actual possession.

Surface Water

In addition to the Colorado River, the US Geological Survey (USGS) monitors seventeen perennial streams and ephemeral washes within Mohave County. The Colorado River is, and will continue to be, the County's main source of water for urban and agricultural use.

Use of Colorado River water is strictly regulated by the U.S. Bureau of Reclamation. The County's share of this water currently is pumped from the alluvial soils near the river. This ground water in the alluvial layers is constantly recharged by the Colorado River. In addition to recharging local aquifers, the waters of Lakes Mead, Mohave and Havasu are valuable aesthetic and recreational resources for residents and tourists.

Legislation adopted by the Arizona State Legislature allows the creation of a County Water Authority in Mohave County. Municipalities that have a contract for the delivery of Colorado River Water may form a County Water Authority. The Authority facilitates the distribution of that water to municipalities which need it the most or can use it most efficiently. In 1994, the City of Kingman, Lake Havasu City and Bullhead City approved the formation of the Mohave County Water Authority. The Mohave Valley Irrigation and Drainage District (other districts may exist or be formed in the future) is one example of a water accounting district, which receives its allotment from the Bureau of Reclamation, and which in turn allocates water to development within its district boundaries.

Mohave County has a vital interest in the quality of the Colorado River's water because the river is a primary source of water and a major tourist attraction. The length of the river, the upstream use of its water and the geology along the river contribute to the river's high sediment content and increasing salinity. This sediment loading will directly affect the life of the lakes and will increase costs for treatment for water drawn directly from the river. While salinity is not a current concern in Mohave County, it is an increasing problem downstream -- one that has caused the United States to construct and operate a desalination plant at its border with Mexico, which is partially operational for testing now. Mohave County should encourage efforts to maintain and enhance Colorado River water quality to protect its drinking water supply and to ensure that the County's lakes continue to attract the tourists that play such an important role in the local economy.

Groundwater

The quantity of groundwater available in the County is not well defined. Considering the groundwater resources in the County, the development of water budgets for the Mohave County aquifers assists land developers, ADWR and the County to assess the effect of existing and proposed groundwater use.

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Mohave County, in partnership continue to monitor the Hualapai Basin. In 2022, the Arizona Department of Water Resources institutes an Irrigation Non-Expansion Area, to prevent the further growth of agricultural uses within the Basin.

The quantity of groundwater within all of Mohave County that is available to meet current and future demands is not entirely well defined. Considering the groundwater resources in the County, the development of water budgets for the Mohave County aquifers assists land developers, ADWR and the County to assess the effect of existing and proposed groundwater use.

As the water usage throughout Mohave County continues to rise, the question of water availability becomes an ever-present concern. The United States Geological Survey (USGS) has completed various studies on groundwater amounts and comparisons relating to recharge and discharge of groundwater basins. Mohave County will continue to work with USGS to obtain adequate and usable data to help inform development decision making as well as to allow for water budgeting throughout Mohave County, including all basins either entirely or partially located within Mohave County, as shown in Appendix C.

A 2021 study by the USGS, Scientific Investigations Report 2021-5077 concluded that future withdrawal scenarios the Kingman and Hualapai subbasins of the Hualapai Valley Basin may see enough groundwater withdrawal to become disconnected by the year 2050. The study also references that those unknown rates and locations of future pumping are the largest source of uncertainty in these forecasted groundwater conditions.

Given these limitations of uncertainty as well as the limitations that the County has on the regulation of groundwater usages, creating a valuable referenceable water budget is difficult.

Adequate Water Supply

Arizona Revised Statutes do require that new subdivisions within Mohave County provide a statement of Water Adequacy" issued by the director of the Arizona Department of Water Resources, or a note is required to be placed on both the Final Plat and the Public Report that there is not an adequate water supply for the Subdivision.

This report of water adequacy can come through the Utility provider, if the utility provider as a whole has the adequate water supply designation, or a report can be submitted for individual subdivision plats can be submitted.

Exhibit 4.5: Service Areas Designated as Having an Adequate Water Supply

Mohave County
Beaver Dam Water Company, DWR 40-700494.0000
Cerbat Water Company, DWR 40-300016.0000
Golden Valley County Improvement District #1, DWR 40-900004.0000
Joshua Valley Utility Company, DWR 40-900006.0000
City of Kingman, DWR 40-900007.0000
Lake Havasu City, DWR 40-900008.0000
City of Bullhead City, DWR 41-400649.0002
<i>(Includes EPCOR, Bermuda Water (Utilities Inc.), and North Mohave Valley Corporation)</i>
Walnut Creek Water Company, DWR 41-401425.0001
Havasu Heights Domestic Water Improvement District, DWR 41-700420.0001

Source: azwater.gov, report dated May 3, 2024

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Reclaimed Water Use

In relation to wastewater and its impact on water quality, Mohave County is a state-designated planning agency, and has updated its Water Quality Management Plan (Section 208 of the Clean Water Act). The Plan includes a description of the planning area, a surface and groundwater quality assessment, and a description of point source discharges and waste management, non-point source management, drinking water systems, and the County continuing planning process.

The Mohave County Board of Supervisors understands the importance of water conservation and the need for implementing water conservation measures. On March 2, 2015, the BOS approved Ordinance 2015-01, an ordinance outlining reclaimed water use requirements. The BOS recognizes the need for increased use of reclaimed water as it relates to future development and economic growth in Mohave County.

Key Water Issues

Water Availability. Information on the use and availability of water will be monitored. Long term water planning throughout the County will rely on the current groundwater studies prepared by the USGS and ADWR. The County should look to incorporate water budgeting information from agencies such as USGS and ADWR to ensure that the water needs for the future development of Mohave County can be met.

Colorado River Water. The quality of water in Lakes Mead, Mohave and Havasu should be maintained to continue attracting tourists to the County. While many other jurisdictions have an impact on the Colorado River, Mohave County's economy and water supplies are so directly linked to the lakes and river that the County has a vital interest in preventing their contamination.

Groundwater Quality. To ensure the viability of its continued use, the quality of area groundwater is being monitored by State agencies, ADEQ and ADWR and private well owners. Recharge areas should be protected from development activities that degrade water quality. The effects of urban runoff and septic systems effluent on groundwater quality should be minimized. Mohave County's updated Areawide Water Quality Management Plan ("208" Plan) is a tool to maintain watershed health.

Water Quantity and Quality Goals and Policies

Goal 7: To monitor and protect the quantity and quality of water resources throughout the County.

Policy 7.1 Mohave County will coordinate with ADEQ, ADWR, and utility providers, and the USGS, concerning the availability of water resources, including water budgeting measures that monitor the various aquifers within Mohave County to ensure that future development has the water necessary to develop, while not adversely impacting existing development.

Policy 7.2 The County will support State and Federal programs that monitor and protect water resources throughout the County.

Policy 7.3 Mohave County will not approve land use rezoning for projects that appear to be a risk to the aquifer or that may cause aquifer depletion or land subsidence unless the applicant offers effective mitigation measures and provides adequate engineering documentation for implementation.

Policy 7.4 Mohave County will coordinate with other agencies and utility providers to support water budgeting throughout Mohave County to better monitor and protect the water resources that Mohave County has.

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Goal 8: Promote water conservation and encourage the use of alternative sources.

Policy 8.1 Mohave County will encourage water conservation in the County, including implementing water recharge projects throughout the county in feasible and beneficial locations.

Policy 8.2 For all new commercial and industrial projects which use more than 20 Acre Feet of water per year, the applicant should implement water conservation measures.

Policy 8.3 Mohave County shall encourage reuse of wastewater not only to minimize discharge but also to reduce the use of potable water.

Policy 8.4 Mohave County shall encourage all developers and residents to implement water conservation measures. Measures may consist of:

- ❖ Promote conservation and reuse of water to be used for residential, commercial, and industrial projects.
- ❖ Implement water recycling programs for industrial projects.
- ❖ Implement methods of recharge for new developments.
- ❖ Implement methods of rainwater harvesting for new developments.
- ❖ Encourage xeriscape landscaping designs which require little or no irrigation for all future development projects.
- ❖ Explore graywater harvesting and other methods of water harvesting such retention basins.

Policy 8.5 Explore ways of recharging the water in areas that are technically and economically feasible.

Policy 8.6 Explore the possibility of creating retention basins which allow water to percolate into the ground water table shall be encouraged when funds become available.

Additional Goals for water are addressed under the Water Service Goals in chapter 6. 2: Water Systems.

Implementation Measures - Water Quantity/Quality (WQ)

WQ1: The County should cooperate with and support efforts by utility providers, ADEQ, ADWR, USGS, and USBOR to prepare and maintain water budgets for Mohave County and for individual drainage basins.

WQ2: If the ADWR determines that an aquifer is becoming depleted, or unable to sustain existing or proposed development, reliant upon that aquifer, the County will request input from ADWR, to implement measures to address the shortfall.

WQ3: The County may support educational efforts to inform the public of water conservation steps.

C. ENERGY ELEMENT

Adequate and affordable energy is critical to the overall quality of life and economic growth of Mohave County. Clean, renewable hydroelectric power from the Colorado River is fully committed. This energy is supplemented by fossil fuel power plants and direct consumer use of natural gas. Wind, solar, and other alternative energy projects have become a viable and popular means of supplementing energy production.. Energy sources are used for transportation, lighting, space heating and cooling, and the operation of machinery and appliances. Energy policies relate to energy supply, as well as the amount and type of energy that County residents and businesses consume. Other than providing land use opportunities, the County's ability to directly affect the energy supply is limited. In 2001, the Arizona Corporation Commission (ACC) adopted the Environmental Portfolio Standard (EPS) to further the development of renewable resources in producing electricity for Arizona consumers. The goal was to generate 1.1 percent of total retail energy sales from solar or other environmentally friendly resources by 2007. In 2006 the ACC replaced the EPS with a Renewable Energy Standard and Tariff (REST), which required that investor-owned utilities, and cooperatives that have more

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than half their members in the state, deliver 15 percent of their electricity from renewable sources by 2025, with 30 percent of that total coming from distributed generation.

Key Energy Issues

Efficient Use of Energy. Continued growth in energy demand creates the need for additional power generation and distribution capacity; air pollution and utility rates also may increase. The ACC estimates that Arizona's annual kilowatt hour consumption will increase from 38.5 billion in 2005 to 69.5 billion in 2025. Managing energy consumption and ensuring the availability of economically and environmentally sound energy supplies will require cooperation between the County, its residents and utility companies, and the Arizona Corporation Commission.

Use of Alternative Energy Sources. The sun and wind provide renewable, non-polluting energy sources with great potential in Mohave County. Initial cost and public awareness are two of the greatest obstacles to more widespread use of these largely untapped resources.

Energy Goals and Policies

Goal 9: To encourage the efficient use of appropriate alternative energy sources in conducive locations

Policy 9.1 The County should support the voluntary use of alternative energy through its subdivision, zoning and building regulations.

Policy 9.2 The County should encourage the development of beneficial renewable energy production facilities in conducive locations that are compatible with any existing adjacent development, if the energy produced is to stay in the County.

Policy 9.3 The County should work with local utilities to explore opportunities to encourage the use of alternative energy that are beneficial for Mohave County residents and consumers.

Goal 10: To encourage energy conservation through more efficient design, materials, equipment, and practices.

Policy 10.1 The County's subdivision regulations should encourage protection of solar access and lot patterns that provide for the use of solar energy in compliance with State and Federal laws.

Policy 10.2 The County should consider incorporating energy efficient design and materials into new County facilities.

D. OPEN SPACE ACQUISITION AND PRESERVATION ELEMENT

The Arizona State Statutes require that for counties with a population of more than 200,000 persons, the General Plan shall include an open space acquisition and preservation element. The open space plan shall include an inventory of open space areas, recreational resources, and designation of access points. An analysis of forecasted needs with policies for managing, protecting and implementation strategies for a regional system of open space and recreational resources is also required.

The open space element does not designate private or state land for open space, recreation, conservation, or agriculture unless the county receives the written consent of the landowner or provides an alternative, economically viable designation in the general plan, allowing at least one residential dwelling per acre. Open Space is defined as any parcel or area of land that is essentially unimproved and devoted to an open space use for the purposes of:

1. Preservation of natural resources.
2. Managed production of resources.
3. Outdoor recreation.

Mohave County's land use is overwhelmingly (over 80%) constituted of various forms of Public lands and State Trust lands. About 14.86 %, or 1.2 million acres, of Mohave County, is designated as National and State Park land. The majority of this land is effectively now, and are expected to remain, as open space.

Although much of the County's open space lands are publicly owned, this does not mean there will be no development of these areas. As shown in Exhibit 5.4, Mohave County has an abundance of publicly owned land. Nearly three-quarters of the land in Mohave County is owned by the Federal Government or the State of Arizona. The Arizona State Trust Lands controls approximately 6.5% of the County's area; most of this is held in trust for Arizona's educational and other institutions and is not dedicated or reserved for public open space or recreation. Under State charter, Arizona State Trust Lands has the responsibility, on behalf of beneficiaries, to assure the highest and best use of trust lands.

In addition to owning large tracts of land in mountainous areas, the State and Bureau of Land Management own as much as fifty-percent of the land in some of the County's major valleys. Federal lands, under the control of the Bureau of Land Management (BLM), are used for recreation, grazing, mining, and landfills.

Open Space Goals and Policies

Goal 11: To meet the open space needs for the residents Countywide, by maintaining a comprehensive inventory of open space areas, recreational resources, and designations of access points to open space areas and resources.

Policy 11.1 Mohave County may consider an analysis of forecasted needs, policies for managing and protecting open space areas and resources and implementation strategies to acquire additional open space areas and further establish recreational resources.

Policy 11.2 Mohave County may consider policies and implementation strategies designed to promote a regional system of integrated open space and recreational resources and consideration of any existing regional open space plan.

Section 5

Community

Development



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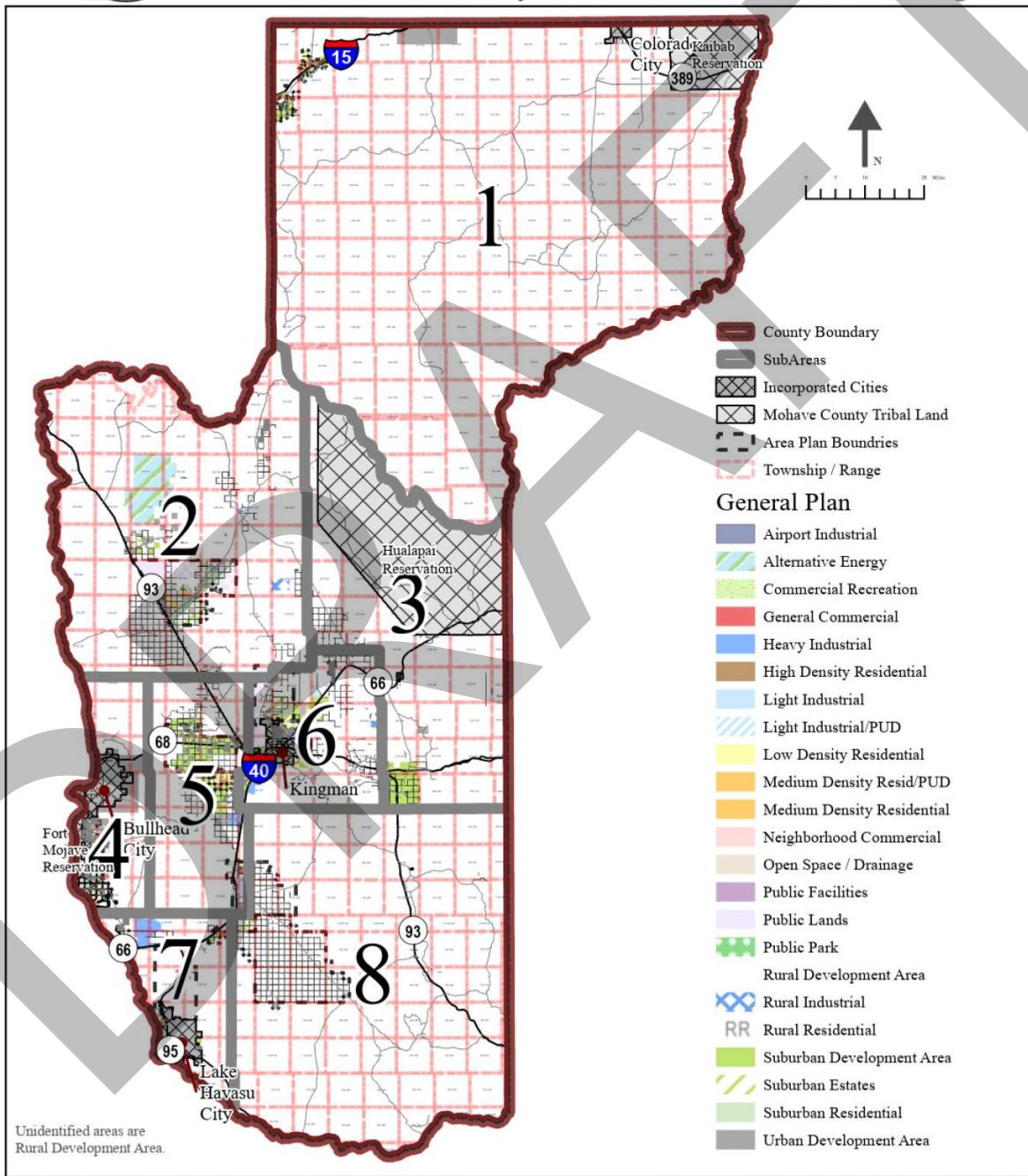
Exhibit 5.1: Approved General Plan Alternative with Sub-Areas 1-8



Mohave County General Plan

County Wide

Land Use Diagram



Key Land Use Issues

Planning of Expected Future Growth. The Land Use Element establishes a planned pattern for development for the next twenty years, and beyond. It reflects the County's historical development patterns and the new development occurring today. It plans land for more residential development than would be needed to accommodate population growth projected through the year 2020; it also provides significant areas for future commercial and industrial development. In this way, the County is anticipating continued growth and is planning development areas, public services, and facilities to support it.

Distinctive Community Character. The goals and policies of the General Plan provide for different types of communities within the unincorporated parts of Mohave County. This plan provides areas for urban, suburban, and rural development so future residents can select the living environment they prefer. It provides for growth and flexibility while retaining the rural character of much of the County. The Plan focuses most of the County's growth in urban and suburban development areas, preserving the character of rural development areas and the sparse development patterns in remote areas.

The Land Use Element also supports the efficient use of public and private resources by promoting urban growth in areas where infrastructure is already in place or in close proximity. Infill development -- the development of vacant or under-developed parcels in existing developed areas -- reduces overall capital expenditures by reducing the need for new facilities.

Land Use Compatibility. The pattern of development described by the Land Use Diagram reduces the potential for locating incompatible land uses adjacent to one another. The goals, policies and implementation measures of the plan provide additional guidance for ensuring compatibility between dissimilar land uses.

Development Guidance and Flexibility. The Land Use Element serves as a guide for informed decision-making in development matters. It provides direction for developing individual properties according to the County's vision for its future. As a result, these individual developments should fit into the overall development pattern described in this Plan.

At the same time, this General Plan is designed to provide flexibility in the application of its policies. Performance standards, particularly those related to the availability of public services, give a property owner flexibility in designing development proposals that meet the County's goals.

Cost-effective Provision of Adequate Infrastructure. Adequate infrastructure should support the development patterns described in the Land Use Diagram. The goals and policies in this and other elements provide a basis for implementation programs to stage and time the construction of public facilities needed to adequately serve new and existing residents.

The County will not be constructing all public facilities, just coordinating the construction of public facilities. Developers will provide sufficient infrastructure, including fire protection, for their individual projects to ensure they can "stand- alone" if not connected to regional facilities.

Facilities and services should be extended in an orderly manner to make the most efficient use of public resources. Both the timing and location of new infrastructure directly impacts construction and maintenance costs. Generally, compact development patterns that build on existing infrastructure are more cost-effective than scattered development.

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Growth Monitoring. Mohave County's planning and investment decisions should be based on current growth trends. Monitoring development activity (subdivisions and building permits) and demographic trends, as well as the fiscal and economic trends that drive growth, will improve the County's ability to anticipate where, when, and how much growth will occur.

As conditions change, the County should evaluate its policies and modify them to respond to new opportunities. The Land Use Element describes the process for modifying planned land uses, and the factors the County will consider in responding to proposals for change.

Planning Terms

This General Plan is designed to provide the direction for future development in a County with over 13,000 square miles of territory, dramatically varied natural characteristics, four incorporated cities, other existing communities with distinctive development patterns, and a rapidly growing population. It should address all of these factors in a way that is consistent, complete, and understandable as a statement of County policy. In order to achieve these objectives, a number of special planning terms are used in this General Plan. They allow the citizens and officials of the County and its communities to use a common set of terms to describe parts of the County, groups of land uses (see Exhibits 5.2 and 5.13), and areas where certain policies apply. These terms are described in this part of the Land Use Element; they are then used throughout the goals and policies that follow.

Planning Areas.

As noted, Mohave County has a wide variety of existing communities and development patterns. This General Plan groups these distinctive geographic parts of the County into four (4) broad planning area types. This allows similar policies and programs to be used in similar areas, while distinguishing different areas and using special policies to address their growth. Exhibit 5.2 lists these planning area types and summarizes the intent for each of these areas. It describes the density of residential development expected in each of these areas, whether rural, suburban, or urban. It also indicates the types of non-residential development expected in each area and the services required for development.

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Exhibit 5.2: Planning Area Types for Unincorporated Mohave County

Area Type	Intent	Residential	Other Land Uses	Service Provision
Rural Development Area (RDA)	Maintain the opportunity for a rural lifestyle	Density is 0.2 DU/A or less. Lot sizes are 5 acres or larger.	Commercial uses serve local and highway needs. Rural employment centers may be planned in the future.	No urban or suburban services or facilities will be provided.
Suburban Development Area (SDA)	Provide for large lot, suburban development	Density is between 1 DU/A and 0.2 DU/A. Lot sizes are between 1 and 5 acres.	All non-residential land uses may develop here, if they are in appropriate locations and have adequate services.	Typical suburban services include paved streets, septic systems, and public water supply. In some areas, urban services may be required.
Urban Development Area (UDA)	Provide for more intense, urban development in free-standing communities and outside cities.	The average density in urban areas is 2 to 5 DU/A. Individual areas may have densities up to 25 DU/A.	All non-residential land uses may develop here if they are in appropriate locations.	Urban services and facilities are required for development in these areas.
Outlying Communities	Allow these distinct communities to continue developing according to their current growth patterns.	Densities may be urban, suburban, or rural.	Most non-residential land uses may develop here if they are in appropriate locations and have adequate services.	Local community standards will apply within these communities (no change in existing services is anticipated).

- **Rural Development Area (RDA).** This is an area where residents presently enjoy a rural lifestyle, wide open spaces, and few neighbors. Most of the land in Mohave County is included in this area type. Properties in these areas are generally at least five (5) acres in size, and many are much larger than this. A significant amount of land within this area type is owned by the Federal or State governments or is included in an Indian reservation.
- **Suburban Development Area (SDA).** This is an area intended for development of lower density residential neighborhoods with many of the amenities of urban areas. Suburban lot sizes range from one to five acres in size with a typical lot size of 2.5 acres. Commercial uses will be permitted at appropriate locations where they are compatible with adjacent uses and infrastructure.

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- **Urban Development Area (UDA).** This area is intended to provide for more intense residential and non-residential development near cities and in outlying communities. While residential densities typically will range from two to five dwellings per acre, high density development of up to 25 units per acre may be permitted. Urban services and facilities will be required for both residential and non-residential development in this area.
- **Outlying Communities.** The varied character of Mohave County's unincorporated outlying communities requires special consideration. Development within designated communities may be urban, suburban, or rural in character. This Plan permits the continuation of existing development patterns, including both residential and non-residential development. Depending on the character of the community and proposed development, urban, suburban, or rural standards may apply.

Exhibit 5.3 lists the locations where each of these area types is used.



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Exhibit 5.3: Planning Area Locations in Unincorporated Mohave County

Area Type	Locations
Rural Development Area (RDA)	All Areas of Mohave County not designated for more intensive development. See Exhibits 5.4 through 5.12
Suburban Development Area (SDA)	North Kingman Area South Kingman Area Most of Golden Valley Parts of the Arizona Strip Parts of Mohave Valley Areas north and east of Lake Havasu City Portions west of White Hills Highway 93 and Interstate 40 See Exhibits 5.7 to 5.10 for general locations and Exhibits 5.16 to 5.19 for detailed land uses.
Urban Development Area (UDA)	Hualapai Ranch South Kingman/ McConnico Parts of Golden Valley Parts of the Arizona Strip Parts of Mohave Valley Areas east of Bullhead City Area north of Lake Havasu City Valle Vista North Kingman/Butler Area west of White Hills See Exhibits 5.4 to 5.12 for general locations and Exhibits 5.16 to 5.19 for detailed land uses.
Outlying Communities	Meadview Chloride Peach Springs Topock Hualapai Mtn. Subdivisions Hackberry Pinion Pines Golden Shores Moccasin Arvada Cane Beds Fredonia Vicinity Truxton Wikieup Oatman Peacock Cedar Hills White Hills Centennial Park Valentine

Land Use Diagram

The Land Use Diagram, found in Exhibits 5.4 - 5.12 and 5.16 - 5.19, shows the planned land uses for most areas of the County. The Diagram also identifies the boundaries of urban, suburban, and rural development areas. Planned land uses are not designated for the areas within Bullhead City, Colorado City, Lake Havasu City, and Kingman. The Land Use Diagram is not intended to designate land uses within any incorporated area.

The Land Use Diagram has been divided into a number of exhibits to make it a more effective tool for identifying planned land use categories. Exhibit 5.4 illustrates the sub areas into which the County has been divided and provides a countywide view of planned development. Exhibits 5.5 through 5.12 illustrate the type of land use (urban, suburban, or rural) appropriate in each of eight County sub areas. Exhibits 5.16 through 5.19 illustrate more detailed land use categories applicable to the County's major unincorporated growth areas.

Policies that refer to a "Land Use Diagram" apply to all of the diagrams adopted by the County. The County's official copy of the Land Use Diagram is available at the Mohave County Development Services Department. It provides reference for use in determining the general boundaries of each land use area. The Land Use Diagram, together with the goals and policies contained in the General Plan text, establishes the County's policy direction, and acts as a guide for decisions affecting the County's future development.

The Land Use Diagram is not the County's zoning map. It is a guide to future land use patterns. Zoning and area plan designations may be more restrictive than the land use categories of the Land Use Diagram.

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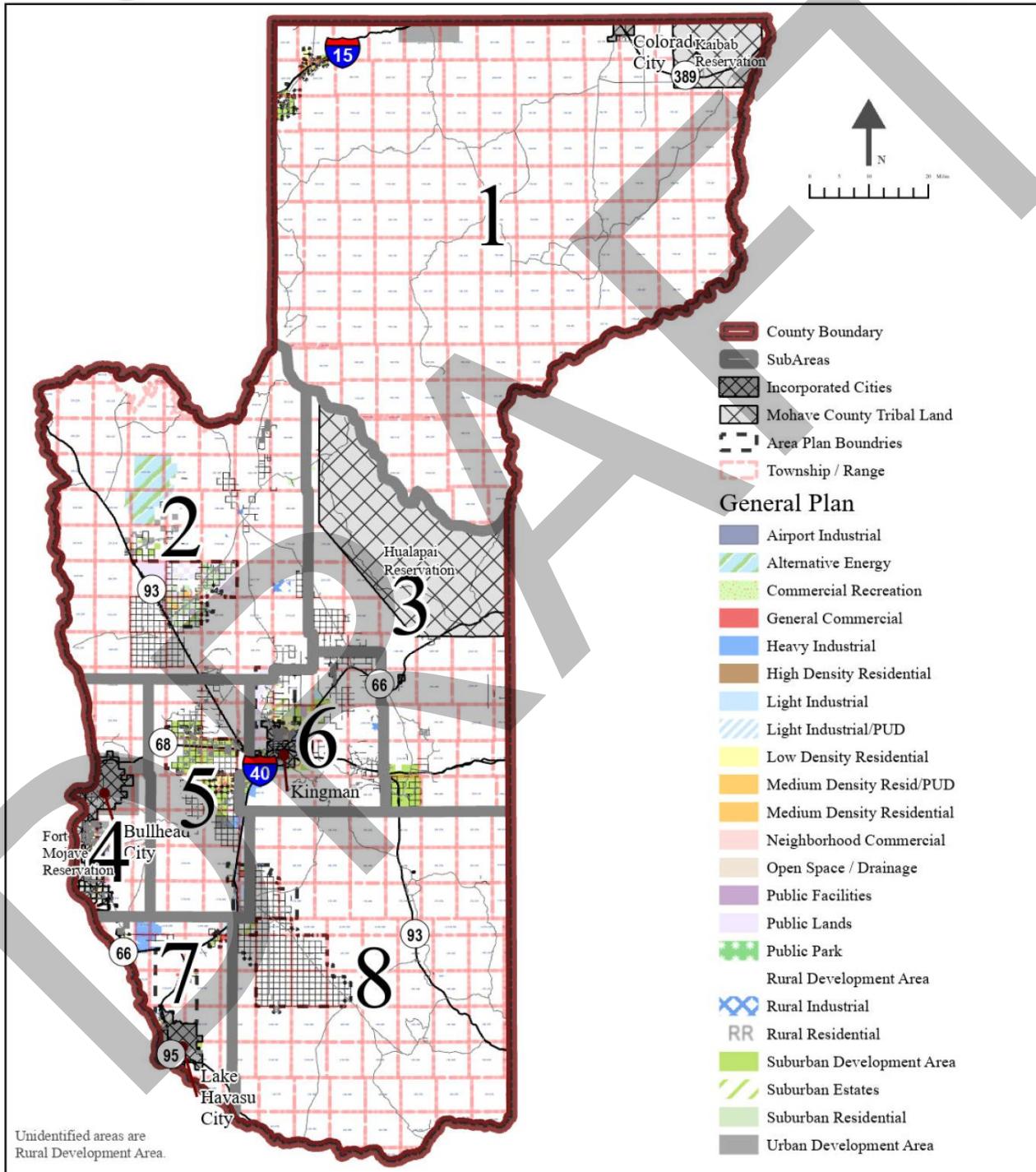
Exhibit 5.4: Countywide Land Use Diagram



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County Wide

Land Use Diagram



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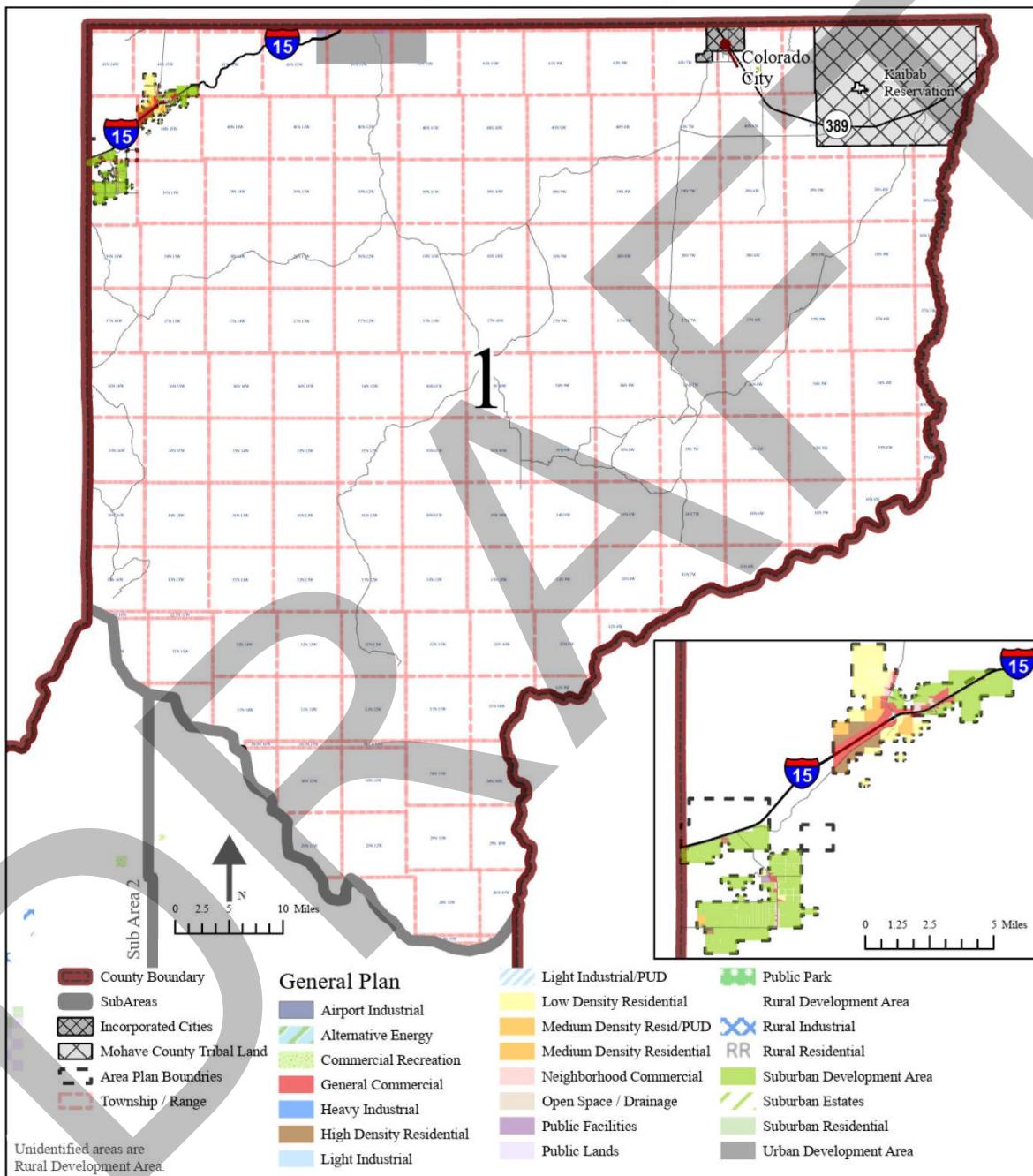
Exhibit 5.5: Land Use Diagram – Sub Area 1



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Sub Area 1 - Arizona Strip

Land Use Diagram



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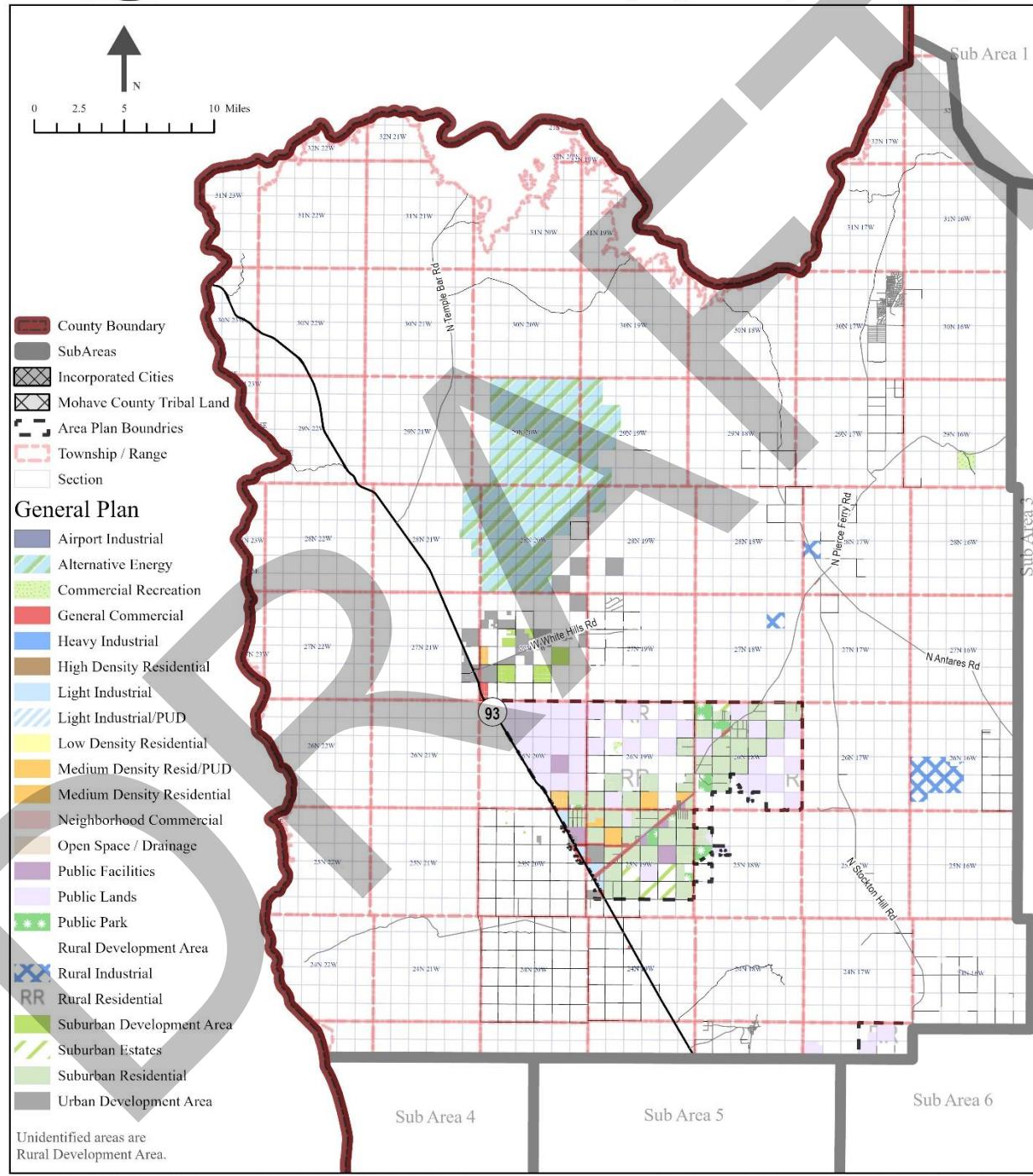
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Exhibit 5.6: Land Use Diagram – Sub Area 2



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Sub Area 2 - White Hills / Dolan Springs Vicinity Land Use Diagram



Unidentified areas are
Rural Development Area.

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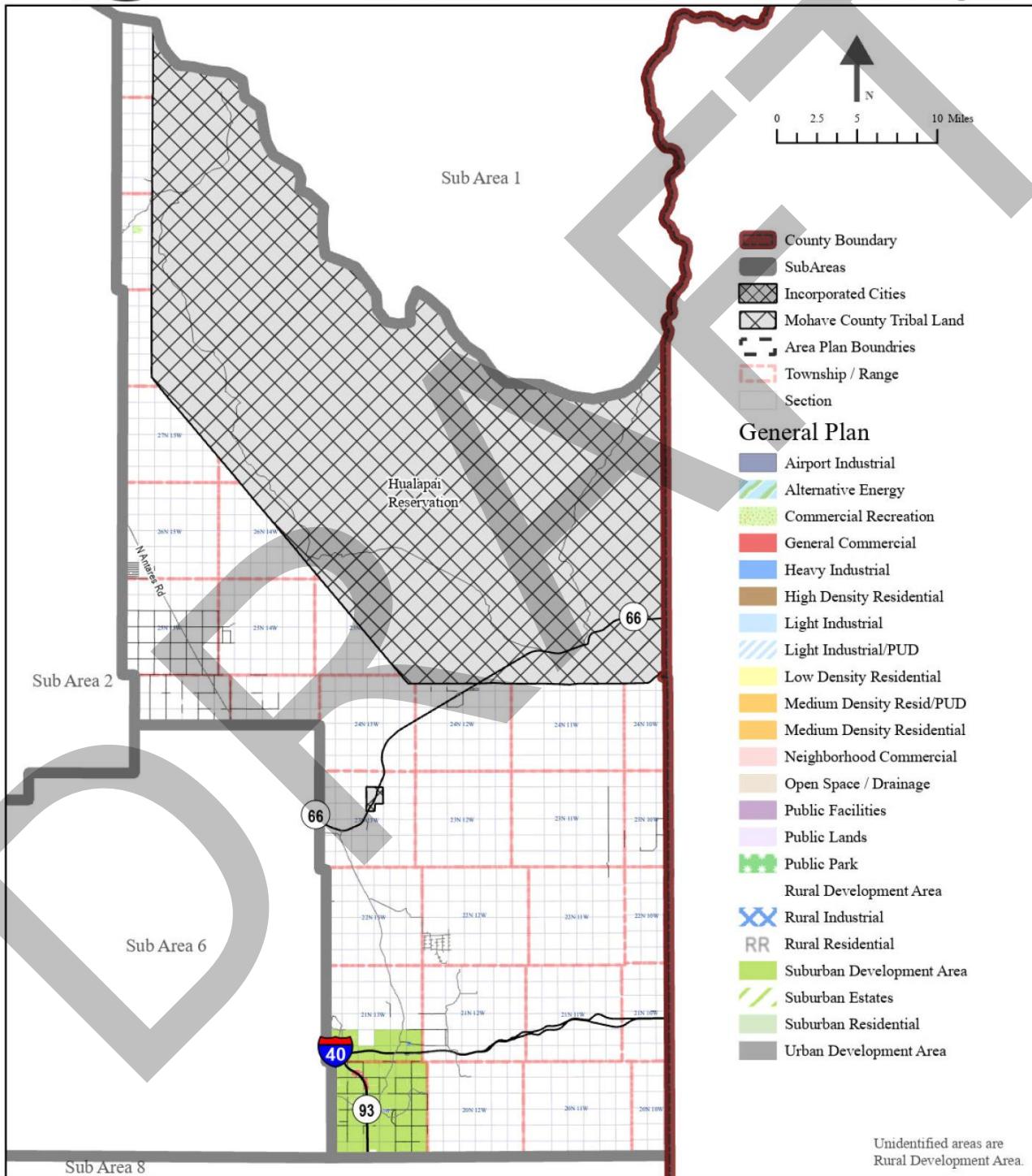
Exhibit 5.7: General Land Use Diagram – Sub Area 3



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Sub Area 3 - East Central

Land Use Diagram



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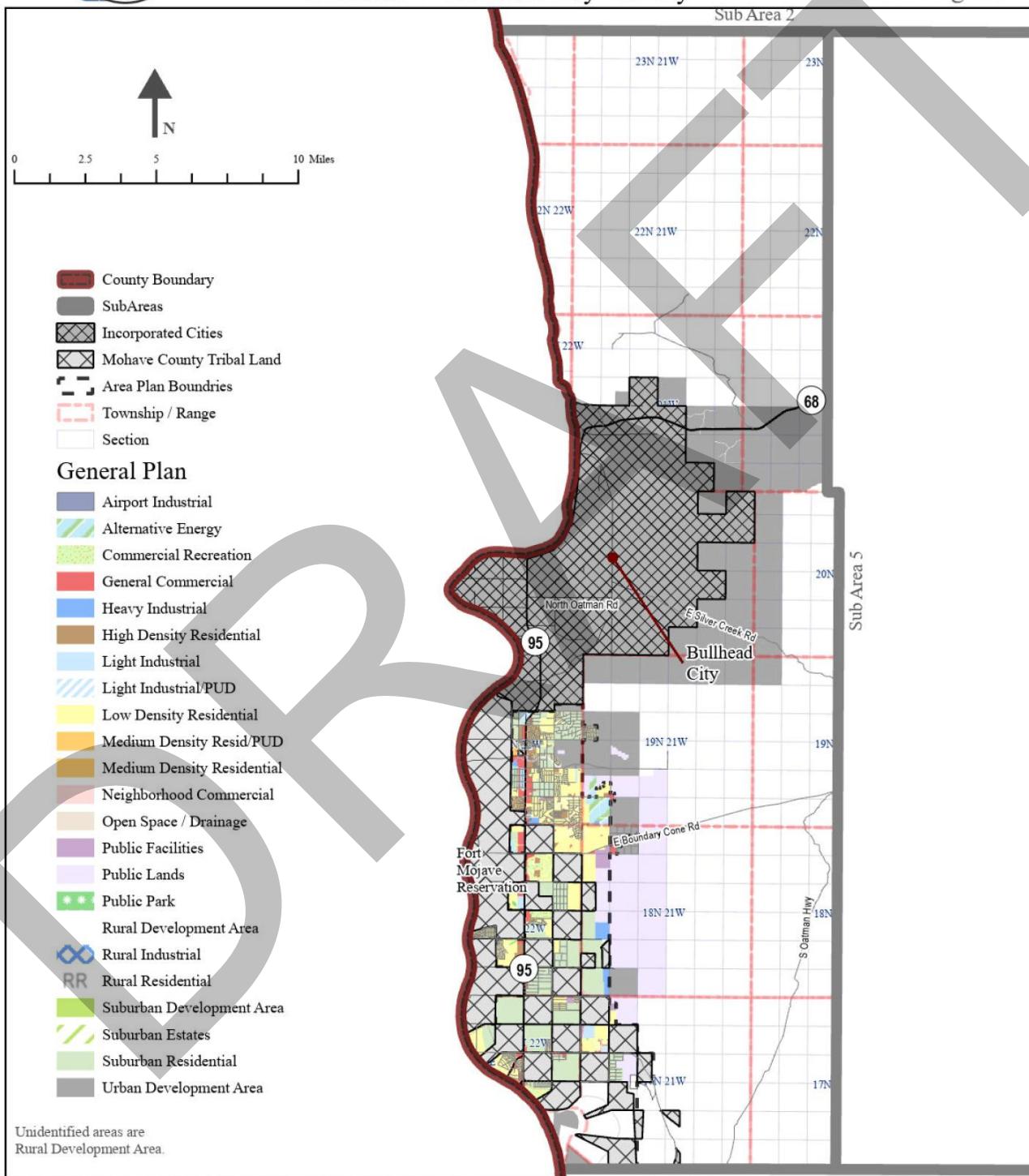
Exhibit 5.8: General Land Use Diagram – Sub Area 4



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Sub Area 4 - Bullhead City Vicinity

Land Use Diagram



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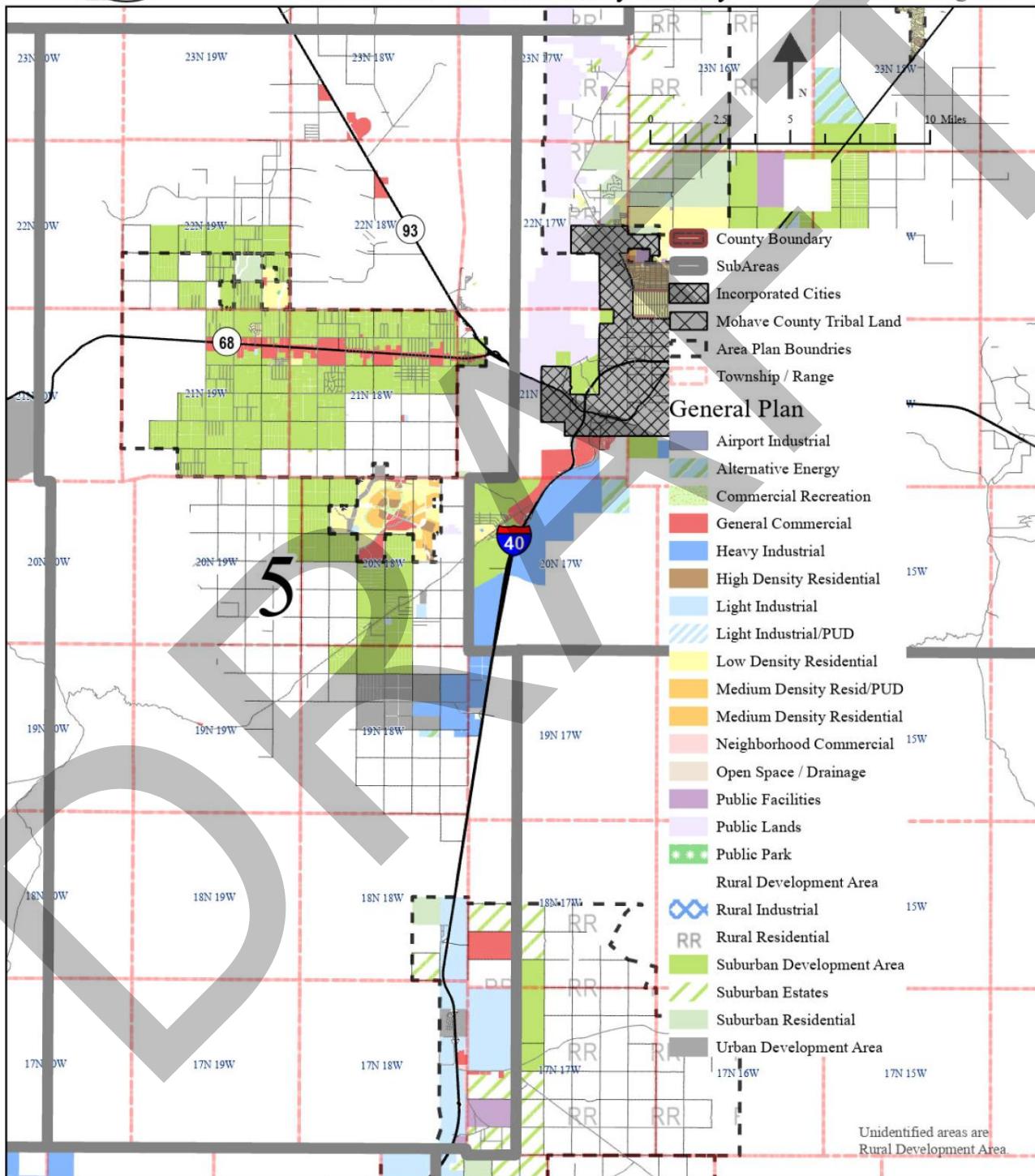
Exhibit 5.9: General Land Use Diagram – Sub Area 5



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Sub Area 5 - Golden Valley Vicinity

Land Use Diagram



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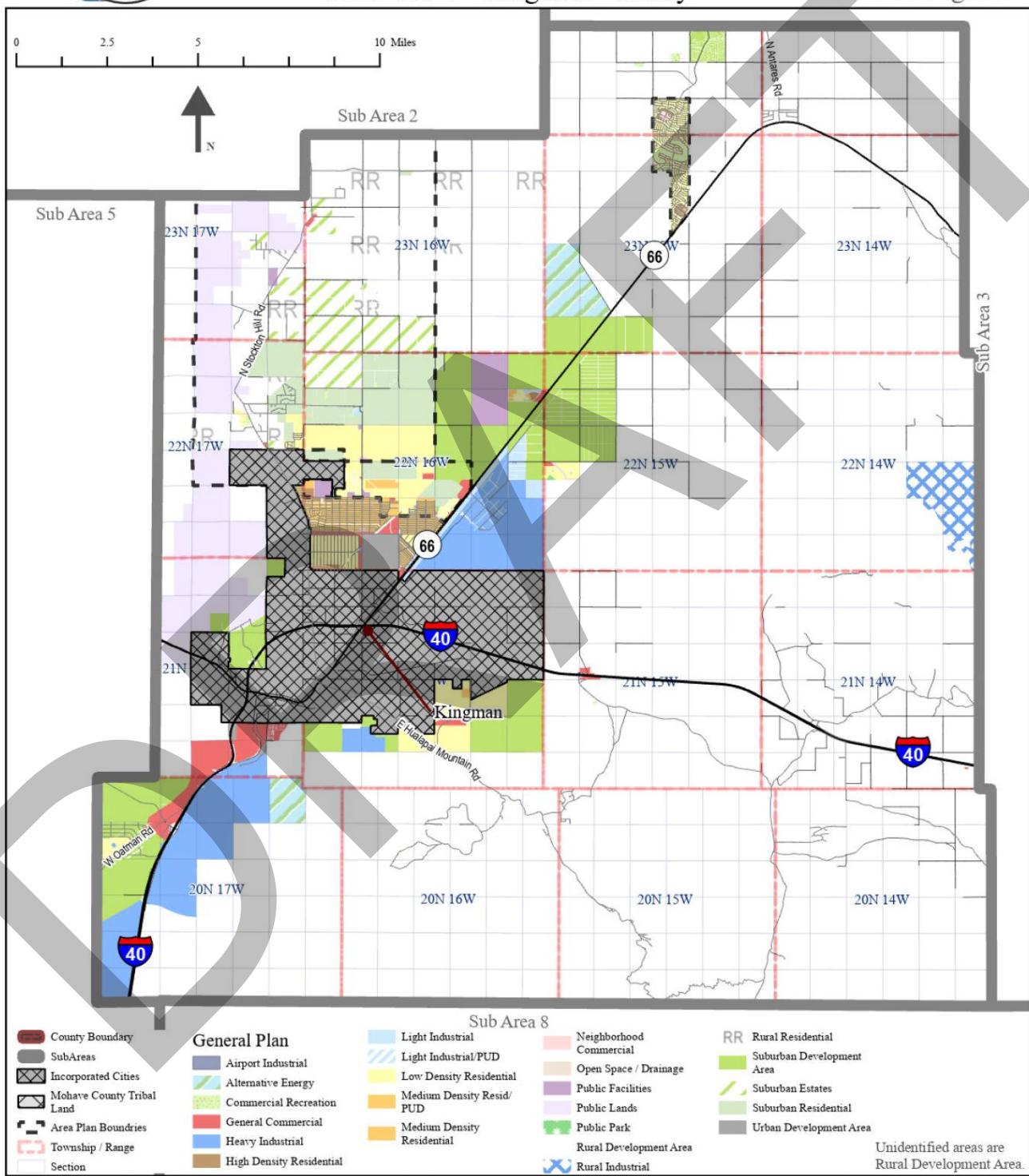
Exhibit 5.10: General Land Use Diagram – Sub Area 6



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Sub Area 6 - Kingman Vicinity

Land Use Diagram



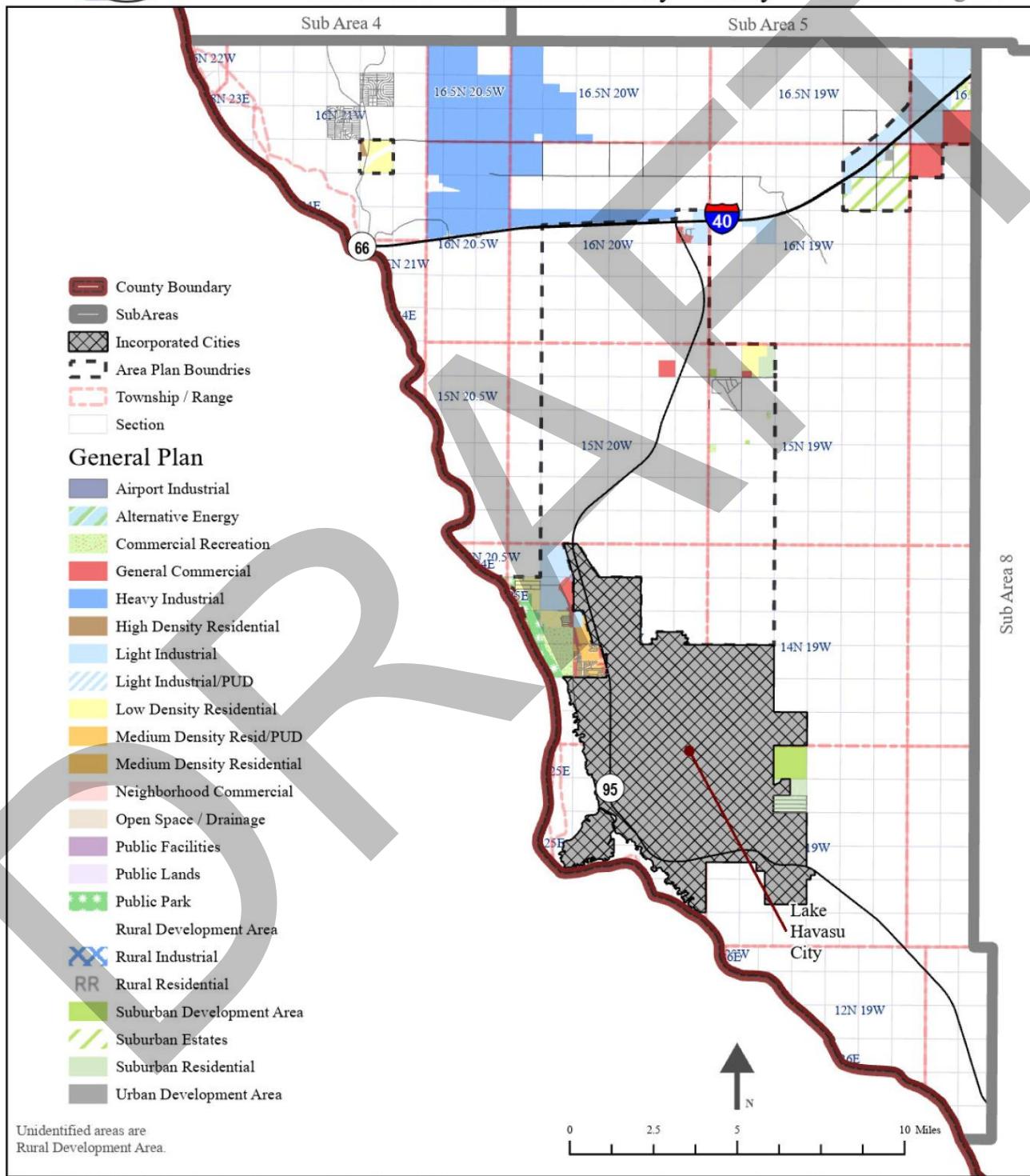
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Exhibit 5.11: Land Use Diagram – Sub Area 7



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Sub Area 7 - Lake Havasu City Vicinity Land Use Diagram



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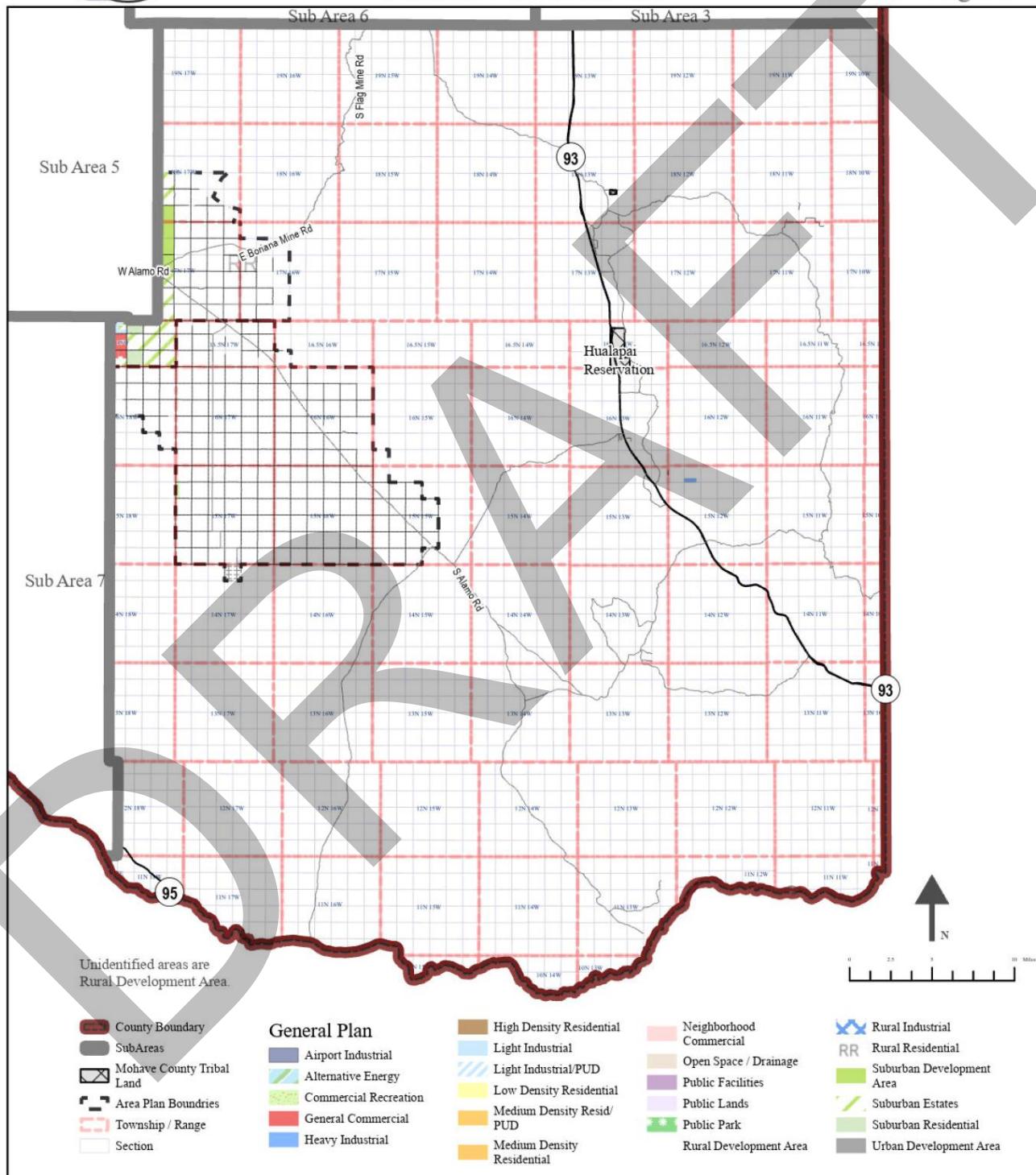
Exhibit 5.12: Land Use Diagram – Sub Area 8



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Sub Area 8 - Southeast

Land Use Diagram



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Land Use Categories

A consistent set of land use categories is used in all Land Use Diagrams to describe the type and intensity of use anticipated. Exhibit 5.13 shows the relationship between planning area types and land use categories. Exhibit 5.14 lists these categories and briefly summarizes their policy intent. Each category is described in more detail in the following section of this Element. In each case, the exhibit gives a name and abbreviation for the land use category.

For residential uses, the exhibit shows the range of densities consistent with each category. Density is expressed as the number of Dwelling Units per Acre (DU/A). For example, the category "Medium Density Residential" includes development at densities ranging from five to twelve dwelling units per acre. The method for calculating a development project's density is described in Exhibit 5.15. The goals and policies of the Land Use Element define this method and other factors to be considered in evaluating a project's consistency with the Land Use Diagram.

In addition to the residential density range, Exhibit 5.14 also indicates the typical uses found in each land use category. This list is not comprehensive and does not address the accessory uses that a zoning district might permit. It simply describes the primary uses typically found in this category, so residents and property owners can understand the County's general policy intent for a certain area.

The Land Use Diagram uses eighteen categories to describe the future land uses in Mohave County. Land use categories are meant to be more general than zoning districts -- there may be several zoning districts that could be consistent with a particular land use category. In some cases, the land uses found in an Area Plan are also more specific than these land use categories. These categories, which are listed in Exhibit 5.13, are described in more detail below. Included in the following general descriptions of each category is a statement of whether land uses within the category are intended to be rural, suburban, or urban in character.

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Exhibit 5.13: Land Use Categories in Planning Areas

Land Use Categories	RDA	SDA	UDA	Outlying
Residential Uses				
Rural Residential (RR)	Y	M	M	Y
Suburban Estates (SE)	N	Y	M	M
Suburban Residential (SR)	N	Y	M	M
Low Density Residential (LR)	N	N	Y	M
Medium Density Residential (MR)	N	N	Y	M
High Density Residential (HR)	N	N	Y	M
Non-Residential Uses				
Neighborhood Commercial (NC)	M	M	Y	Y
General Commercial (GC)	M	M	Y	M
Commercial Recreation (CR)	M	M	Y	M
Rural Industrial (RI)	Y	NA	NA	M
Light Industrial (LI)	M	M	Y	M
Heavy Industrial	M	M	Y	M
Airport Industrial (AI)	M	M	M	N
Alternative Energy (AE)	M	M	M	M
Mixed Use (MU)	N	M	M	M
Public Lands				
Public Facilities & Institutions (PF)	M	Y	Y	Y
Public Parks (PP)	Y	Y	Y	Y
Public Lands (PL)	Y	Y	Y	Y

Y: Land use category is consistent with this planning area.

M: Land use category may be consistent with this planning area, depending on the location and surrounding uses.

N: Land use category is not typically consistent with this planning area.

NA: Not Applicable

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Exhibit 5.14: Detailed Land Use Categories for Unincorporated Planning Areas

Code	Designation	Typical Density	Maximum Density	Policy Intent
Residential				
RR	Rural Residential		0.2 DU/A	Single-family dwellings on large parcels in rural setting
SE	Suburban Estates	0.4 DU/A	0.5 DU/A	Single-family dwellings on large semi-rural parcels
SR	Suburban Residential	1.0 DU/A	1.0 DU/A	Single-family dwellings at low density
LR	Low Density Residential	3.5 DU/A	5 DU/A	Single-family dwellings on standard to large urban lots
MR	Medium Density Residential	8 DU/A	12 DU/A	Predominantly lot density apartments, duplexes, and cluster developments
HR	High Density Residential	16 DU/A	25 DU/A	Apartments and condominiums
Non-Residential				
NC	Neighborhood Commercial	NA	NA	Small scale retail and service establishments meeting the needs of residence within a neighborhood
GC	General Commercial	NA	NA	Retail, office, and service-uses meeting community or regional needs
CR	Commercial Recreation	NA	NA	Privately-owned facilities providing outdoor recreational opportunities.
RI	Rural Industrial	NA	NA	Includes a variety of individual activities located in rural areas, primarily along arterial highways.
LI	Light Industrial	NA	NA	Includes low intensity manufacturing and warehousing with limited outdoor activity
HI	Heavy Industrial	NA	NA	Uses such as construction yards, heavy manufacturing, factories with significant outdoor production or transfer of goods.
AI	Airport Industrial	NA	NA	Includes uses that are compatible with and benefit from airport adjacency
AE	Alternative Energy	NA	NA	Energy producing facilities other than fossil fuel and nuclear
MU	Mixed Use	2.0 DU/A	25 DU/A	Compatible, coordinated residential and non-residential uses
Public Land				
PF	Public Facilities & Institutions	NA	NA	Schools, fire stations, libraries, hospitals and other public or quasi-public buildings.
PP	Public Parks	NA	NA	Publicly-owned parks and open space
PL	Public Lands	NA	NA	Publicly-owned lands that are not designated for park or open space uses.

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Exhibit 5.15: Calculation of Residential Development Density

Residential Density Measured as Dwelling Units per Acre (DU/A)	
DU/A	$\frac{\text{Number of Dwelling Units}}{\text{Number of Gross Acres in Site}}$
For Example:	
DU/A	$\frac{100 \text{ Dwelling Units}}{50 \text{ Gross Acres}} = 2 \text{ DU/A}$

Residential Land Uses

Residential land use categories are used to identify places where the principal planned land use is for residential purposes. There are six residential land use categories. The rural residential category applies to most land within Rural Development Areas (RDA's). The two suburban residential land use categories (Suburban Residential and Suburban Estate) have higher densities and will generally have higher service requirements than rural development. However, suburban residential development in UDA's may be required to provide urban levels of service. Three of the residential categories (Low Density Residential, Medium Density Residential & High Density Residential) reflect urban residential developments such as single-family residences, multi-family projects, and mixed use development. Urban residential development means that lots are smaller than one acre in size and that urban services (i.e., paved roads, centralized water, and sewer, etc.) should be provided to serve the development. Urban residential uses are planned only within identified Urban Development Areas; a plan amendment will be required to establish urban development in rural or suburban development areas.

Rural Residential (RR). All RDAs are designated Rural Residential, permitting single family development on lots of five (5) or more acres. Larger lot sizes may be appropriate to address environmental concerns (such as steep slopes, flood hazard zones, etc.) and infrastructure deficits (such as unimproved and unmaintained roads). The existing rural/agricultural character of these areas should be maintained. Residents in these areas are able to keep their own livestock. Land use may be served by septic systems, wells, and other services planned at rural levels. Non-residential land uses may be permitted in rural residential areas through the rezoning process. Outlying Communities, typically found within these rural parts of the county, will be permitted to continue growing at existing intensities, with uses which are consistent with, or will complement, the existing character of the community.

Suburban Estates (SE). This suburban land use is characterized by single-family lots ranging from two (2) to five (5) acres. It is a category used in the Suburban Development Areas (SDA's). Non-residential land uses are not the primary uses in a Suburban Estate area. Septic systems will be the primary means of wastewater disposal. Many lots will use well water, but this will vary based on groundwater conditions and proximity to existing organized water systems.

Suburban Residential (SR). This is the highest density non-urban land use category, with densities ranging from greater than one-half (0.5) dwelling unit per acre to a maximum density of one (1) dwelling unit per acre. These densities result in lot sizes of one to two acres. While Suburban Residential areas will be mostly single-family, some commercial development will be permitted as part of a planned development. Suburban service requirements generally will be lower than in urban areas but will vary as dictated by site conditions. Septic tanks will generally be permitted, but soil conditions, groundwater quality concerns, proximity to existing utilities and other factors may create the need for urban sewer systems. Minimum road or water system improvement requirements may also vary from one site to the next.

Low Density Residential (LR). This is the lowest density residential development planned within urban areas. It is designed to reflect development between one (1) and five (5) units per acre. This category is used only in Urban Development Areas (UDA's). Since the lot sizes are less than one acre, community sewer or ADEQ approved on- site sewage disposal and water systems are needed, as are other urban services.

Medium Density Residential (MR). This urban land use category is used to show areas with five (5) or more dwelling units per acre, but less than twelve (12) dwellings per acre. Typical residential uses in these areas are patio and zero lot line homes, mobile home parks, mobile home subdivisions, duplexes, some multi-family projects, and, where specifically approved as part of a planned development, neighborhood commercial development. Full urban services are required for medium density residential development.

High Density Residential (HR). This urban residential category is used to show the highest density planned in Mohave County. Development could range from twelve (12) to a maximum of twenty-five (25) dwelling units per acre. Higher density areas provide opportunities to develop uses such as townhomes, apartments, or condominiums. Mixed use developments incorporating office, retail, commercial, and residential space may be approved in HR areas through the planned development process. High Density Residential uses can serve as an effective buffer between non-residential development and lower density residential neighborhoods. Full urban services are required for HR development.

Non-Residential Land Uses

Non-residential land use categories are used to identify places where the principal uses are for non-residential purposes, such as office, retail, resorts, manufacturing, alternative energy generation, and others. There are eight non-residential land use categories. All will be permitted within urban areas depending upon urban setting and availability of services. The categories are listed in Exhibits 5.13 and 5.14 and are described in more detail below. Exhibit 5.14 describes the typical uses expected in each of these categories. The uses shown here are intended to describe the general character of development. Zoning districts, consistent with these general categories, will establish the specific uses and development standards for a particular non-residential property.

Neighborhood Commercial (NC). Neighborhood commercial uses are those that meet the needs of residents in the adjacent neighborhood. Small scale retail and service establishments, as well as small office buildings, will be permitted in this land use category.

General Commercial (GC). This land use category is used to indicate locations for retail, service and office uses that serve an entire community or region. Major retail centers, fast food restaurants, service stations, multi-story office buildings and other intensive commercial uses should be located in areas designated for general commercial uses.

Commercial Recreation (CR). This land use category encompasses a broad range of privately-owned or leased

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facilities for active recreation, where the primary activity occurs outside of buildings. Uses include golf courses, equestrian centers, small- and large-scale amusement parks, as well as recreational vehicle parks and campgrounds providing sites for temporary habitation.

Rural Industrial (RI). This land use category provides for industrial activities in rural areas. Uses such as sand and gravel mining are considered rural industrial. Rural Industrial may also be an appropriate land use for renewable power generation

Light Industrial (LI). This land use category is intended for a variety of lighter industrial uses. These uses typically involve fewer impacts on the surrounding areas, in terms of noise, fumes, nuisances and hazards, than do the uses described under Heavy Industrial. This category includes such uses as warehousing, wholesale sales and distribution, and light manufacturing. Some related office uses also occur in this category. Most activities associated with uses in this category take place within buildings. Certain construction and manufacturing activities found in Sections 23, 31, 32 and 33 of the NAICS are allowed in this land use category.

Heavy Industrial (HI). This land use category allows for a relatively wide range of industrial uses, including heavy manufacturing, construction yards and support retail commercial. These uses may have safety, nuisance or environmental effects which make them undesirable neighbors to residential areas. They should be located near or adjacent to major transportation facilities (such as rail lines, airports, or freeways). Design standards focus on minimizing the effects of these uses on surrounding development. Power generation, construction and manufacturing activities found in Sections 22, 23, 31, 32 and 33 of the NAICS are allowed in this land use category.

Airport Industrial (AI). This land use category is intended for industrial development that is compatible with adjacent airport use and development that benefits from proximity to airport facilities. Such uses include certain manufacturers, transport service providers, wholesalers, and warehouse facilities.

Alternative Energy (AE). This land use category includes alternative energy production facilities, such as solar and wind, and other renewable sources other than fossil fuel and nuclear.

Mixed Use (MU). This land use category is intended to provide for mixed residential, commercial, and industrial projects developed as Planned Area Development (PAD), Specific Zoning Plan (SZP) and mixed use zoning classifications. The layout and mixture of uses approved in a PAD or SZP will be mirrored in the General Plan. Changes made within a PAD or SZP that are deemed minor under the provisions of the PAD or SZP will also be automatically incorporated as a part of the General Plan upon approval and will not require a separate amendment to the General Plan. Changes made within a PAD or SZP that are not deemed minor may require an amendment to the General Plan if the changes substantially alter the effect on property outside the PAD or SZP.

Public Land Uses

Public land use categories are used to identify land that is owned by the Federal, State, or local government. Public land may be used for facilities ranging from libraries to wastewater treatment plants, for parks and open space, or for other public purposes. On occasion, Public lands and State Trust lands are sold or exchanged to consolidate blocks of developable land and preserve natural resource areas. All publicly owned lands fall into one of the three broad categories described below.

Public Facilities (PF). This category includes such public and quasi-public institutional uses as schools, colleges, fire stations, libraries, government buildings and hospitals.

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Public Parks (PP). Local, State and National parks that are publicly owned and managed for the benefit of the general public are included in this category.

Public Lands (PL). This category is used to indicate land in rural areas that is owned by a public agency but is not primarily devoted to parks and recreational use. Lands owned and managed by the BLM, BoR and Arizona State Lands Department are included in this category. The Land Use Element contains special policies for the County's involvement in more intense development of these properties. Certain public lands under the administration of the BLM have also been designated for renewable energy production.

Countywide Land Use Goals and Policies

Community Balance

Goal 12: To retain the beauty, the natural setting and resources, and the rural character of the County while providing opportunities for coordinated growth and development.

Policy 12.1 Mohave County shall establish and maintain its land use plans to provide areas for different types of future land uses and intensities and should plan for public services and facilities appropriate to the planned land uses.

Policy 12.2 Mohave County should plan for urban, suburban, and rural development areas.

Policy 12.3 Mohave County should identify sufficient locations for residential and non- residential development to accommodate growth anticipated through the year 2035, with provision of additional land use capacity for market choice and flexibility.

Policy 12.4 Locations for commercial and industrial uses should be identified to support the County's economic development objectives, including diversification of the economic base.

Policy 12.5 Mohave County should use its planning and development regulations to protect residential neighborhoods from encroachment of incompatible activities or land uses which may have a negative impact on the residential living environment.

Policy 12.6 Proposed non-residential structures adjacent to residential neighborhoods should be designed and located to protect the privacy of residences.

Policy 12.7 Development adjacent to a park or public open space should be designed to facilitate public access to, and use of, the park while minimizing potential conflicts between park users and residents of the development.

Policy 12.8 In reviewing development proposals, Mohave County should consider issues of community character, compatibility of use, environmental impact, resident security and safety, and efficient service provision.

Policy 12.9 Mohave County should require phased commercial and industrial projects to be designed so a project is able to function effectively as each phase is completed.

Policy 12.10 The County should encourage future patterns of development and land use that reduce infrastructure construction costs and make efficient use of existing and planned public facilities.

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Designation of Planning and Land Use Areas

Goal 13: To use the General Plan Land Use Diagram to graphically depict the County's desired community form and character.

Policy 13.1 The Mohave County General Plan Land Use Diagrams depict planned land use in the unincorporated areas of Mohave County. These diagrams should establish the general pattern of future land use appropriate to achieve the County's goals.

Policy 13.2 The official copies of the Land Use Diagrams are on file at the Mohave County Development Services Department. The boundaries of land use categories, as depicted on these official diagrams, should be used to determine the appropriate land use category for areas that are not clearly delineated on the Land Use Diagrams contained in the General Plan document. Due to their size, the Land Use Diagrams reproduced in the General Plan document may not completely reflect the official copy.

Policy 13.3 Exhibit 5.3 lists the general planning area types used in planning for future development in Mohave County. Mohave County should use these planning area types to describe the general policies appropriate to particular parts of the unincorporated County.

Policy 13.4 Exhibit 5.4 is the Countywide Land Use Diagram. It shows the location of areas planned for urban, suburban, or rural development; it also shows the outlying communities subject to special planning policies. Zoning of individual parcels may be more restrictive than the land use categories shown on the Land Use Diagram. Existing conditions, such as environmental or public facility constraints, may prevent the realization of the maximum development potential permitted in the designated land use category.

Policy 13.5 Exhibits 5.13 and 5.14 provide the general description of the land use categories used in the County's Detailed Land Use Diagrams. These exhibits, along with the descriptions of these categories found in the Land Use Element text, explain the purpose and intent of the land use categories shown on the Detailed Land Use Diagrams.

Policy 13.6 Mohave County should use the exhibits and the policies in this Land Use Element to establish the pattern of land uses and residential densities in the County's unincorporated areas.

Policy 13.7 Mohave County shall only approve requests for rezoning, special permits, the division of land, other new development proposals or public projects that are consistent with these Land Use Diagrams, the policies contained in this Land Use Element and the other Elements of this General Plan, as further set forth in the County's Development Regulations.

Policy 13.8 A residential proposal's density should be considered consistent with the applicable Land Use Diagram if the average gross density of the entire project is within the range of the land use category for the property. Mohave County may approve projects at any density within this range, if consistent with zoning regulations; the category does not ensure approval at the maximum density. The actual density approved will take into consideration the policies found in the other elements of the General Plan. Appropriate infrastructure should either exist or be provided by the developer to fulfill the goals and policies within the Public Infrastructure Element. Land within a floodway should be excluded from density calculations. Floodway fringe lands may be included in the calculation if development can be appropriately engineered.

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Policy 13.9 Within a residential land use category's density range, the following factors should be considered in reviewing and approving individual development proposals. These factors should be incorporated and applied through the County's Development Regulations:

- a. presence of moderate slopes, steep slopes, or floodplains; retention of the site's natural topography and vegetation; location in a high fire hazard area.
- b. the need to provide setbacks, access, and traffic circulation according to established standards.
- c. outstanding project design.
- d. inclusion of amenities or designs that complement the community's desired character.
- e. design supportive of alternative energy use.
- f. effect on the County's ability to achieve other General Plan goals and policies, including the creation a safe and efficient roadway network; ability to meet established levels of service and follow facility design
- g. requirements, as further defined in the Development Code; and
- h. provisions for sufficient areas to place a home site, well head, and
- i. septic system outside of the FEMA 100- year flood hazard area.

Policy 13.10 Non-residential development proposals should be evaluated according to the types of uses proposed, their compatibility with surrounding uses and the ability of existing or planned infrastructure to provide adequate service to the uses. These factors should be incorporated and applied through the County's Development Regulations. Non-residential development proposals should be considered consistent with the General Plan's land use categories if the uses are comparable to those described in this Land Use Element for such categories.

Policy 13.11 Proposals to allow alternative uses should be considered by Mohave County through the General Plan amendment process defined under Goal 24.

Policy 13.12 In instances where land uses or densities have been established or approved under prior development regulations, but which would not be consistent with the land use category shown on the Land Use Diagram for the site, the General Plan should not be interpreted to prevent development or continuation of such uses.

Development of Public Lands and State Trust Lands

Goal 14: To provide procedures and policies for County consideration of changes in the use of land in public ownership.

Policy 14.1 Mohave County should work with those public agencies charged with managing properties in the public ownership, in order to achieve the goals of the County and these other agencies. These agencies include, but are not limited to, the Bureau of Land Management (BLM), the Bureau of Reclamation (BoR) and the Arizona State Land Department.

Policy 14.2 Mohave County should utilize the land use category "Public Lands" to identify those publicly owned properties which are not used in the provision of local services or intensive recreational activities, and which are not presently anticipated to be considered for urban or suburban levels of development.

Policy 14.3 If publicly owned properties are anticipated to be considered for urban or suburban levels of development, Mohave County should depict these areas on the General Land Use Diagrams according to the appropriate planning area type. The County should use the appropriate land use categories to depict appropriate future uses on Detailed Land Use Diagrams.

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Policy 14.4 Mohave County should consider proposals for alternative use of public lands where appropriate. The County should consider the same factors in evaluating a public proposal for a change in land use as it would for comparable private proposals.

Policy 14.5 Mohave County will consider the highest and best use of Arizona State Trust Lands in accordance with the Arizona State Constitution.

Rural Development Goals and Policies

Rural Development Areas

Goal 15: To establish Rural Development Areas (RDA's) in Mohave County to provide opportunities for rural development with appropriate land uses and services.

Policy 15.1 Mohave County shall designate certain areas of the County as Rural Development Areas (RDA's). The policies listed here apply to all RDA's.

Policy 15.2 Rural Development Areas are those where development has not occurred, has occurred at rural intensities, or is planned at rural intensities. New development in these areas may be approved by Mohave County if it is consistent with the land uses shown on the Land Use Diagram, is expected given the existing pattern of development and if other policies of the General Plan have been met, as further defined in the Development Regulations.

Policy 15.3 Except as provided by State law, General Plan policies or development regulations, land use in RDA's shall be limited to rural residential development, highway commercial, and rural industrial projects that the Board of Supervisors finds to be of benefit to Mohave County. The County should encourage preparation of area plans for new areas that meet the criteria of the General Plan. These area plans may also be created under the auspices of Rural Planning Areas.

Policy 15.4 When determining the maximum density of rural development, the County should consider the availability of services, access to the properties, natural resources and environmental constraints on the property, and the cumulative impacts of development within the RDA. Properties with few services, limited access, and with natural resource and environmental constraints may not achieve maximum density.

Policy 15.5 Appropriate service levels are defined in the Public Infrastructure and Facilities Elements of this General Plan, in adopted Area Plans for outlying communities and in the County's development regulations.

Policy 15.6 Mohave County should consider neighborhood commercial developments in RDAs through the rezoning and design review processes. Neighborhood commercial development may be appropriate in RDA's if:

- a.) the proposed uses are intended to serve local residents from the surrounding rural area.
- b.) the site is located on a major arterial or collector street.
- c.) adequate facilities and services are available or will be provided as part of the development; and
- d.) the proposed development will be compatible with surrounding land uses.

Policy 15.7 Mohave County may consider non-residential uses associated with agricultural production in RDA's.

Policy 15.8 Mohave County should consider proposals for rural industrial uses, if such proposed uses

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provide employment opportunities for County residents, do not require the extension of public urban services, and do not require a “major source” pollution permit from ADEQ (A.A.C. Title 18, Chapter 2, Article 101(64)). The County should consider such proposals when appropriate.

Policy 15.9 General Commercial development that is of benefit to remote areas or serves highway needs may be considered.

Outlying Communities

Goal 16: To identify the unincorporated communities of Mohave County and plan for their continuing development as distinct communities, with appropriate land uses and services.

Policy 16.1 The Land Use Diagrams identify certain outlying communities in Mohave County's unincorporated areas. New development in these communities should be considered by Mohave County if it is consistent with the existing character of the community and if services are available or will be provided at the appropriate levels.

Policy 16.2 Non-residential development within an outlying community may include neighborhood commercial, public, recreational, or agricultural uses. The Board of Supervisors may consider approving General Commercial uses that benefit a community, and do not appear to adversely impact the community's characteristics.

Policy 16.3 Mohave County should plan for services to outlying communities at applicable service levels. These service levels are defined in the Public Infrastructure and Facilities Elements of this General Plan, in the adopted Area Plan for a particular outlying community, if complete, and in the County's development regulations.

Transition to Suburban or Urban Development

Goal 17: To provide a process to consider changes in the County's plans for Rural Development Areas.

Policy 17.1 In areas identified as RDA's, proposals for urban or suburban land uses shall be considered through the General Plan Review and Amendment processes. Mohave County should consider the following factors in evaluating these proposals for change to urban or suburban land uses:

- a.) effect on the character of the community or neighborhoods surrounding the proposal site.
- b.) compatibility with adjacent land uses.
- c.) capacity of planned services and facilities, including roadway improvements, to accommodate the proposed use in addition to previously-planned development; and
- d.) consistency with other goals and policies of the General Plan.

Policy 17.2 Rezonings or other development approvals for urban or suburban land uses, except prior established or approved uses, shall not be considered until the General Plan has been amended to provide for such land uses.

Suburban Development Goals and Policies

Suburban Development Areas

Goal 18: To establish Suburban Development Areas (SDA's) in Mohave County for suburban development with appropriate land uses and services.

Policy 18.1 Mohave County shall designate certain areas of the County as Suburban Development Areas (SDA's) that are adjacent to urbanizing areas, in outlying communities and in other appropriate areas consistent with the General Plan policies.

Policy 18.2 Suburban Development Areas are those where development of a suburban character exists or is developing. New development in these areas may be approved by Mohave County if it is consistent with the land uses shown on the Land Use Diagram, if services are available at the appropriate suburban levels and if other policies of the Area Plan and General Plan have been met, as further defined in the Development Regulations.

Policy 18.3 Suburban development, for the purposes of this General Plan, should include the residential land use categories of "Suburban Estates" and "Suburban Residential." These are residential categories with lot sizes from one to five acres. Suburban development may also include commercial, light industrial, public, and recreational uses, in accordance with the General Plan policies and development regulations. Exhibit 6.13 indicates the land use designations that may be considered in an SDA; Exhibit 6.14 describes the individual land use categories.

Policy 18.4 Mohave County should consider proposals for rural residential development (for uses authorized under the Rural Residential land use category) in SDA's.

Policy 18.5 Mohave County should consider commercial developments in SDAs through the rezoning and design review processes. Commercial developments may be appropriate in SDA's if:

- a.) the proposed uses are intended to serve local residents from the surrounding rural area.
- b.) adequate facilities and services are available or will be provided as part of the development; and
- c.) the proposed development will be compatible with surrounding land uses.

Policy 18.6 Mohave County should review the design of all non-residential projects to provide future residents of Suburban Development Areas with a safe and functional living environment, while maximizing project compatibility with surrounding uses, existing and planned. The design review process should address issues including, but not limited to, site design, circulation and access, landscaping, energy conservation, grading and lighting, as may be set forth in the Development Regulations.

Policy 18.7 Mohave County should plan for services and facilities to SDA's at established adequate service levels. In some SDA's, urban service levels may be required because of site conditions or availability of centralized facilities. Appropriate service levels are defined in the Public Infrastructure and Facilities Elements of this General Plan, in adopted Area Plans for particular suburban areas, and in the County's development regulations.

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Suburban Facility Provision

Goal 19: To provide for organized planning, funding, construction, and maintenance of suburban infrastructure, at locations consistent with planned suburban land uses and with capacities that are adequate to meet the needs of these planned land uses.

Policy 19.1 Mohave County should require that adequate levels of service are provided to serve planned suburban development. These service levels are defined in the Public Infrastructure and Facilities Elements of this General Plan, in adopted Area Plans, and in the County's development regulations.

Policy 19.2 Mohave County may consult with utility providers when reviewing development proposals.

Transition to Urban Development

Goal 20: To provide a process to consider changes in the County's plans for Suburban Development Areas.

Policy 20.1 In areas identified as SDA's, proposals for urban land uses shall be considered through the General Plan Review and Amendment processes. Mohave County should consider the following factors in evaluating these proposals for change to urban land uses:

- a.) effect on the character of the community or neighborhoods surrounding the proposal site.
- b.) compatibility with adjacent land uses, existing and planned.
- c.) capacity of planned services and facilities to accommodate the proposed use in addition to previously-planned development.
- d.) the ability of urban infrastructure to be extended to serve the area.
- e.) the need for additional areas of urban development to meet the needs of anticipated Countywide growth; and
- f.) consistency with other goals and policies of the General Plan

Policy 20.2 Rezoning's or other development approvals for urban land uses, except prior established or approved uses, shall not be considered until the General Plan has been amended to provide for such land uses.

Policy 20.3 The General Plan Review process is described in Goal 24 of this Land Use Element. The procedures for this review are established in the county's zoning regulations.

Urban Development Goals and Policies

Urban Development Areas

Goal 21: To establish particular locations in Mohave County for development as distinct urban areas, with appropriate land uses, public facilities, and services.

Policy 21.1 Mohave County shall designate certain areas of the County as Urban Development Areas

Policy 21.2 Urban Development Areas are those where development of an urban character exists or is developing. New development in these areas may be approved by Mohave County if it is consistent with the land uses shown on the Land Use Diagram, if services are available at the appropriate urban levels and if other policies of the Area Plan and General Plan have been met, as further defined in the County's development regulations.

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Policy 21.3 Urban Development, for the purposes of this General Plan, should include the residential land use categories of "Low Density Residential", "Medium Density Residential" and "High Density Residential." These are residential categories with lot sizes less than one acre. Urban development also includes commercial, industrial, mixed-use developments, and public and recreational uses, in accordance with the General Plan policies and development regulations. Exhibit 6.13 indicates the land use designations that may be considered in an UDA; Exhibit 6.14 describes the individual land use categories.

Policy 21.4 Mohave County may consider proposals for rural or suburban residential development (for uses authorized under the Rural Residential, Suburban Estates or Suburban Residential land use categories) in UDA's. Urban development facilities and services should be required as needed to avoid infrastructure gaps.

Policy 21.5 Mohave County may evaluate development proposals on the basis of whether they provide a balance of land uses, including sufficient commercial area to meet the needs of community residents for neighborhood commercial uses.

Policy 21.6 Within Urban Development Areas, Mohave County should plan locations for High Density Residential uses along major collector or arterial streets, adjacent to non-residential uses, and adjacent to other residential areas where site configuration and project design can provide compatibility between such uses.

Policy 21.7 Mohave County should review the design of all multi-family residential projects to provide future residents with a safe and functional living environment, while maximizing project compatibility with surrounding uses, existing and planned. The design review process should address issues including, but not limited to, site design, circulation and access, landscaping, energy conservation, grading and lighting, as incorporated in the Development Regulations.

Policy 21.8 Mohave County should provide for the use of flexible design techniques within Urban Development areas. Techniques such as planned developments and clustering should be considered when site design or neighborhood compatibility concerns can best be addressed by a project with a mix of uses or densities.

Policy 21.9 Mohave County should plan for services to UDA's at established urban service levels. These service levels are defined in the Public Infrastructure and Facilities Elements of this General Plan, in the adopted Area Plan for a particular urban community, and in the County's development regulations.

Goal 22: To identify particular areas in Mohave County for commercial and industrial development, consistent with the County's economic development goals.

Policy 22.1 Mohave County should encourage the design of new commercial developments as integrated centers, or compatible infill.

Policy 22.2 Mohave County may use design standards and guidelines to ensure that neighborhood commercial centers, which are located adjacent to residential land, include appropriate setbacks, parking and loading facilities, screening, and landscaping to minimize impacts on the surrounding neighborhood, as set forth in the Development Regulations.

Policy 22.3 Mohave County should use design standards and guidelines to ensure that commercial centers, located adjacent to residential land, take access from collectors, arterials or expressways, not local residential streets, as set forth in the Development Regulations. Development along expressways and limited access highways will be in accordance with the adopted access management plan, as development occurs.

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Policy 22.5 Mohave County should promote increased industrial development in the vicinity of the airports in Kingman, Lake Havasu City, Bullhead City and Colorado City, the Interstate 40 Industrial Corridor, and other appropriate areas that may be identified by the County Board of Supervisors.

Policy 22.7 Mohave County should protect industrially designated areas from encroachment by incompatible uses and from the effects of incompatible uses in adjacent areas.

Urban Facility Provision

Goal 23: To provide for organized planning for coordinating funding, construction, and maintenance of urban infrastructure, at locations consistent with planned land uses and with capacities that are adequate to meet the needs of these planned land uses.

Policy 23.1 Mohave County should require that adequate levels of service are provided to serve planned urban development. These service levels are defined in the Public Infrastructure and Facilities Elements of this General Plan, in adopted Area Plans, and in the County's Development Regulations.

Growth Coordination Goals and Policies

Development Review

Goal 24: To provide a development review process that is open to the public, consistent, and designed to achieve the goals of the General Plan.

Policy 24.1 Mohave County should periodically evaluate its development review and approvals processes and revise as needed to ensure:

- adequate opportunity for public input at appropriate development phases.
- that consistency and predictability are maximized for all parties involved in the processes; and
- that these processes help to achieve the goals and implement the policies of the General Plan.

Policy 24.2 Adequate public notice should be provided at appropriate phases of the development process and that hearings provide the public with the opportunity for meaningful input on public decisions.

Policy 24.3 Mohave County should endeavor to maintain policies and regulations that promote consistency and predictability in the development process. *[Note: this policy is not intended to diminish the County's ability to modify its policies or regulations to meet changing conditions.]*

Growth Monitoring

Goal 25: To regularly monitor the type and location of development occurring in Mohave County.

Policy 25.1 Mohave County should keep accurate records of the types and locations of development approvals that it grants.

Policy 25.2 Mohave County should monitor all subdivision activity and record the types and locations of lots approved by the County.

Policy 25.3 Mohave County should monitor all building and development permits and record the types and locations of development projects.

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Policy 25.4 Mohave County should regularly review development activity and identify growth trends.

Goal 26: To monitor and evaluate changes that may have an impact on Mohave County's public health and safety, natural resources, economy, public services, fiscal condition, and community character.

Policy 26.1 Mohave County may monitor information regarding changes, trends and projections affecting public health and safety.

Policy 26.2 Mohave County may monitor and evaluate trends in employment, labor force characteristics, property values, sales, and other fiscal factors. This information may be evaluated to assess the need to modify projections, regulations, plans or policies.

Land Use Element Amendments

Goal 27: To use a defined public process to consider proposals to change the General Plan's land use and development area designations and defining major or minor amendment.

Policy 27.1 Mohave County should consider the following factors in acting on a proposal to change from one urban land use category to another within an identified Urban Development Area:

- a.) effect on the character and identity of adjacent neighborhoods.
- b.) compatibility with surrounding land uses, existing and planned.
- c.) capacity of planned urban services and facilities to accommodate the proposed use in addition to previously-planned development.
- d.) effect on the overall character and balance of the urban community.
- e.) consistency with other goals and policies of the Area Plan; and
- f.) consistency with the goals and policies of the General Plan.

Policy 27.2 Mohave County should consider the following factors in acting on a proposal to change from one suburban land use category to another within an identified Suburban Development Area:

- a.) effect on the character and identity of adjacent neighborhoods.
- b.) compatibility with surrounding land uses, existing and planned.
- c.) capacity of planned rural services and facilities to accommodate the proposed use in addition to previously-planned development.
- d.) effect on the overall character of the outlying community.
- e.) consistency with other goals and policies of any applicable Area Plans; and
- f.) consistency with the goals and policies of the General Plan.

Policy 27.3 Mohave County should consider interpretations in the boundaries between land use categories as part of Planning Commission and Board actions on proposed rezonings and subdivisions. Such adjustments may be found consistent with the Plan if:

- a.) they affect no more than one acre of land.
- b.) they involve change to the next higher or lower residential category or change between non-residential uses with comparable effects on the community.
- c.) they do not, in the opinion of the Board of Supervisors, negatively affect the overall character of the community; and
- d.) the adjustment does not change the plan designation or zoning of adjacent property.

Policy 27.4 Mohave County should only approve General Plan amendments that meet the established standards for services and facilities, as described in the Public Infrastructure and Facilities Elements of the General Plan, adopted Area Plans, and the County's development regulations.

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Policy 27.5 All major amendments proposed shall be presented to the Board of Supervisors at a single public hearing during the same calendar year the proposal is made.

Policy 27.6 The following are considered major amendments to the General Plan:

- a.) For development proposals other than alternative energy projects, which are covered by separate criteria, proposals less than 1,800 acres in size will be processed as minor amendments. Projects 1,800 acres and larger will typically require major amendments, however, the Board of Supervisors will consider each proposal and make that determination prior to processing the actual amendment item.
- b.) Any proposed amendment in an Urban Development Area or a Suburban Development Area that will facilitate an alternative energy proposal consisting of 1,800 gross acres or more.
- c.) Any proposed amendment in a Rural Development Area that will facilitate an alternative energy project consisting of 3,800 acres or more. For alternative energy proposals in RDAs involving both public and private lands, only the private lands will be counted toward the acreage in determining whether the proposal requires a major or minor amendment (if any) to the General Plan.
- d.) The Board of Supervisors may determine that any proposal requiring an amendment to the General Plan constitutes a minor amendment if it finds, consistent with A.R.S. 11-805, that the proposal is beneficial to the county, and does not present a substantial alteration of the county's land use mixture or balance to the land use element for that area of the county as depicted in the General Plan.

Policy 27.9 Proposed major amendments will be analyzed for suitability and feasibility. The Board will consider the following in determining the suitability of an application as a major amendment:

- a.) The applicant's demonstration of perceived benefit to Mohave County, in addition to any benefit they themselves may gain from the proposal.
- b.) The applicant's documentation indicating that, based on currently available information and/or studies, there is sufficient water in the aquifer to support the proposed development. This does not, however, obligate the applicant to prepare a hydrology or hydrogeology study, although they may include them with their proposal.
- c.) The result of the proposed major amendment should provide reasonable continuous support, access, and service, to the location of the amendment so it can be accessed. The location of development as a result of the amendment should not be so remote that stated goals and policies within predicted time development increments cannot be attained.
- d.) Proposed future uses as the result of a major amendment should be environmentally compatible with their surroundings.
- e.) For proposed major amendments to all Development Areas, it will be necessary to demonstrate how future land uses and proposed development as a result of the amendment will provide a cohesive self-supporting community or function in addition to adjacent, existing development.
- f.) For amendments in or to Urban or Suburban Development Areas, the amendment will need to describe future land use development with full infrastructure in a logical development pattern with prescribed time frames for completion or the preliminary development steps to be taken leading toward incorporation.

Land Use Implementation Measures (LU)

LU1: Monitor population growth and urban and suburban boundaries as necessary to accommodate growth and provide additional capacity for market choice and flexibility.

LU2: Maintain complete, up-to-date, reproducible copies of the Land Use Diagram in the Development Services Department to facilitate its use by the public.

LU3: Assist outlying communities in developing rural planning areas that are consistent with this General Plan and the character of individual communities.

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LU4: Include applicable utility providers in the development review process and forward their comments to developers.

LU5: Periodically review the development review process and revise as needed to ensure that:

- a.) notification requirements are appropriate, providing sufficient opportunity for public input at appropriate phases of the development process.
- b.) the process is consistent and predictable, without any unnecessary delays; and
- c.) the process furthers the goals and policies of this General Plan.

LU6: Consider developing and maintaining a growth monitoring program to track the types, locations, and timing of development approvals. This program to monitor subdivision activity, building permits and zoning requests may include the production of periodic growth trends reports.

2. Historic Preservation

Mohave County's cultural heritage includes both historical and archaeological resources. Historic sites, structures and natural features throughout the County can enhance its charm and character and provide opportunities for tourism and business. Historic structures, such as the London Bridge, the Beale Hotel in Kingman's historic district, several of the buildings in Oatman and the Hoover Dam attract the people and businesses required for a vibrant economy. The numerous abandoned mine and mill sites, such as those at or near Oatman, White Hills, McCracken Mine, Gold road and numerous other locations, and natural resources with historical significance, such as the Grand Canyon, Lake Mead, Beale's Spring, Union Pass, Sit greaves Pass and Topock Marsh provide residents and tourists opportunities for recreation and enrichment.

Key Historic Preservation Issues

Preservation of Cultural Heritage. Historic and archaeologically significant buildings, sites and natural features should be recognized for their important contributions to the character of the County and the economic opportunities they create. Through appropriate preservation efforts, Mohave County has the opportunity to capitalize on its past.

Protecting Natural Resources of Historic Value. Preserving natural historic resources will also help the County retain its character and expand its opportunities for tourism. Identification, protection, and maintenance of these resources are necessary to ensure that they are not lost to neglect, oversight, or abuse.

Historic Preservation Goals and Policies

Goal 28: To preserve Mohave County's historic resources as physical reminders of the County's past and as unique focal points to shape its identity, now and in the future, including providing opportunities for tourism.

Policy 28.1 The County may consider encouraging the preservation of sufficient historic resources, in number and type, to evoke the distinctive character of the County at significant stages in its history for the enjoyment of residents and visitors.

Policy 28.2 The County may work with other public and private groups to identify and perpetuate buildings and sites of historical, cultural, archaeological, and aesthetic value.

Policy 28.3 Mohave County should recognize the value of historic sites for tourism and business.

Historic Preservation Implementation Measures (HP)

HP 1: Meet with groups interested in historic preservation to determine how the County can support the efforts of these groups to preserve and promote the County's historic resources.

3. Hazards Management

This section of the Land Use Element focuses on minimizing the risks from natural and man-made hazards to Mohave County's residents and their property. The County's primary natural hazards are from floods and wildfire. Hazardous wastes and materials pose an increasing threat to the county's population.

The arid climate of Mohave County masks the very real threat to life and property posed by floods. Periodic downpours in the County's mountains transform normally dry washes into raging rivers. Inappropriate development in or near the floodplains of these washes is at risk of being inundated by sediment-loaded floodwaters or undercut by the strong erosive forces of these streams on the County's predominantly alluvial soils. The Federal Emergency Management Agency (FEMA) has mapped floodplains throughout the County but has designated only one floodway -- the Colorado River. This places a responsibility on the County to carefully review all requests for floodplain development to ensure that it does not pose an inappropriate risk to life or property.

While much of the County is typified by sparse vegetation, there are areas subject to threats from wildfire. The heavily wooded Hualapai Mountains are of particular concern because of increased development in recent years. Development on wooded slopes is at high risk because wildfire can travel up slopes at great speeds. Wildfire risks extend outside of the heavily vegetated mountain areas to the arid basins of the County. If allowed to accumulate close to a building, dry brush and tumbleweeds can pose a serious fire hazard. Drought conditions have exacerbated the wildfire threat. Structures in these environments should have a "defensible space" to mitigate against wildfires.

Hazardous materials, including wastes, are potential threats to human health by definition. These materials can affect the public health through direct contact with the source, or through indirect means, such as groundwater contamination. While EPA regulations govern many aspects of handling hazardous materials, the Agency is not as sensitive to locational issues as local governments can be. Often, local governments can better determine the most appropriate locations for transporting, storing, and disposing of hazardous materials. By virtue of their involvement in the development process, local governments also can provide valuable assistance to State and Federal regulatory agencies.

With the advent of the 21st Century, cities and counties throughout the United States should also consider potential terrorists targets within their jurisdictions and how their personnel will respond to a terrorist attack. Terrorism can include computer-based (cyber) attacks and the use of weapons of mass destruction (WMD) to include chemical, biological, radiological, nuclear, or explosive (CBRNE) agents. Targets include public facilities and offices, transportation and communications systems, historical sites, and centers of commerce, to name several. Even though the probability of a terrorist attack in Mohave County is extremely low, such an attack on surrounding cities such as Las Vegas and Phoenix would greatly impact the County. There are numerous emergency planning and preparedness efforts underway by the County to reduce the potential threats.

Key Hazards Management Issues

Informing Residents About Natural Hazards. One cost-effective means of improving public safety is to keep the public informed of risks to their property and personal safety due to hazards, as well as means of reducing those risks. The County can disseminate information directly or work with other agencies such as school districts, utility companies or other governmental agencies to promote public awareness of risks and risk reduction techniques.

Improving Available Information. The County needs good information to effectively identify high risk areas, high risk practices and appropriate abatement techniques. While FEMA has identified floodplains, their information should be refined for site specific analysis and should periodically be updated to reflect changes in stormwater characteristics resulting from development and natural forces. To effectively manage the transportation, storage and disposal of hazardous materials, the County should be aware of these activities. Improving the quality of information about these and other hazards will improve the quality of the County's decision-making.

Hazards Management Goals and Policies

Goal 29: To reduce the effect on County residents of natural hazards due to flooding.

Policy 29.1 Mohave County should use the Federal Emergency Management Agency's (FEMA) FIRM maps to determine the locations of floodplains and floodways in Mohave County. The County should review and revise its land use plans and maps following receipt of FEMA updates of floodplain areas or other valid drainage studies to assure consistency.

Policy 29.2 Mohave County can allow construction in identified floodways if it is properly engineered to prevent or substantially reduce flood hazards.

Policy 29.3 Mohave County should not allow the storage or production of hazardous wastes in identified floodways of floodplains.

Policy 29.4 Mohave County should not permit the division of land for any development purpose without an engineering study illustrating that:

- a.) proposed structures would not be subject to damage from the 100-year storm event; and
- b.) proposed development will not increase the base flood elevation above that provided for in FEMA regulations, for properties located within FEMA floodplains. This policy should be implemented through the County's development regulations and other applicable regulations.

Policy 29.5 Mohave County should use its planning and zoning authority and floodplain regulations to establish appropriate uses and intensity of development in floodplains.

Policy 29.6 Mohave County should provide the opportunity to cluster development so the owner of property which includes floodplains may use its development potential while locating residential structures outside floodplain areas.

Goal 30: To reduce the effect on County residents of wildland fire hazards.

Policy 30.1 Mohave County should support efforts to educate County residents about wildfire hazards, and to promote actions by residents to minimize such risks, including utilization of the information and recommendations in the Mohave County Community Wildfire Protection Plan.

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Goal 31: To reduce the risks to County residents due to hazardous materials and hazardous wastes.

Policy 31.1 Mohave County may review the use, storage, transport and disposal of hazardous materials and hazardous wastes in reviewing development proposals which involve the use of hazardous materials.

Policy 31.2 In reviewing hazardous material facilities, Mohave County should consider the site's natural features and environmental constraints, the project's compatibility with surrounding land uses, the availability of adequate emergency services and infrastructure and other impacts on area residents, businesses, and the environment.

Policy 31.3 The storage of radioactive waste within Mohave County should be discouraged.

Hazards Management Implementation Measures (HM)

HM1: Monitor floodplain mapping throughout the unincorporated area of Mohave County based on FEMA reports and other reliable studies.

HM2: Prepare aerial surveys and topographic maps of the most populated floodplain areas of the County for the purpose of aiding existing property owners when developing flood protection measures, aiding future land developers, and laying the foundation for the development of area drainage plans.

HM3: Consider using a public outreach program to promote awareness of flood hazard and risk reduction methods.

HM4: Regulate floodplain and floodway development in a manner consistent with FEMA guidelines and General Plan policies. Use General Plan land use designations and zoning to establish appropriate densities for floodplain development.

HM5: Work with the Mohave County Fire Officers Association, the BLM, and County Emergency Management, and community groups to educate residents in the Wildland Urban Interface areas about the risks to life and property from wildfires, as well as risk management techniques.

HM6: Coordinate with the County's Emergency Management, Risk Management, and Environmental Health Divisions to inform residents about The Mohave County Multi-Jurisdictional Hazard Mitigation Plan.

4. Sources of Aggregates

Arizona State Statutes requires General Plans to include sources of currently identified aggregates from maps that are available from state agencies, policies to preserve currently identified aggregates sufficient for future development and policies to avoid incompatible land uses.

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Goal 32: Identify sources of aggregates in the General Plan when maps identifying such resources become available from State Agencies.

Policy 32.1 The County will develop policies to preserve currently identified Aggregates at the time when state maps become available.

B. HOUSING ELEMENT

Housing is an essential part of any community; the availability of housing that is safe, decent, and affordable is critical to each resident's quality of life. In Mohave County, planning for the future means planning additional housing for a growing population. In addition to planning enough housing for future residents, the County should also consider the need for a diverse housing mix with a variety of housing types and styles, as well as the creation of housing affordable to residents in all income groups.

Housing Goals and Policies

Goal 33: To meet the housing needs of Mohave County's projected 2035 population through retention of existing dwellings and construction of new housing units.

Policy 33.1 The General Plan's Land Use Element and Area Plans should designate sufficient land for residential uses to meet the needs of Mohave County residents living in unincorporated areas, including provision for vacant and seasonal units. Enough additional land should be designated for residential development to ensure sufficient market flexibility.

Policy 33.2 The General Plan should designate sufficient land for residential use, in areas where adequate services are available, to meet the needs of population growth projected for at least the next five (5) years. The availability of sufficient serviced land should be reviewed as part of the General Plan

Goal 34: To provide locations for a wide variety of housing types.

Policy 34.1 Through the application and distribution of land use densities and use categories established in the General Plan, Mohave County encourages a diversified mix of housing types, including conventional single family homes, townhomes, manufactured housing, mobile homes, and apartments, to provide a range of housing alternatives.

Policy 34.2 Mohave County should provide for factory-built homes in identified areas as an affordable form of housing and should encourage site designs that help maintain the value of these homes and nearby properties. Factory-built homes include panel homes, modular housing, and HUD approved manufactured homes.

Policy 34.3 Mohave County should provide for manufactured homes in identified areas as an affordable form of housing.

Policy 34.4 Mohave County's development regulations should provide mechanisms to permit flexibility and innovation in residential project design, to promote land use efficiency and environmental protection.

Policy 34.5 Mohave County should recognize the unique characteristics of senior households and should allow unique housing designs to meet their special needs.

Policy 34.6 If determined appropriate, Mohave County should allow the creation of second units on a single lot, where such units can be developed within the planned residential densities and where these units are compatible with the existing neighborhood's character.

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Policy 34.7 Mohave County should promote compatibility between adjacent residential areas developed at different residential densities or with different unit types and should encourage the use of design techniques to minimize the impacts between these areas.

Goal 35: To provide for higher density housing to meet the needs of Mohave County residents, in locations where it is compatible with surrounding uses and where adequate services are available.

Policy 35.1 Mohave County should support development of higher density housing (more than 5 dwelling units per acre) in urban areas where adequate infrastructure and facilities are available and surrounding land uses are compatible.

Policy 35.2 Mohave County should promote compatibility between higher density residential areas and neighboring lower density areas through the use of techniques to minimize impacts on surrounding lower density residential areas. Techniques may include locating intermediate density areas between lower and higher density areas, prohibiting access from higher density areas to local residential streets, or developing buffers between uses.

Goal 36: To provide for housing affordable to persons of all income levels.

Policy 36.1 Mohave County should assist in the development and implementation of State and local Comprehensive Housing Affordability Strategies as approved by the U.S. Department of Housing and Urban Development (HUD).

Policy 36.2 Mohave County should consider developments of low and moderate income housing to meet the needs of current and future residents in proportion to employment growth in the local economy.

Policy 36.3 Mohave County should consider methods to encourage very-low, low, and moderate income households with housing in a variety of locations, housing types and price ranges.

Policy 36.4 Mohave County should support the use of manufactured housing, consistent with applicable, adopted codes, as a means to encourage affordable housing to very-low, low, and moderate income households.

Policy 36.5 Mohave County should consider mixed use developments as a means of reducing housing costs. Mixed use developments should provide retail and employment opportunities, thereby reducing transportation costs for residents. The inclusion of higher density residential units in mixed use developments will enable developers to pass through savings on land and infrastructure, thus reducing housing costs.

Policy 36.6 Mohave County should continue to support the Mohave County Community Services Department and other agencies in their efforts to increase federal and state funding for rental assistance and owner- occupied housing, rehabilitation funding for low income persons and special needs populations.

Implementation Measures - Housing (H)

H1: As part of the Major General Plan Review, evaluate the amount of "available residential land" -- undeveloped land that is planned for residential development and is currently provided with adequate public services and facilities.

H2: When U.S. Census data on age and condition of housing becomes available, review the information, and identify any additional actions the County might take to support revitalization or rehabilitation of these structures. Include monitoring of the number of substandard housing units as part of the Major General Plan Review.

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H3: Periodically review and revise County codes to ensure that they continue to provide for reasonable design flexibility through planned developments. Guidelines and performance criteria should be adjusted periodically to accommodate design innovations that will further the goals and policies of the General Plan.

H4: Periodically review and revise County codes to ensure that project design guidelines and site plan standards promote design compatibility between higher density residential projects and neighboring lower density areas in a cost effective manner.

H5: Periodically review and revise County code provisions addressing manufactured housing on individual lots and in mobile home parks and subdivisions to minimize impacts on surrounding uses.

H6: Provide for development of second units on residential lots for persons with special medical needs. Establish appropriate provisions for such housing to be built in urban communities, in areas where such units are consistent with the planned residential densities. Establish performance criteria for the design of these units to meet the needs of this group and to be compatible with surrounding units.

H9: Periodically review current housing studies and trends to better strategize the encouragement of affordable housing developments.

C. ECONOMIC DEVELOPMENT ELEMENT

This element describes priorities for economic development in Mohave County. This plan identifies specific issues that Mohave County and its economic development partners may focus on to achieve short and long term economic development successes. Economic growth and diversification should meet residents' needs for employment opportunities that provide adequate income and security.

Background

Economic development strategic planning is critical to the future success of communities and regions. The speed of socioeconomic change and technological advances are increasing, and therefore having a plan in place that provides a solid footing to address these changes is important. The challenge that economic development faces today is providing value and remaining relevant, and to foster a quality of life that will attract and retain skilled workers and corporate decision makers. Economic development should focus not just on cost competitive locations, but on offering value. Therefore, factors such as productivity, profitability, quality of life, and many others are evaluated by companies in determining where to startup or expand an operation.

Communities need a workforce that is motivated and trainable to fit into higher productivity jobs. They need the ability to bring in materials quickly and efficiently and ship out goods. A smooth and simple development process is needed that will allow a company to startup or expand in a timely fashion. Mohave County communities should offer a quality of life that will attract and retain skilled workers that choose to locate there.

Economic development is not just the field of business recruitment, retention, and expansion; it involves integrating the workforce development and education systems into the economic development process and channeling public investment in infrastructure. Economic development efforts benefit companies seeking locations in Mohave County and provide revenues to the public sector. It also directly benefits the County's residents by providing them a greater number and variety of job opportunities close to home. For this reason, one of the County's economic development goals is to provide more opportunities for jobs for County residents with a variety of skills.

To be successful, economic development agencies need to work as a team on areas of mutual interest, each

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contributing time, and financial resources to a broader, coordinated, economic development effort. Collaboration with key stakeholders will be the catalyst for community action, which will help build economic sustainability and vitality for the county.

Key Economic Development Issues

Progressive Economic Growth. The County supports efforts to attract new jobs and expand local employment opportunities. This General Plan establishes a general goal to have enough jobs, located in Mohave County, to meet the needs of the County's anticipated population. It also recognizes the County's role in supporting and assisting the economic development efforts underway in the private sector. The Land Use Element reflects these goals in its planned land uses.

Role of Non-Wage Earning Income Households. Statistics indicate that a larger percentage of Mohave County residents are of retirement age and on fixed incomes when compared to their Las Vegas and Phoenix counterparts. National demographic trends will continue to bring retirees to Arizona and Mohave County. To help maintain the quality of life for this segment of the population, expansion of existing and new services, notably health care, hospitality management, finance, investment management and legal services is necessary and may be encouraged by the County.

Economic Diversification. Along with economic growth, economic diversification is a key concern for Mohave County. A diverse economy is generally more stable and better able to weather recessions or economic downturns that affect a single industry. Diversification means that some segments of the community's economic base would be stable or growing even though others may be declining.

The General Plan proposes actions to increase employment in other industries within Mohave County reducing the importance of Non-Wage Earning Income Households in the local economy.

Arts and Entertainment & Tourism. Tourism continues to be a staple of the Arizona economy. The majority of this tourism is received from out of state visitors. Mohave County is well positioned geographically to attract tourist activity, providing a variety of tourism opportunities year round.

The Arts and Entertainment Cluster produces spectator art works, facilitates site-seeing activities, provides the means for varied recreational sports, and generally provides goods and services for various tourism industries in the Mohave County region. Specific examples of this cluster's products include lodging, tour guides, live performance art, spectator sports, food and beverage services, and sport equipment rentals. In contrast to basic industries, these quasi-basic Arts and Entertainment activities attract the consumer to their location, rather than exporting the product to the consumer location. There is no doubt that a percentage of local consumers engage in these Arts and Entertainment activities making it quasi-basic.

Mohave County can build on its current strengths in tourism by adding new types of attractions or marketing new packages of activities. The natural resources of the area and its rural character support other types of non-gaming tourism. Active recreational pursuits, such as hiking and water sports, could be expanded. Tourism, emphasizing the historic qualities of the towns, the experience of visiting an abandoned mine, or simply "getting away from it all" can build on traditional strengths of the County while broadening the potential customer base.

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Energy. Mohave County has seen a large increase in interest for the development of alternative energy. The majority of this interest comes in the form of solar production, with local utility companies looking to add solar facilities to serve their customers here in Mohave County, as well as other large companies seeking to install large solar facilities and then transport that power to where it is needed. Mohave County contains several high-capacity power lines that have the ability to transport power generated here to several large metropolitan areas in the region. In addition to solar facilities, there have been wind-farms that have been constructed within Mohave County and continues to garner interest for potential future wind farms. Mohave County produces electricity through various means of generation including, but not limited to, natural gas, biomass, wind, PV solar, and other fuel sources. This cluster also involves the transmission and distribution of electric power, and distribution of natural gas. The Kingman Economic Region receives its natural gas supplies through pipelines that originate in New Mexico and Texas.

Health Care. Healthcare services includes industries offering health services primarily to the general public through hospitals, medical facilities, and offices. This includes a full spectrum of health services including mental health, pediatrics, acute care, long-term care, outpatient services, home healthcare, and elderly care. Each Economic Region contains a hospital facility and is poised to add healthcare facilities as the population grows larger and demand increases for these services.

Information Technology. Information Technology (IT) services provides telecommunication support and other computer related data and information collection, conveyance, distribution, and computer software/hardware related products and services. Jobs in the information technology sector involve the design, development, support, and management of hardware, software multimedia, and systems integration services. As technology continues to advance, and as it continues to be integrated into more and more aspects of communities, the need for these types of services will increase as well.

Manufacturing. Manufacturing services are involved in the production of hard-goods ranging the gamut of materials from composites and metals to plastics and refractory materials. These goods may be simple one piece components, mechanical devices, electronics, complex multiple part apparatus, or anything in between. Manufacturing Industries have been a mainstay of the Arizona economy for decades, and the Mohave County Region is no exception. The Kingman Economic Region contains the most manufacturing activity, followed by the Lake Havasu City Economic Region.

Mining. Mining services includes industries involved in and supporting the extraction of naturally occurring mineral solids, liquids, and gases. It also includes quarrying, well operations, and the general processing of mined material. The core of these industries operates mines, quarries, and wells, while the main mining support activities include geophysical exploration. Mining in Mohave County has its roots in the extraction of metallic ores and non-metallic minerals. This cluster is experiencing resurgence as metal prices have continued to increase and there has been an increased interest in potential uranium deposits within Mohave County. Mohave County also contains oil and natural gas extraction activities, in addition to coal mining, which support energy generation, and the quarrying of sand and gravel.

Motorsports. Motorsports services provides products and services to the myriad of motorsports industries including but not limited to the automotive, motorcycle, marine, off-road, street-legal, and professional track, and other racing motorsport activities. These products and services include parts suppliers, fabricators, maintenance, restoration, and after-market replacement and upgrade components manufacturers, suppliers, wholesalers, and retailers. Mohave County continues to see a large interest in the Motorsports services, including tourism opportunities as people come into Mohave County, especially for off-road and water sports.

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Transportation and Logistics. Transportation and logistics services are primarily involved in the movement of goods, including but not limited to, freight hauling, storage, and distribution. The core of this cluster revolves around trucking, rail hauling, and warehousing which also includes air and marine freight and other storage and distribution activities. The Kingman area is currently in a strategic position for growth as Pacific ports and other west coast inland ports continue to reach capacity and push eastward. The ability for multimodal transportation opportunities also abound with Kingman's access to major highway, rail, and airport operations in the vicinity.

Expanding the number of industries listed above will increase the diversity of employment opportunities for County residents. By diversifying the economy, the County can enjoy a more stable economic base. Secondary firms (those providing goods or services to larger firms) can provide goods and services that benefit residents as well as businesses. New businesses and their customers will increase the cash flow in the County's economy and improve the health of businesses and residents.

Economic Development Goals and Policies

Goal 37: To support commercial and industrial development which promotes a diverse and stable County economy.

Policy 37.1 Mohave County may support the retention and expansion of existing County businesses through cooperative programs with other public, private, and quasi-public organizations.

Policy 37.2 The County may cooperate with private and quasi-public entities, such as the Chambers of Commerce, in preparing and conducting marketing and advertising campaigns to attract new employers to the different Economic Regions within Mohave County.

Policy 37.3 Mohave County may participate in economic development efforts aimed at attracting a broad range of tourism activities, including tourism oriented to outdoor recreation and historic sites.

Policy 37.4 Mohave County may encourage non-residential development projects that may lead to significant long-term increases in County employment.

Policy 37.5 Mohave County may participate with various economic development agencies to attract business. Mohave County may assist industries by providing information, identifying potential sites, and serving as an ombudsman to public and private entities.

Policy 37.6 The County may work with private and quasi-public entities, and other economic development organizations to develop and update information on current and projected economic trends, labor force, land availability, development processes or other issues relevant to economic development efforts.

Policy 37.7 Mohave County may participate in efforts to obtain funding for economic development programs from State, Federal and other sources.

Policy 37.8 Mohave County should provide information and assistance to economic development projects interested in participating in State, Federal or other economic development programs.

Policy 37.9 Mohave County may improve public access to building and site information to meet the needs of businesses.

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Goal 38: To encourage economic development throughout Mohave County and in a way that provides employment opportunities at a variety of skill levels.

Policy 38.1 The Land Use Element and Area Plans may identify areas designated for future commercial and industrial development, including sites for alternative energy development. The Area Plans may include additional policies defining the appropriate types of non-residential development.

Policy 38.2 Capital improvement planning and funding by Mohave County should consider economic development benefits as a criterion in reviewing improvement projects and in setting funding priorities.

Policy 38.3 The County may encourage infrastructure development that meets the needs of current and future residents and businesses.

Policy 38.4 The County should encourage job training programs designed to improve employment opportunities for Mohave County residents, including programs provided by private businesses, trade schools, school districts and other educational programs that match skills with existing and desired industries.

Policy 38.5 The County should work with local economic development programs to inform potential future employers of the skills and expertise available in the Mohave County labor force.

Policy 38.6 The County should work with local economic development programs to encourage creation of employment opportunities for minorities and disadvantaged and disabled persons.

Policy 38.7 The County should encourage educational institutions to provide basic business management training for small business owners in their first year of operation.

Implementation Measures- Economic Development (ED)

ED1: Establish meetings between County representatives and other economic development organizations. Use these meetings for communication and coordination regarding issues such as recent economic trends, cooperative programs, alternative economic development projects, marketing efforts, and development opportunities.

ED2: Review possible new economic development programs or projects for Mohave County and establish an action agenda for cooperative economic development efforts.

ED3: Establish regular monitoring programs to evaluate the County's employment growth, by job type and location, and the jobs-to-resident worker ratio for the County and its planning areas.

ED4: Produce a regular informational report for the public containing information on employment growth and development.

ED5: Prepare informational materials explaining the County's development review processes and regulations, particularly as they pertain to the location or relocation of businesses in Mohave County. Make these informational handouts available at County offices and other public locations.

ED6: Develop information on the skills and experience of the County's resident labor force and collect this information in a report available for use in economic development efforts.

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ED7: Identify ways to evaluate the County's development review procedures to streamline the review of projects with significant economic development benefits while providing for appropriate public review and input.

ED8: Conduct a business retention survey to identify the needs of Mohave County businesses.

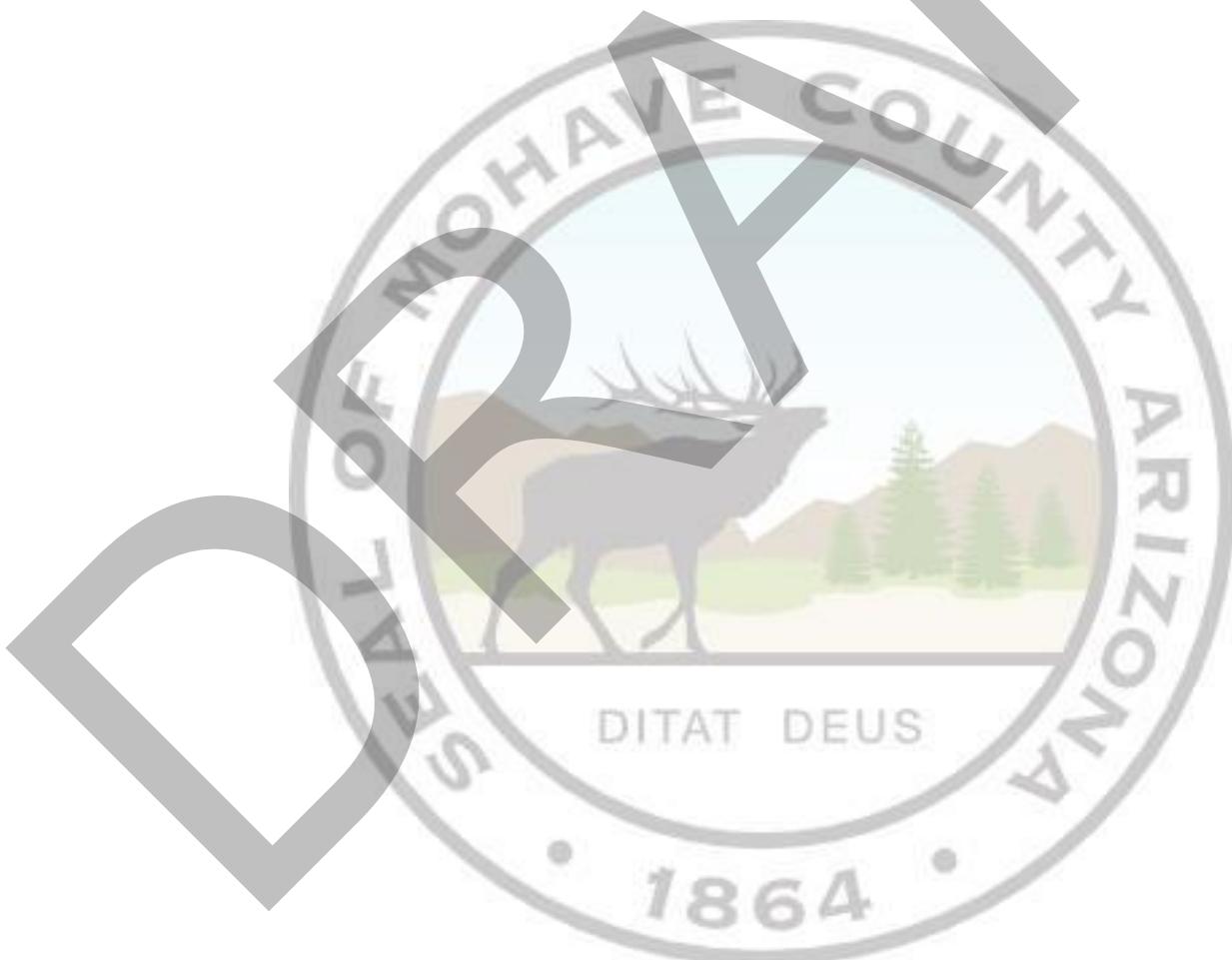
ED9: Together with the private sector, conduct a study to identify particular goods or services desired by local residents and businesses, to shape the focus of efforts to attract new firms to the County.

ED10: Include economic development benefit as one of the criteria in ranking proposed capital improvement projects within a County Capital Improvements Program (CIP).

ED11: Evaluate opportunities to obtain economic development funding from State, Federal or other sources. Pursue funding sources available and appropriate to Mohave County. Mohave County shall encourage the use of grant writers as one avenue of funding sources.

Section 6

Public Infrastructure and Services



6. PUBLIC INFRASTRUCTURE AND SERVICES

A. PUBLIC INFRASTRUCTURE ELEMENT

This section addresses concerns related to infrastructure for the water, wastewater, solid waste, flood control/drainage, and road systems in Mohave County. Aside from flood control and roadway systems, these public services are, for the most part, provided by the private sector. Section A.1 includes goals and policies that are common to all of those systems. Sections A.2 through A.6 list goals and policies that are unique to each system.

1. Public Infrastructure Provision

While Mohave County does not directly provide all public infrastructure to its businesses and residents, it has a vital interest in ensuring that public infrastructure needs are met. The quality of life in the County depends on its residents' ability to travel safely and freely, have safe and adequate water supplies, be able to safely dispose of wastewater and solid waste, and be protected from floodwaters.

Mohave County residents should expect more infrastructure in Urban Development Areas, less infrastructure in Suburban Development Areas, and minimal infrastructure in Rural Development Areas. Development in areas where infrastructure has not been developed can expect additional permitting and extended timelines.

The infrastructure to provide for these needs is operated by numerous public and private sources. The County maintains an extensive road network throughout its unincorporated areas that is linked with the State and Federal highway networks. Special districts provide water service to some areas. The County also is assuming an active role in coordinating wastewater service provisions throughout the county with the adoption of the Areawide Water Quality Management Plan ("208" Plan). The Mohave County Flood Control District is the coordinator for all flood control and drainage facilities. The Mohave County Flood Control District encompasses the entire County including the incorporated areas and collects taxes for flood control administration and construction projects through the County. These projects include the construction and maintenance of large drainage channels, such as the Grace-Neal Channel in the Kingman vicinity, as well as detention and recharge basins that are being placed in strategic locations throughout the County to help manage and maintain the aquifers within Mohave County.

Key Public Facilities Issues

Planning for Facilities. Road and utility systems should be planned carefully to make the most efficient use of public resources. Providing adequate capacity to meet demands in the most cost effective and safe manner requires planning and coordination between other transportation agencies or utility providers and the County. Mohave County can take a leadership role in these efforts through responsible use of its planning and regulatory powers.

Ensuring Adequacy of Facilities. Ensuring the adequacy of the road and drainage systems is a key aspect of Mohave County's responsibility to protect the health, safety, and welfare of its residents. Adequacy means that sufficient capacities are available to serve demands as those demands occur. Mohave County's development regulations should address these issues of timing and capacity to ensure that its residents' needs are met.

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Extending Facilities. Policies on the extension of public facilities have a significant impact on public and private infrastructure costs. By encouraging compact growth patterns and carefully reviewing proposals for facility extension, the County can minimize capital and maintenance costs for public facilities and services. Other costs such as increased commuting times and fuel use, lower work productivity, and loss of open space and wilderness are also reduced with a more compact form of urban growth.

Financing Facilities. Financing public infrastructure requires the County to balance resources, costs, and benefits. The County should identify the costs of construction and maintenance and then determine how to equitably finance those costs.

Public Infrastructure Goals and Policies

Goal 39: To plan for facilities to meet the needs of Mohave County's growing population.

Policy 39.1 Mohave County should encourage regional provision of facilities and infrastructure whenever feasible and should discourage the proliferation of small service districts within, or adjacent to, existing districts.

Policy 39.2 The County should prepare its Capital Improvements Program (CIP) and, funds permitting, construct its capital improvement projects to provide adequate public facilities and services to serve the population and employment levels projected through the year 2035, according to the land uses designated in the Land Use Diagram and the service levels adopted in the Public Infrastructure and Facilities Elements.

Policy 39.3 Mohave County should coordinate with utility providers when amending General Plan land uses, when updating its Capital Improvements Program (CIP), and when reviewing development proposals.

Policy 39.4 Mohave County should ensure that facilities are designed and constructed to accommodate the demands from planned development in the most cost- effective manner.

Policy 39.5 Mohave County should require all infrastructure system improvements to be designed and constructed, at a minimum, in accordance with Mohave County Standard Specification and Details, and other county adopted standards, as these may be modified from time to time.

Policy 39.6 Mohave County may develop and maintain solid waste, flood control/drainage and transportation system facility master plans for urban and suburban development areas.

Goal 40: To encourage new development to locate within or adjacent to urban areas and suburban areas, where public facilities can be provided in a timely manner and a sense of community can be created or complemented.

Policy 40.1 Mohave County may use its zoning regulations to promote growth in or adjacent to existing urban areas and suburban areas where adequate public facilities are available.

Policy 40.2 Mohave County may encourage infill development of urban and suburban areas where existing public facilities are adequate to meet the demands of such development.

Policy 40.3 The County may designate areas within Urban Development Areas (UDA's) and Suburban Development Areas (SDA's) that are appropriate for development based on proximity of public services and facilities. These areas should be given first priority for extension of public facilities. New urban or suburban development that is not in one of these designated areas may be approved if the developer provides, at no cost to the County, adequate public facilities.

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Policy 40.4 Within Urban and Suburban Development Areas, Mohave County should not allow subdivisions and other development activities that are not served by adequate public facilities, unless such facilities can be provided by the developer at established levels of service.

Goal 41: To ensure that public facilities are designed and phased to adequately meet the demands from new development.

Policy 41.1 Mohave County should require developer participation in developing the portion of a County road serving development-generated traffic in accordance with alignment, right-of-way, and engineering standards established by the Mohave County Board of Supervisors.

Policy 41.2 Mohave County should require public facilities in new developments to be designed to accommodate demands resulting from planned land uses. Construction of facilities sized to meet demands at full build-out of planned land uses may be deferred if:

- proposed interim facilities are adequate to serve anticipated growth.
- proposed rights-of-way and easements are sufficient to meet demands from planned land uses; and
- the County finds that incremental provision of facilities is the most efficient use of public resources, in this instance.

Policy 41.3 When determining the adequacy of public facilities to serve development, the County shall consider the development potential of adjacent land, particularly those lands under the same ownership as the parcel to be developed.

Policy 41.4 The County should establish a standard formula for allocating the capacity of facilities built with joint public-private funding. Project-specific development agreements, where appropriate, shall be used to record these allocations.

Policy 41.5 Required on-site improvements shall be in place at the time project occupancy creates demands for those improvements at no cost to Mohave County.

Policy 41.6 Required off-site improvements shall be constructed or funded as a condition of development approval at no cost to Mohave County.

Policy 41.7 Required off-site improvements shall be installed prior to the creation of demands for these facilities. If off-site improvements are not in place at the time of a development request, then a County approved development phasing plan and assurance agreement shall be required to ensure that improvements will be in place at the time of project occupancy.

Policy 41.8 Where public facilities are not adequate to serve an entire development project, phasing may be used to ensure that adequate facilities will be available concurrently with demands for those facilities.

Policy 41.9 Mohave County may use development agreements, where appropriate, to phase construction of required improvements concurrent with development creating demand for those improvements.

Policy 41.10 Mohave County may require of developers the provision of facility capacity in excess of that required by a proposed development, as determined by the County Engineer, and allowing for any possible reimbursement to the developer, that may be allowed within the limits of its statutory authorities as a county.

Goal 42: To establish an equitable system for funding the costs of new public infrastructure.

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Policy 42.1 New developments shall be required to fund its fair share of the costs for public facilities needed to serve it.

Policy 42.2 The costs of creating or expanding facilities and services shall be borne by those creating the need for the new service or the expansion.

Policy 42.3 The developer shall be responsible for the installation of all on-site improvements, required off-site improvements, as well as the provision of on-site and off-site easements and rights-of-way.

Policy 42.4 Costs for system improvements shall be borne by the development creating the need for those improvements. This policy shall be implemented through specific provisions of Mohave County's subdivision and zoning ordinances.

Policy 42.5 A portion of the costs of system improvements in UDA's may be borne by the County if the Board of Supervisors determines that said improvements further the goals of this General Plan. Under special circumstances, the County may participate in the costs of system improvements for SDA's.

Policy 42.6 Any joint financing of facilities with private landowners shall be based on a development agreement with specific allocations of capacity.

Policy 42.7 When improvements are a condition of development approval, Mohave County shall require security for those improvements at the time of approval. This policy shall be implemented through specific provisions of Mohave County's subdivision and zoning ordinances.

Policy 42.8 As statutes allow, the County may adopt development fees or require developer contributions through development agreements to finance system improvements in UDA's and SDA's.

2. Water Systems

Numerous entities provide water to parts of Mohave County, but the vast majority of the County does not have centralized water service. Mohave County is not a water provider; however, under limited circumstances it may serve as a quasi-water provider to various areas and projects. This function may be accomplished through County-administered water improvement districts. Adequate water system infrastructure is a primary development constraint in many parts of the County. Urban and, in many cases, suburban development is limited to areas where organized water service can be provided. Expansion of existing systems or creation of new systems will be needed to accommodate the growth and development provided for in the Land Use Diagram.

Exhibit 6.1 illustrates the generalized boundaries of the State- certified service areas of existing water service providers. The exhibit shows a circle around the general service area of providers with small or uncertified boundaries. The exhibit shows the relatively large proportion of the County that is not within the service area of an organized water system. Considering the fact that much of the land within the certificated water service areas shown on the map currently is not served, the map highlights the vast amount of land in Mohave County that cannot be readily developed at urban or suburban land use intensities without additional infrastructure.

Organized water systems are essential to provide for normal use and emergency fire flows for urban development. Organized systems also are needed to adequately serve most suburban development, although wells may provide adequate service to some low intensity suburban areas.

Coordination between the County and other water providers could benefit these providers and County residents.

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Water system expansions require significant capital investment. These capital costs, as well as operation and maintenance costs, are ultimately borne by the County's residents and businesses. The County and water service providers can minimize these costs through cooperative efforts to promote contiguous and compact development patterns through land use and facility extension policies and by coordinating water system planning with County land use and development decisions.

Key Water Systems Issues

Providing for Adequate Water Supplies. The availability of adequate water supplies is essential for growth and development. While all residents and businesses require safe and reliable supplies, the standards for adequacy may vary from one part of the County to another. Urban development demands more water, and a centralized water system, to meet the daily needs of residents and businesses and to provide water for fighting fires. Reclaimed water (treated effluent) can also be used for non-potable uses including landscape irrigation, dust control and fire suppression.

Using Water Resources Wisely. Much of Mohave County is desert land, some with limited water resources. Mohave County has an undetermined, but limited amount of groundwater within its fourteen watershed basins and must compete with other counties and states for surface water from the Colorado River. By using water wisely, the County, its residents and its businesses can minimize expenditures on water and infrastructure and help ensure that existing water supplies will support long term growth.

Water Service Goals and Policies

Goal 43: To plan for sufficient water supply systems, at levels appropriate to meet the service and emergency needs of urban and suburban areas.

Policy 43.1 The County should require developers to provide water facilities to service proposed developments at approved levels of service.

Policy 43.2 Levels of water service should satisfy the minimum standards of the Arizona Department of Environmental Quality.

Policy 43.3 Water systems should be designed to provide for emergency water needs for fire protection.

Policy 43.4 Connection to an organized water system should be required for all projects in Urban Development Areas and in Suburban Development Areas where lot sizes are two acres or less.

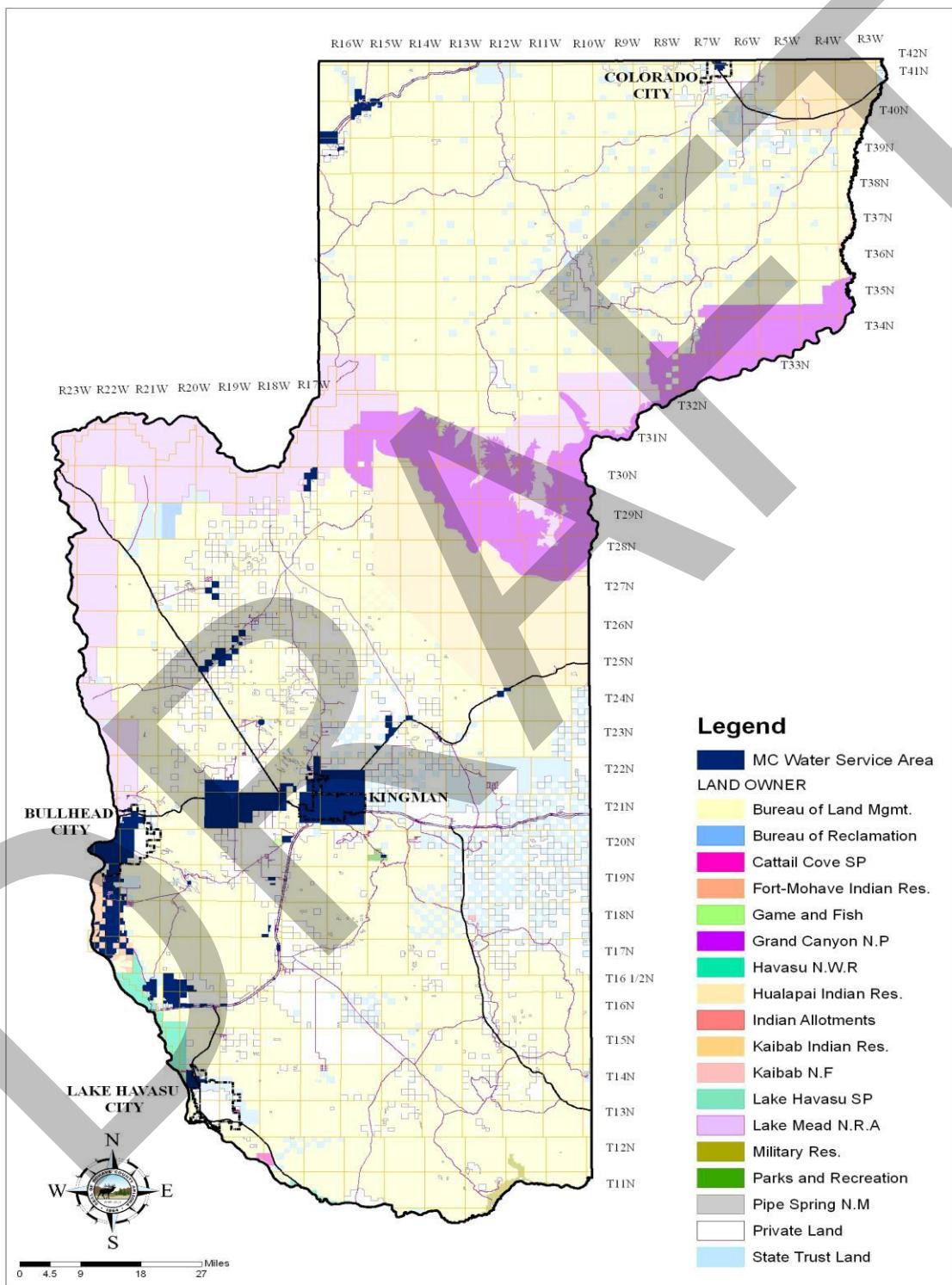
Policy 43.5 In Urban and Suburban Development Areas, residential and non-residential subdivisions, other non-residential projects, and (through the rezone process) minor land divisions may be required to connect to or provide an organized water system. One consideration in this decision should be the area's level of transition into an Urban or Suburban Development Area, and the availability of water services.

Policy 43.6 The County should require water suppliers to provide copies of their current drought preparedness and water conservation plans, as those plans are required to be prepared and submitted to the Arizona Department of Water Resources under A.R.S. 45-342.

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Exhibit 6.1: Water Service Areas

Water Service Areas



3. Wastewater Systems

The increasingly urban and suburban character of development in the unincorporated areas of Mohave County is increasing the County's involvement in the provision of organized wastewater systems through the creation of improvement districts. In Mohave Valley, urbanization led to the creation of numerous small, privately operated systems. However, the long-term operational costs of these systems will be high. Regional systems can offer significant long-term cost savings on a per-unit basis, but require high initial costs, careful planning, and ongoing coordination to ensure that new development and facilities are compatible with the design of the regional system.

The County's Environmental Quality Department has designated authority through the Arizona Department of Environmental Quality (ADEQ) to review some wastewater systems within the County, under the regulations of the Administrative Code. All wastewater systems need to meet ADEQ guidelines and approvals, and the County works with ADEQ to ensure that the wastewater needs throughout the County are met. Some of this coordination comes through the "208 Plan" that identifies wastewater service areas throughout the County and provides guidelines for new systems that may be necessary in the future.

Key Wastewater Systems Issues

Providing for Adequate Wastewater Facilities. The availability of organized wastewater systems is essential for urban and suburban growth and development. While rural and suburban residents on larger lots and businesses may be able to satisfy, treat and dispose of wastewater on-site, most urban development is typically too intense to permit the use of septic tanks or other on-site solutions. To protect the environment from pollution and to protect the health and welfare of Mohave County residents, Mohave County may work with the Arizona Department of Environmental Quality (ADEQ) to ensure that wastewater treatment and disposal methods are adequate to serve proposed development.

Coordinating Wastewater Service Planning. Centralized wastewater service is provided by a variety of cities, special districts, and utilities. Through the use of its planning and regulatory powers (such as through its Land Division and other regulations and 208 Plan), the County can make it more likely that service is adequate to meet the needs of future growth and development.

Wastewater Goals and Policies

Goal 44: To plan for adequate wastewater treatment and disposal systems, at levels (type of treatment, and capacity) appropriate to meet the needs of urban, suburban, and rural communities.

Policy 44.1 Connection to a centralized wastewater system should be required for all projects in Urban Development Areas and as required by ADEQ, as well as in areas within three (3) miles of an incorporated city.

Policy 44.2 Mohave County should require developers to provide wastewater collection and treatment capacity needed to serve development.

Goal 45: To provide coordination by the County for the planning and operation of wastewater treatment and disposal systems.

Policy 45.1 Mohave County may identify and implement programs that will improve communication and coordination between the County and wastewater treatment service providers.

4. Solid Waste

As the County's population grows, the need for adequate sanitary landfill facilities and solid waste collection increases. While the County's need for landfill facilities is increasing, the County's ability to provide those facilities is being limited by new Federal regulations. State law prohibits Mohave County from collecting solid waste, so collection is a private endeavor. Services are available to most of the populated areas; however, rural areas are often left wanting.

There are four authorized landfills operating in Mohave County. The County is responsible for two of these facilities: one off of State Highway 93 on Mineral Park Road (Cerbat Sanitary Landfill) and one off of State Highway 95 on El Rodeo Road in Mohave Valley (Mohave Valley Landfill). The County contracts the operation of these landfills to an independent party. In addition, the county contracts out the operation of a solid waste transfer site in Beaver Dam/Littlefield area. Lake Havasu City operates a landfill near the City's airport; Colorado City operates a landfill on land managed by the BLM.

Since the County is prohibited by state law from collecting solid waste, collection is accomplished by private haulers. At least nine haulers serve Mohave County. While population centers appear adequately served, rural areas do not have the population base to support private haulers. Individuals are often responsible for hauling their waste to an appropriate landfill. Many rural residents consider the County operated landfills to be at unacceptable distances from their homes. Further, rural residents often find the fee charged at the landfill exorbitant. Although many rural residents pool their waste and resources to ensure that waste is hauled to an appropriate site, the random and "wildcat" dumping of waste in out-lying areas is common. The public health implications of this type of dumping concerns many rural residents. The County investigates and prosecutes illegal dumping through the Mohave County Public Works administered Environmental Rural Area Cleanup and Enforcement (ERACE) program which employs certified officers under the Mohave County Division Parks Administrator.

Key Solid Waste Management Issues

Providing sufficient landfill facilities that comply with Federal regulations at a reasonable cost. EPA regulations require that improved construction, operation, and closure techniques be used at landfills. Compliance with applicable State and Federal laws and requirements is required.

Ensure adequate landfill facilities and solid waste collection services to rural areas. The distance from many of the County's rural areas to the landfills is substantial. Since solid waste collectors often do not cover rural areas, residents should haul their own. Many rural residents find the fees charged at the landfills beyond their financial means. Distance from the landfill and the fees encourage random dumping.

Solid Waste Goals and Policies

Goal 46: To provide adequate sanitary landfill Facilities, that comply with applicable state and federal laws and requirements, to meet the needs of county residents.

Policy 46.1 The County should encourage that regional sanitary landfill facilities are provided for County residents consistent with growth planned by the General Plan.

Policy 46.2 The County should provide for landfill facilities that at a minimum comply with EPA and ADEQ laws and regulations.

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Policy 46.3 The County shall require developers of subdivisions in UDAs and SDAs to provide for solid waste collection services.

Policy 46.4 The County should develop a program to encourage rural residents to use the County's landfills as opposed to random dumping.

5. Flood Control/Drainage

Despite its arid climate, Mohave County has significant flood control and drainage issues. Storm water rushing out of the steep mountains into the alluvial plains has produced considerable property damage in the past. The County should ensure that new development complies with FEMA's regulations for floodplain development.

The County should take a leadership role in planning for County-wide flood control. In addition to monitoring of local drainage studies, the County should seek input from the Public Works Departments of each city on their high priority flood control/drainage problems. The County should use this information to identify drainage system needs and prioritize improvements to address those needs on a countywide basis. Establishing a multi-year plan based on input from all parts of the County will help ensure that flood control/drainage project expenditures are equitable and responsive to the needs of County residents and businesses.

Mohave County can help prevent future drainage problems through its regulation of new development. As new buildings, streets, parking lots, driveways and sidewalks are built, the amount of surface area available to absorb water is reduced. The increase in impervious surface tends to increase the volume and velocity of storm water runoff. Through careful design of new developments and their drainage systems, the County can minimize the impact on downstream drainage-ways and land uses. The County can, during the rezone process, ensure that newly created lots and parcels have adequate flood-free areas for structures and support activities such as septic systems and well sites.

Key Flood Control/Drainage Issues

Providing Adequate Flood Control/Drainage Facilities. The County enforces FEMA regulations in designated floodplains in unincorporated areas and in the cities of Colorado City and Kingman. To effectively protect life and property from flood damages, the County should monitor changes in floodplains caused by natural events or human activities and ensure that development is consistent with anticipated changes in the floodplains. The reconstruction of Highway 68 through Golden Valley and the El Rodeo Channel in the Mohave Valley has removed some properties from the flood hazard zone while adding others to the flood hazard area.

Coordinating Drainage System Planning. Planning a flood control/drainage system is a multi-jurisdictional endeavor because floodwaters ignore jurisdictional boundaries. Water flows from development in Kingman through unincorporated areas of the County and from unincorporated areas of the County through Bullhead City and Lake Havasu City. The fact that development and drainage improvements in one jurisdiction directly affect the flood control/drainage system in other jurisdictions increases the importance of coordinating drainage planning, improvements, and regulatory efforts.

Flood control/drainage facilities in Mohave County are funded by a County-wide flood tax. Mohave County reimburses a portion of these funds directly to its cities. Coordinated planning and implementation of joint and extra-territorial flood control/drainage projects will help the County and the cities use available funding to address the most serious drainage problems first.

Flood Control/Drainage Goals and Policies

Goal 47: To coordinate flood control/drainage system improvements with planned land uses throughout the County.

Policy 47.1 The County should adopt and implement Master Flood Control/Drainage Facilities Plans for all developing unincorporated areas.

Policy 47.2 The County should continue to rely on its "flood tax" as a primary source of funds for flood control/drainage activities. Allocation of these funds for specific projects within cities should be based on a County-wide flood control/drainage facilities improvements program that is developed with the cooperation of the County and its cities.

Policy 47.3 Drainage studies should be required for all proposed development projects.

Policy 47.4 In compliance with the Mohave County Flood Control Drainage Design Manual, developments shall not increase runoff from the site where downstream properties will be adversely impacted by the rate of runoff.

Goal 48: To help establish and maintain a system of natural and manmade drainage ways that is effective in carrying storm water and is compatible with the character of the County's communities and its natural resources.

Policy 48.1 The County should encourage the design and siting of flood control/drainage facilities that are integrated with open space and landscaped areas.

Policy 48.2 The County should consider public safety, appearance, recreational use, and economical maintenance and operations in the design of flood control/drainage facilities.

Policy 48.3 The County should encourage flood control/drainage system design alternatives which maintain a natural appearance.

Policy 48.4 The County should require that flood control/ drainage facilities be designed and constructed to minimize the intrusion of pollutants and excess sediments into sensitive areas and onto adjoining properties.

Policy 48.5 The County may, within the limits of its statutory authority, identify methods of encouraging recharge of groundwater aquifers through storm water detention.

B. Transportation Element

Providing an adequate transportation system requires multi-jurisdictional cooperation and coordination. The flow of traffic is affected by the capacity and condition of city, County, State and Federal roads, as well as development along those roads. The condition of the road network affects the quality of most people's lives on a daily basis. To maintain or enhance the quality of life of its residents, the County should actively participate in efforts to improve or maintain satisfactory road surface condition and traffic operation level of service on roads Countywide. These efforts should include seeking a sustainable revenue collection system for County transportation funding in response to increasing vehicle fuel economy and alternative-power; establishing a Countywide, continuous thoroughfare network; and protecting existing and future major roadways from development causing undue safety and operational impact without consideration for functional access and

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mitigating improvements. To aid in this effort, the General Plan has adopted language under Policy 52.14 to implement Highway Access Management Plans.

Rapid growth has increased traffic congestion along State Highways 68 and 95. The State has upgraded S.H. 68 through the urbanizing Golden Valley area, but S.H. 95 continues to be heavily congested through Bullhead City and Mohave Valley. Bullhead City has built a loop road that bypasses the most congested roadway through the City, but this will not remedy the problems to the south of the City. County efforts to regulate land use along this road and to secure State funding for roadway modifications are essential to the safety and effectiveness of this highway. Initial efforts included completion of a design concept report for Vanderslice Road, from Courtwright Road to Bullhead Parkway, which establishes a continuous alignment and design standards for future construction by public and/or private entities. The Arizona Department of Transportation is funding an Environmental Impact Statement to reroute State Highway 95 east of the current alignment to link Interstate-40 with State Highway 68. ADOT, Mohave County, and Lake Havasu City also funded a corridor study for the realignment of SR 95 through the incorporated area of Lake Havasu City.

To be effective, the County's roadway system should be compatible with city, State and Federal Roads. Cooperative efforts such as the Lake Havasu MPO Regional Transportation Plan and the Bullhead City MPO Regional Transportation Plan, which can help coordinate transportation planning and improvement programming at all levels of government. Monitoring State and Federal roadway changes requires ongoing communication with the Arizona Department of Transportation. Coordination with cities is necessary to ensure that the design and location of city and County roads are compatible.

The County can improve the efficiency of its transportation system by identifying potential urban and suburban development areas; preserving rights-of-way required to serve those areas; and managing the timing, design, and construction of roadway extensions in cooperation with private developers. Monitoring traffic conditions, through the County's traffic volume count program, and planning to meet future demands, through the Mohave County Transportation Commission, will help ensure that the County maintains a system that adequately meets needs of the County's residents.

The movement of people, goods and services through public and private airports is an important part of the overall transportation network with Mohave County. Airports provide several desirable services to nearby communities, including:

- Access to population centers in the event of a natural disaster or need of emergency services.
- Backup and access in the event or need for civil/military defense.
- Provision of commuter and scheduled air service to the traveling public.
- Provision of general aviation services to the public as a whole.

Key Transportation Issues

Securing Funding for Needed Highway Improvements. Ensure that funds are allocated for the most needed projects. The State of Arizona taxes motor fuels, diesel fuels and collects a variety of fees and charges relating to the registration and operation of motor vehicles on the public highways of the state. These collections include gasoline and use fuel taxes, motor carrier fees, vehicle license tax, motor vehicle registration fees and other miscellaneous fees. These funds represent the primary source of revenues available to Mohave County for road maintenance, operation, construction, improvements, and other related expenses.

The County represents a jurisdiction under both the Lake Havasu Metropolitan Planning Organization and the Bullhead City Metropolitan Planning Organization as well, the LHMPO boundary extends to Horizon Six, Desert Hills, and Crystal Beach areas of the County, and the BHCMPPO extends through Mohave Valley to south of Courtwright Road. Federal-aid funds allocated to WACOG, LHMPO, and BHCMPPO include annual

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appropriations Federal Surface Transportation Program (STP) and Highway Safety Improvement Program (HSIP) funds.

In addition, Mohave County represents a jurisdiction under the Western Arizona Council of Governments (WACOG), and WACOG receives a distribution of Federal- aid funds via the Arizona Department of Transportation in accordance with Federal directives and guidelines. WACOG programs allocated Federal-aid funds for road improvement projects through its 5-year transportation improvement program. Future reauthorization of the Federal surface transportation program may affect amount and distribution of appropriated Federal-aid funds for local government projects. Specifically, Mohave County uses the current one-time Federal action making Tiger funds available through nationwide competitive assignments.

Identifying Key Growth Corridors Thoroughfares. The long term effectiveness of the County's arterial network requires the protection of those arterials from inappropriate development, and future new thoroughfares serving regional traffic targets, preservation of road capacity attainable through careful planning for adjoining land access and existing/new intersection improvements. The identified thoroughfares will be connected by County highways, State highways, and natural boundaries, and these highways will serve most trips generated by area residential and commercial land uses to/from regional or out-of-area destinations accessible via the State highway system.

By identifying key growth corridors, the County can anticipate where new thoroughfares will be needed or existing arterials improved and regulate development along those roadways to provide adequate right-of-way widths and to ensure that adjacent land uses, driveways and side streets do not create future traffic safety hazards and road capacity constraints.

Protecting airspace around airport facilities. The long-term viability and sustainability of airport facilities and airspace is important to creating a sound economic development program, provision of reliable alternatives to the movement of goods and people, and expansion of emergency service alternatives. To protect its airports, Mohave County should meet obligations it may have through any contracts there may be between the County and those airports.

Transportation Goals and Policies

Goal 49: To plan, construct and maintain an efficient transportation system that is adequate to meet the mobility needs of County residents and businesses.

Policy 49.1 Mohave County should require transportation facilities with lane and intersection capacity to serve the growth planned by the General Plan.

Policy 49.2 The County should prioritize, phase, and schedule transportation system improvements in accordance with General Plan policies and the County's ability to fund such improvements.

Policy 49.3 Mohave County should coordinate with ADOT, LHMPO, BHCMP, WACOG and other local jurisdictions when planning transportation system improvements. The County may continue to participate in multi-jurisdictional planning efforts such as the previous Colorado River Regional Transportation Study and the Kingman Area Transportation Study and future (PARA) transportation planning studies.

Policy 49.4 Streets and native material roadways should be designed to provide safe access for vehicles normally accessing developed parcels and for emergency and service vehicles.

Policy 49.5 The County's street system should consist of a network of arterial, collector and local streets. Collector streets should be arranged to provide easy access from property on local and collector streets to arterial streets. Arterial streets and, in RDA's, collector streets should follow section lines wherever feasible.

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Policy 49.6 The County should adopt Master Transportation Facilities Plans for its developing Urban and Suburban Development Areas. For areas surrounding cities, the County should seek cooperation and possible assistance from those cities.

Policy 49.7 The County should require that arterial and collector streets are designed and constructed in accordance with County regulations, their Master Transportation Facility Plan and CIP.

Policy 49.8 On-site local and collector streets should be constructed by developers in accordance with County regulations. The County may also require the construction of off-site streets needed to provide adequate access to a development.

Policy 49.9 Mohave County's roadway design standards should be appropriate to the function of the road and anticipated traffic volumes.

Policy 49.10 Mohave County may coordinate transportation system planning with the appropriate cities.

Policy 49.11 The County should coordinate standards for the design and construction of streets in the extraterritorial areas with the appropriate city.

Policy 49.12 Mohave County should coordinate with LHMPO, BHCMP, WACOG and other local jurisdictions to secure ADOT funding for priority highway transportation system improvements in the County.

Policy 49.13 The County may adopt a Comprehensive Five Year Capital Improvement Plan (CIP) for transportation projects.

Policy 49.14 The County may adopt access management plans for highways and roadways that are projected to have degraded levels of service and increased accident rates without the implementation of a management plan.

Policy 49.15 Mohave County should encourage developers proposing developments within three miles of an existing airport to consult with the airport concerning the protection of aircraft operations and reducing impacts from noise, light and vibration, thus ensuring compatibility with future residents.

Policy 49.16 When specifically considering proposed wind farms within an eight mile radius of an existing airport, developers should consult with the airport and the Federal Aviation Administration to reduce or eliminate interference with aircraft operations.

Policy 49.17 Mohave County should develop and implement a Capital Pavement Preservation Program toward sustaining adequate structural pavement service life of County regional highways, arterial roads, and major collector roads and further require new developments to participate in existing road pavement rehabilitation when adding new development-generated traffic loading to County maintained paved and unsurfaced roads.

Goal 50: To promote compatibility between roadway improvements, land use patterns and natural features.

Policy 50.1 Mohave County should use the development review and approval process to ensure that road improvements and rights-of-way are adequate to serve planned land use.

Policy 50.2 Mohave County should require traffic studies, such as a traffic impact analysis for major development projects and in areas experiencing or projected to experience traffic problems in accordance with

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Mohave County Traffic Study Standards. The Public Works Director should require the submittal and approval of a traffic study as part of a development application.

Policy 50.3 The County should locate land uses, design roadways, and use project design to ensure that development is adequately and efficiently served by the roadways and that the impacts of the roadways on adjacent land uses are minimized.

Policy 50.4 Except as otherwise approved by the County, all development should provide adequate on-site parking for normal operations.

Policy 50.5 All new residential developments should be encouraged to incorporate bike paths and walkways into the final design.

Goal 51: To minimize the impacts of automobile travel on the County's air quality, natural environment and developed communities.

Policy 51.1 The County should require the paving of all streets in UDA subdivisions. In SDA subdivisions with lots less than five (5) acres, the County should require paving.

Policy 51.2 The County should require paving in any area where traffic load or air quality conditions justify. The Mohave County Pavement Structural Design Standards will be utilized to make paving needs determinations.

Goal 52: To minimize automobile miles and trips in Mohave County through such approaches as transportation system management, provision for transit, bicycle use and other alternative travel modes, and through land use planning.

Policy 52.1 Mohave County should support WACOG and other local jurisdictions in transportation management efforts.

Policy 52.2 The County should not promote urban or suburban residential development through its rezoning process when site adjacent roadways are not maintained.

Implementation Measures - Public Infrastructure (PI)

PI1: Develop facility master plans for the County's flood control/drainage, and transportation systems. Periodically update these and the County's Area Wide Water Quality Management 208 Plan (wastewater master plan) to reflect existing and needed infrastructure. Use these facility master plans to promote regional service provision where such service is feasible. Development of these plans should be coordinated with the plans of other service providers and the appropriate cities. The County should coordinate with WACOG to ensure that high priority highway improvements receive the maximum available funding.

PI2: Apply standards for the preparation and evaluation of traffic impact analyses.

PI3: Establish standards for the spacing of streets and driveways along collector and arterial streets.

PI4: Establish appropriate setback and/or buffer standards to ensure compatibility between arterial streets and adjacent development.

C. PUBLIC FACILITIES ELEMENT

1. Parks and Recreation

Parks and recreation facilities provide many important benefits. They give residents a place for both active and passive recreation. They provide a quiet setting for picnics and relaxation. They may include unique natural features or open space areas for outdoor recreation and nature study. Facilities for special activities or interests benefit community residents involved in the activity and create opportunities for others to become involved. In addition to the benefits gained by individual residents who use the parks and recreation facilities, the County realizes other benefits from a carefully-designed parks and recreation system. Parks can shape and enhance the distinct identities of individual communities. By including a park with a school site and other community-serving facilities, a community focal point can be created, giving residents a meeting place, and providing opportunities for efficient sharing of facilities.

Park sites emphasizing the natural environment provide important environmental benefits as well as recreational opportunities. These environmental benefits range from storm water retention and protection of steep slopes to preservation of sensitive habitats and significant views. By coordinating parks planning and design with other County programs, these multiple objectives can be efficiently achieved.

Finally, parks and recreation facilities can assist a community's economic development efforts. Attractive and available parks contribute to the quality of life desired by many firms seeking new locations for their businesses and their employees. Recreational areas are important attractions for tourism; parks visitors from outside the County may generate revenue for the public and for commercial businesses during their visit. Special recreational facilities or events can place a community "on the map" for certain specialized recreational activities, such as soaring or long-distance racing. When coordinated with a community's other objectives, planning for recreation builds significant opportunities for enhanced quality of life.

Mohave County enjoys an extensive system of parks and recreation facilities. Some of these are operated by the County itself, while others are the responsibility of the Federal Government, the State of Arizona, or individual cities.

There are numerous Federal, State, and local parks and recreation areas in Mohave County. Federal recreational facilities are located throughout the County. In the Arizona Strip, the Paiute Primitive Area, Kaibab National Forest, the Beaver Dam Mountains, Cottonwood Point, Grand Wash Cliffs, Kanab Creek, Mt. Logan, and Mt. Trumbull Wilderness Areas provide opportunities for camping, hiking, horse-back riding, and other recreational activities. South of the Grand Canyon, the Lake Mead National Recreation Area, the Grand Wash Cliffs, the Black Mountains, and ten Designated Wilderness Areas offer opportunities for hiking, camping, horse-back riding, boating, fishing, swimming, and raft trips. While the primary entrance to Grand Canyon National Park is in neighboring Coconino County, much of the park and the Grand Canyon National Monument are in Mohave County. The Havasu National Wildlife Refuge offers naturalists the chance to view diverse wildlife. Lake Havasu, Lake Mead, Lake Mohave, and the Alamo Reservoir provide other opportunities for water activities. Additional Federal recreational facilities operated by the BLM (Bureau of Land Management) consist of Windy Point, Wild Cow Springs, and Burro Creek.

The State of Arizona operates three parks near the southern end of Mohave County. Lake Havasu State Park is located in and south of Lake Havasu City along the Colorado River above Parker Dam. Cattail Cove State Park is located along the Colorado River downstream of Lake Havasu State Park and upstream of Buckskin Mountain State Park in La Paz County. Alamo Lake State Park straddles the boundary between Mohave and La Paz Counties at the Alamo reservoir. Bullhead City, Kingman, and Lake Havasu City each maintain parks within their City limits. In addition to golf courses in Lake Havasu City, Bullhead City, and Kingman, there are

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several private golf courses, often in conjunction with subdivisions, throughout the unincorporated parts of Mohave County.

Two types of parks facilities are addressed in this General Plan Element: community parks and regional parks. Community parks are typically used for such activities as field games, court games, crafts, playground activities and picnicking. They generally are designed to provide areas for intensive recreation such as large swimming pools, ball fields and tennis courts. A community park may also have areas of natural quality for outdoor recreation such as walking, sitting, and picnicking. These parks typically serve communities of up to 10,000 people.

Regional parks are those designed to meet the needs of a particular recreational activity. As a result, they serve a large population and service area, but they cater to individuals interested in a certain type of recreational activity. There is not a specific standard for measuring the adequacy of these facilities. Rather, the County's choice to provide such facilities should reflect the residents' interests and the opportunities afforded by the County's location or natural features, as well as the county's fiscal considerations, and ability to provide such services.

Key Parks and Recreation Issues

In planning for the next twenty years, the County faces several challenges in terms of parks and recreation facilities. These important issues relate primarily to keeping pace with the growing population and its changing recreational needs. The County (and other providers) should work with non-profit organizations and other government entities to periodically assess changing needs for regional parks, facility designs, or special programs and activities capable of being self-supporting.

Adequate Parks and Recreation Facilities. As the County continues to grow, maintaining adequate parks and recreation facilities will be an important concern. While there is an abundance of park land in the County, growth in outlying communities is likely to generate demand for additional community parks. The County should endeavor to provide for as many of its residents' recreational needs at community parks as is feasible.

Provision of Diverse Services. Residents will continue to demand a variety of park services and facilities. The County may provide a range of park services and facilities to meet the diverse needs of its residents pending the availability of funding mechanisms and revenue sources for development and operation. Existing special use facilities will meet the community's needs for specialized activities

Meeting Special Needs. Some County residents will need, or desire recreational facilities tailored to meet special needs. The growing senior population will create a demand for some programs and facilities different from those desired by children and young adults. Persons with physical or other disabilities may need specially-designed facilities in order to fully benefit from the available activities

Parks and Recreation Goals and Policies

Goal 53: To meet the recreational and open space needs of resident's county wide, with sites that provide for active recreation, specialized recreational opportunities, and enjoyment of natural areas.

Policy 53.1 Mohave County should directly provide, or coordinate with other entities to provide, parks and recreational services and facilities to meet the community's demands for a variety of recreational activities, within its fiscal means. The Parks and Recreation Element establishes policies for two primary types of parks: community parks and regional parks.

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Policy 53.2 The County should continue to work with Mohave County school districts in the development, maintenance, and joint operation of local school/park sites where it is economically and functionally desirable to do so.

Policy 53.3 Mohave County should coordinate with other entities, such as the cities, the State, Federal agencies, and utility providers, to promote the efficient location, design and use of shared sites and facilities.

Policy 53.4 Mohave County may consider aiding the public in identifying methods to establish community parks in areas of significant population within the County through the implementation of improvement districts and other self-funding methods.

Policy 53.6 When planning new community parks, Mohave County should identify sites and park configurations that create distinct community boundaries, gateways, or focal points.

Policy 53.7 Mohave County should incorporate the planning and provision of identified community parks and regional parks in its review and approval of development projects, such as subdivisions plats, including or adjacent to planned sites. Project review should address park access, traffic patterns, land use compatibility and aesthetics.

Policy 53.8 The County should periodically assess needs for new multi-purpose facilities.

Policy 53.9 Mohave County should continue to provide and enhance the recreational opportunities available at Hualapai Mountain Park and Davis Camp.

Policy 53.10 Mohave County may consider provision of additional public beach access.

Policy 53.11 Mohave County may consider creation of new regional parks that provide access to unique natural areas and that expand or enhance opportunities for recreational use of public open space.

Policy 53.12 Mohave County should encourage development projects to contribute to the acquisition or improvement of identified community parks and regional parks.

Goal 54: To provide recreational services for unique segments of the County's population with special needs.

Policy 54.1 The County's standards for park design and recreational activities should address the needs of special populations, such as persons with disabilities.

2. Fire Protection

Mohave County has multiple fire district jurisdictions throughout the County. They provide services to most of the County's urbanized areas. Firefighters are responsible for their jurisdictions, but often provide services beyond their service boundaries. Most of the fire districts have large, primarily rural service areas. The districts' resources (in terms of equipment, personnel, water supplies and revenues) are limited.

Key Fire Protection Issues

Establishing Appropriate Levels of Service. Mohave County offers urban, suburban, and rural settings for its residents. The facility, equipment, and water service costs to provide uniform urban fire protection service

throughout the County would be prohibitive. Therefore, the County's fire districts should establish level of service standards that are appropriate for their service areas, whether urban, suburban, or rural. These standards could address factors such as response times, staffing and water supplies.

Addressing Fire Protection Through Development Review. The design of new development is a critical factor affecting the costs of future fire protection services. Roads should be designed to allow access by fire equipment, although local rural roads need not be paved. Sufficient water for firefighting should be provided and building sites should be located where emergency vehicles can reach them.

Fire Protection Goals and Policies

Goal 55: To plan and provide for adequate fire protection services at levels appropriate to the County's urban, suburban, and rural areas.

Policy 55.1 Mohave County should encourage and assist fire districts in developing standards for levels of service that are appropriate to the County's urban, suburban, and rural areas.

Policy 55.2 Mohave County should include the appropriate fire district(s) in the review of development proposals and should assist the fire districts in communicating their concerns to developers.

Policy 55.3 Mohave County should consider inclusion of fire service standards or design requirements in its development regulations following adoption of the fire service standards or development requirements by fire districts.

Policy 58.4 The County should limit the increase in housing density, via the rezone process, outside of fire districts and in areas where roadways are substandard.

3. Other Services and Facilities

In addition to its involvement in the services and facilities described in previous sections, Mohave County plays an active role in protecting its citizens and providing them with cultural opportunities. The Sheriff's Department provides law enforcement services throughout the unincorporated areas of the County. The long distances between communities, makes this a formidable task. Through its assistance to the Library District, Mohave County helps provide educational and cultural opportunities to its residents. The Library District provides resources to residents throughout the County, including the outlying communities. In addition to these highly-visible services, the County provides or supports specialized services, such as emergency response, planning, building and floodplain management. The County continually strives to ensure that these and other services provide excellent values for its residents' tax dollars.

Key Services and Facilities Issues

Establishing Appropriate Levels of Service. Standards for service provision are valuable tools for measuring and monitoring the effectiveness of service. Objective standards of service provision are valuable to assess how well services are provided. Establishing level of service standards that are appropriate for urban, suburban, and rural residents can help the County make short and long-term budget and facilities planning decisions.

Providing Appropriate Levels of Service. Demands for services tend to exceed most jurisdictions' resources. Mohave County does not have the resources to immediately satisfy all the service demands of its residents. The County should adopt service provision standards that are realistic in light of available public resources.

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Services and Facilities Goals and Policies

Goal 56: To plan and provide for Sheriff's Department services at levels adequate to meet the needs of all County residents.

Policy 56.1 The County should plan and provide appropriate Sheriff's Department services to meet the needs of businesses and residents in urban, suburban, and rural areas.

Policy 56.2 The Sheriff's Department should evaluate its services and seek to maintain or improve services over time.

Goal 56: To support provision of adequate emergency medical services to meet the needs of County residents.

Policy 56.1 Mohave County should encourage the provision of emergency medical services appropriate to meet the needs of urban, suburban, and rural area residents.

Policy 56.2 Mohave County should continue to support 911 services, providing regular updates of address information for new developments.

Policy 56.3 Mohave County should continue to support the provision of appropriate facilities and services to meet the needs of the County's senior citizens, including those residing in outlying communities.

Goal 57: To provide a full service library system that is easily accessible and supplies residents with a variety of educational and recreational materials.

Policy 57.1 Mohave County should support the continued development of a library system.

Policy 57.2 Mohave County should expand library services by planning space for station libraries as part of public buildings in outlying communities.

Policy 57.3 Mohave County should coordinate its provision of library services with other public service providers.

Goal 58: To promote improved coordination between the County and other governmental entities.

Policy 58.1 Mohave County should coordinate with other jurisdictions (such as cities, school districts, special districts, State and Federal agencies and local Tribal authorities) to identify opportunities for joint service provision that will improve the quality and/or efficiency of public service provision. These efforts should explore options for sharing facilities and consolidating service provision.

Policy 58.2 The County should include other jurisdictions, as appropriate, in the development review process, to ensure that proposed developments can be effectively served.

Policy 58.3 The County should establish intergovernmental agreements to ensure compatibility between extraterritorial development and development in the cities.

Implementation Measures - Public Facilities (PF)

PF1: Continue coordinating with the Bureau of Land Management, the State, local school districts and cities to provide a system of community and regional parks that meet the needs of County's residents.

PF2: Modify parks as necessary to meet the unique recreational needs of the County's seniors and disabled residents.

PF3: Work with the fire districts interested in developing appropriate standards, such as minimum roadway standards and greatest residential densities, for the review of development proposals in Urban, Suburban and Rural Development Areas. Modify the development review process as necessary to incorporate the opportunity for fire districts to transmit their concerns to developers.

PF4: Adopt operational level of service standards for County facilities and services (such as the library and Sheriff's Department) and use these standards as a basis for evaluating service adequacy and needs.

PF5: Continue coordinating with other jurisdictions to explore opportunities for shared facilities and joint service provision. Investigate opportunities to minimize redundant services within the County and between different jurisdictions.

PF6: Continue working with emergency service providers to enhance their levels of service. Consult with providers during the development review process.

PF7: Periodically review existing and available sources of funding for public facilities and evaluate the need to modify existing funding mechanisms.

D. COST OF DEVELOPMENT ELEMENT

The Arizona State Statutes requires that for counties with a population more than 200,000 persons, the General Plan will identify policies and strategies to require development to pay its fair share toward the cost of additional public facility needs generated by the new development.

This element shall include:

- A component that identifies various mechanisms that are allowed by law and that can be used to fund and finance additional public services necessary to serve the development, including bonding, special taxing districts, development fees, in lieu fees and facility construction, dedications and privatization.
- A component that identifies policies to ensure that any mechanisms that are adopted by the county under this element result in a beneficial use to the development, bear a reasonable relationship to the burden imposed on the county to provide additional necessary public facilities to the development and otherwise are imposed pursuant to law.

As stated above, the Statute wants Counties to address methods by which new development contributes to (helps pay for) the increased service costs of the growth it creates. Examples of increased burdens include roadways, infrastructure, public safety, education, and county administrative services.

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Currently, Mohave County requires developers of subdivisions to provide improvements commensurate with the density of the project, as prescribed by the county's Land Division Regulations. Additionally, non-residential development requires improvements at the developer's expense. The county may also require improvements of proponents of minor land divisions. Also, when new development that meets county standards occurs, it often results in an increase in property taxes.

The following is a list of potential funding options Mohave County may consider in the future when requiring development/developers to pay their fair share for growth:

- ❖ Bonding
- ❖ Development/Impact Fees
- ❖ In Lieu Fees
- ❖ Facility Construction funding methods
- ❖ Dedications
- ❖ Sidewalk and other facility improvement districts
- ❖ Park Development funding mechanisms

Cost of Development Goals and Policies

Goal 59: Encourage new development to pay their fair share of facility and service costs to support its users' demand impacts.

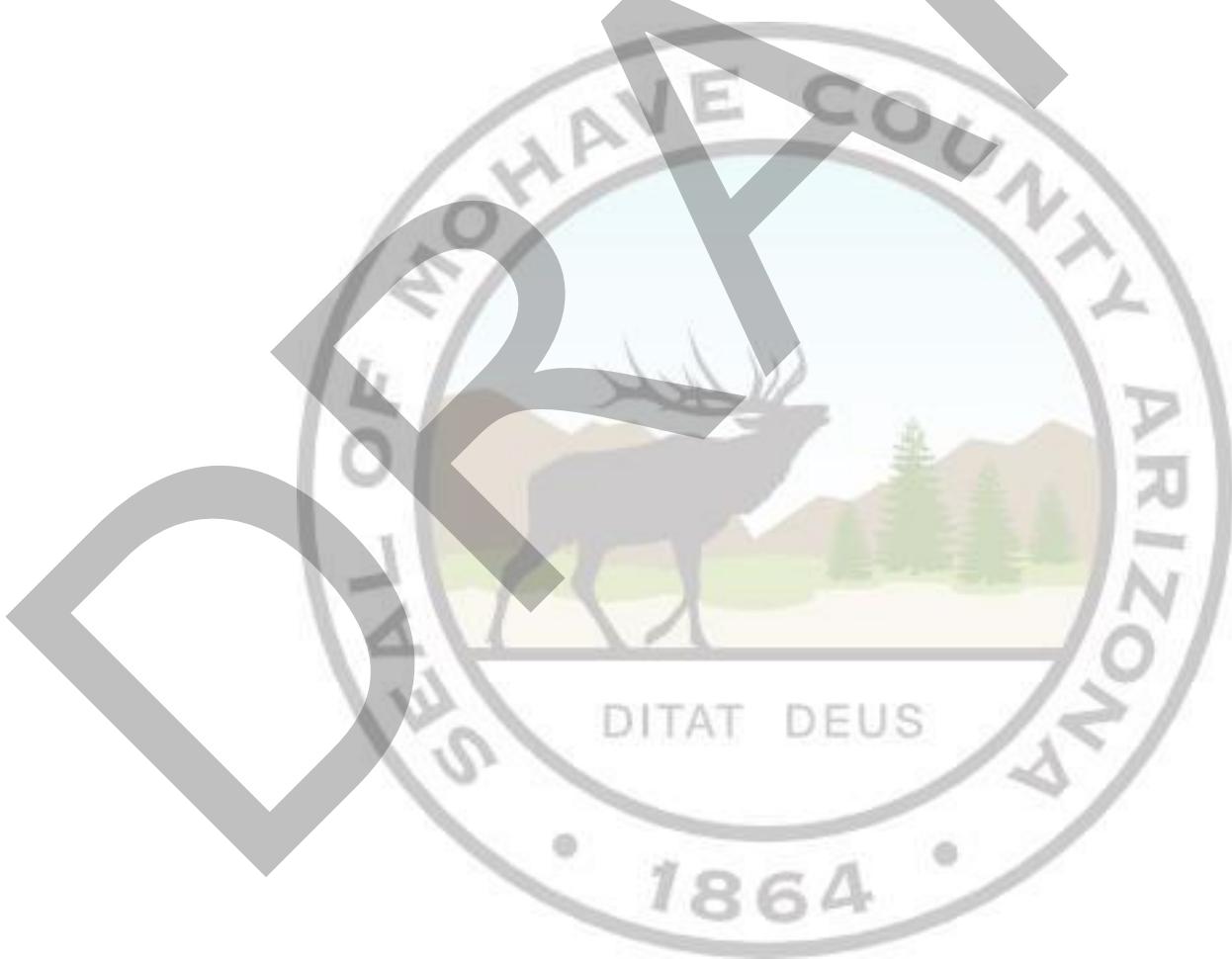
Policy 59.1: The Mohave County Land Division Regulations require developers to post a financial assurance, acceptable to the County, to guarantee the installation of all improvements and infrastructure required for those developments. Additionally, Mohave County can encourage developers to provide a cost benefit impact analysis at the time of application submittal to ensure that the proposed development provides financial assurances for impacts on public safety.

Policy 59.2 At the time the economy improves, Mohave County may consider additional funding options, such as those mentioned herein, and any others available, as well as fees.

Section 7

Plan

Implementation



7. PLAN IMPLEMENTATION

A. INTRODUCTION

This section provides an overview of many of the tools and techniques Mohave County can use to implement its General Plan. These are general descriptions, intended to describe the variety of tools and techniques that can be used to implement the General Plan's policies. Effective implementation of the General Plan depends on a series of individual decisions by a variety of people and agencies over time. By considering the General Plan policies in daily decision-making, the County's administrative, appointed, and elected representatives will use these decisions to achieve the goals of this Plan. These decision-making processes include development review, capital improvements planning and intergovernmental coordination. To be effective, the Plan should remain sensitive to the public's needs; therefore, this section also addresses public involvement and review of the General Plan.

B. DEVELOPMENT REVIEW

Most of the physical changes taking place in the unincorporated parts of Mohave County result from human activities and are reviewed by the County. The County regulatory authority permits the review of changes to land use, ownership patterns and development. Through subdivision, zoning and other regulations, the County can ensure that it grows in a manner consistent with the General Plan.

1. Subdivision

Subdivision regulations govern the division of land into lots. The County's role in this process is to ensure that the lots and subdivision improvements will be of a sufficient size, shape, and design configuration to serve their intended purpose and to ensure that the subdivision plat adequately documents this information. The County also should ensure that subdivision improvements provide sufficient levels of service for future occupants and that the subdivision's design is consistent with planned land uses and infrastructure in the surrounding area. Lot splits are another means of land division that can affect the County's ability to implement its General Plan. The County's approach to monitoring lot splits, as allowed by state law, is particularly important in urban and suburban areas.

2. Adequacy of Public Facilities and Services

Evaluating the adequacy of public facilities and services to serve new development is an important aspect of the development review process. By establishing guidelines and standards for adequate levels of service, the County can ensure that wastewater, transportation, solid waste disposal and flood control systems meet the needs of future residents and businesses. Levels of service standards should address the location, capacity, and timing of facilities. Facilities should be located so they can effectively serve new development. They also should have sufficient capacity to serve existing and currently proposed development. Finally, they should provide facility capacity concurrently with demands for that capacity. In situations where adequate facilities are not immediately available, the County may still permit development to occur through the use of agreements that establish phasing of construction over time. Appropriate public facilities regulations may be incorporated in the County's subdivision regulations or zoning regulations or may be placed in free-standing ordinances.

3. Zoning

Zoning ordinances, in the interest of public health, safety and general welfare, govern permissible land use and establish standards for the arrangement of those uses. The following zoning tools can be particularly effective in carrying out the goals and policies of this General Plan.

Zoning Classifications. Zoning classifications promote compatibility between land uses on adjacent properties. Zoning classifications can protect neighborhoods from encroachment by inappropriate uses and foster a healthy local economy by balancing residential, commercial, and industrial uses. The Plan's Land Use Diagram describes the land uses planned for the future. Compatible zoning classifications can be used to achieve this land use pattern over time.

Zoning Development Standards. Development standards establish the possible relationships between uses on a lot and adjacent development. By controlling height, setbacks, parking requirements, landscape requirements and a variety of other aspects of site design, these standards promote compatibility between land uses. Development standards also can achieve other goals. For example, landscape requirements can support policies related to community character, energy conservation and water conservation. For this reason, it is important to review development standards in light of the full range of community goals and policies expressed in the General Plan.

Clustering. Clustered housing offers an alternative to traditional rectilinear lot design. Cluster housing allows the concentration of residential density on unconstrained land within a development site consistent with General Plan densities in exchange for preservation of constrained land (for example, land with steep slopes).

Zoning Conditions. The County may establish reasonable conditions in approving zoning applications. For instance, the County, in granting a zoning request, may establish a condition requiring a schedule of development that addresses each phase of the project or specific requirements for development beyond the traditional scope of the Zoning Ordinance and/or Land Division Regulations. Clear guidelines for conditions placed on rezonings can provide greater flexibility in the zoning process without sacrificing its predictability.

Performance Standards. Performance standards are based on a use's effects on adjacent properties. They may address noise, spill-over lighting, and emissions from a site. The developer of a site can choose the most effective design to meet these standards and ensure that off-site effects are within acceptable levels. Performance standards can vary depending on the type of adjacent uses. For example, requirements for noise levels at the property line could be stricter if the adjacent use is a single family residence than if it is a retail center. Well-designed performance standards can also make a normally incompatible use acceptable in a particular location because they address the effects which would otherwise make the use undesirable.

Special Use Permits. Special use permits are most appropriate for the kinds of uses that are not clearly compatible with other uses in a given district, but that can be compatible if properly located, developed, and operated. For instance, a childcare facility may be compatible with surrounding single family homes if the number of children and hours of operation do not exceed certain thresholds. By establishing specific criteria for special use permits, the County can provide land use flexibility while protecting neighborhoods.

Site Plan Review. A site plan is a graphical depiction of the location, dimensions and relationships of proposed structures, landscaping, driveways, parking facilities and utilities on a lot. County review of site plans ensures that the proposed development meets County requirements, promotes compatibility with adjacent development, and protects residents from hazardous driveways and other safety hazards. In addition to being a useful regulatory tool, site plans can provide valuable records of improvements for Public Works and Emergency services personnel, as well as future property owners. The type of information and level of detail required on site plans should be appropriate to the type of development proposed. Multi-family and non-residential projects typically require a higher level of site plan review than single family development.

4. Building Permits

The building permit process is the primary mechanism for ensuring that buildings are constructed or renovated in a way that ensures the safety of future occupants. Mohave County issues building permits for and inspects all new development and redevelopment within its borders. The building permit applications and subsequent inspections ensure that building code standards are enforced.

5. Development Agreements

Where authorized under State law, development agreements can facilitate development by resolving land use and infrastructure issues. Agreements can address the timing, location, and intensity of development, as well as the timing, location, sizing, and funding of infrastructure improvements. Well written agreements can assure the County that adequate facilities and services will be available to meet new demands, and they can assure developers that their investment in a project will not be lost due to some future change in County regulations or policy. While development agreements can help overcome obstacles to development on a site by site basis, they can create administrative burdens, if the agreements are not drafted in a way that is easy to monitor and enforce. By establishing a common format and a tracking system for development agreements, the County can take advantage of this useful tool while minimizing its administrative costs.

C. FACILITY MASTER PLANNING

Rapid growth areas such as Mohave County face escalating costs for constructing, operating, and maintaining public facilities -- costs that can be minimized through sensible planning and programming. Facility master plans describe the locations and capacities of system improvements needed to serve planned growth. Capital improvements programs establish time frames for construction of planned improvements and describe how those improvements will be funded.

1. Master Plans

Facility master plans are guides for the general design of drainage, transportation, or other systems. These plans project the size, location, and timing of anticipated demands, show where facilities will be located, describe the general design, and required capacities to meet anticipated demands, and estimate the costs associated with system improvements. The drainage master plan should provide a general analysis of anticipated flood conditions and indicate the types and sizes of natural and built drainage facilities required to accommodate anticipated floodwaters from the design storm. The transportation master plan should address the location and design of major streets, including typical rights-of-way for urban, suburban, and rural development areas.

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2. CIP

The Capital Improvements Plan (CIP) is the primary tool for implementing facility master plans. A CIP is a multi-year plan for publicly funded infrastructure projects, one that describes the locations and sizes of the County's high priority public improvements. Any CIP that the County Board of Supervisors may choose to adopt should be updated regularly so that decision makers can project anticipated costs and revenue needs and so that the public knows where and when to expect public investment in infrastructure. Capital improvements should be consistent with General Plan policies, planned land uses and facility master plans.

The County will need to monitor and project short term demands to accommodate the potential future development within Mohave County. Monitoring development trends can help the County avoid under- or over-building infrastructure. Some areas planned for urban land uses will develop more quickly than others. By comparing anticipated demands with infrastructure capacity, the County can ensure that its CIP addresses the areas of greatest need.

3. CFD

A Community Facility District (CFD) is a tool that helps developers finance public improvements for a specific area. By establishing a CFD developers are allowed to create an additional jurisdiction or "special district", and issue bonds that are used towards financing public improvements. Only the end users of these public improvements are responsible for the repayment of issued bonds. By utilizing CFDs the County may be able to facilitate developers in their development of large tracts of land with sufficient infrastructure that, as a result, may provide various levels of affordable housing. CFDs are essentially a mechanism that allows the end users of growth to pay directly for that growth.

D. INTERGOVERNMENTAL COORDINATION

Mohave County is one of many agencies involved in decisions affecting growth and development. The U.S., State and city governments all participate in land use decisions on a regular basis. In addition, numerous utility providers plan system expansions to serve anticipated development. Coordinating land use and facility planning can help the County and other agencies make decisions that protect or enhance property values, minimize infrastructure costs, and preserve the quality of life for Mohave County's residents.

1. Coordination with Cities

The need for infrastructure, such as streets, water and sewer facilities, and development patterns do not recognize corporate boundaries. Planning for extraterritorial areas around cities requires coordination between the County and cities. The County should include the appropriate city when planning for extraterritorial areas. Intergovernmental agreements can be used to coordinate design standards, development standards and construction.

2. Utility Coordination

County residents and utility companies can benefit from similar coordination between the County and other utility providers. By coordinating utility extensions with planned land uses and development proposals, utility providers will be able to determine the most appropriate timing, location, and capacity of utility extensions.

3. Planning for Development on Government Land

State legislation authorizes the County to enter into cooperative agreements with State agencies and Indian tribes for purposes of determining the nature and timing of development, applicable development standards and supporting infrastructure. Under such agreements, many uncertainties concerning private development on government lands can be resolved through negotiated agreements.

E. REVIEW OF THE GENERAL PLAN

1. Amendments

The General Plan should be a dynamic document that grows with the County -- changing to meet changing needs and conditions. However, if the Plan is subject to modification too frequently, the County's planning efforts will lose their effectiveness and credibility. The Plan provides for major and minor amendment processes to maximize its flexibility while ensuring its consistency. Policies relating to amendment of this General Plan are found in the Land Use Element of this document, as well as the Mohave County Zoning Ordinance and Arizona Revised Statutes.

Plan implementation is not a single event. It results from consistent application of established policy to many decisions. While the County should consistently apply its policies, the Plan should be flexible enough to respond to changing conditions. Minor amendments, such as a change of land use category within a particular development area, may be considered periodically as needed. Minor amendments are not a major change in direction in the County decision making process.

Modification of the General Plan's goals and policies can be a major or minor amendment. Amendments that clarify direction or that expand on existing policies may be a minor amendment. Amendments that represent a change in direction are major amendments and should occur infrequently. Changes to land use designations that include areas of land 640 Acres in size or larger should be considered a Major Amendment to the General Plan. The General Plan shall be completely reviewed through public participation and readopted every ten (10) years as required by state law.

Frequent major changes to the Plan risk shifting its direction and intent. However, plan amendments determined to be minor amendments (or other minor changes to the adopted Land Use Diagram) may be made more frequently without reducing the General Plan's effectiveness.

2. Plan Monitoring

This General Plan will be most effective if the County regularly monitors its implementation. This can be accomplished through regular reviews of the document. Reviews can be used to evaluate the County's progress in implementing the Plan. These reviews may discover obstacles to the implementation of the Plan, recommend modifications and suggest priority implementation strategies for the future.

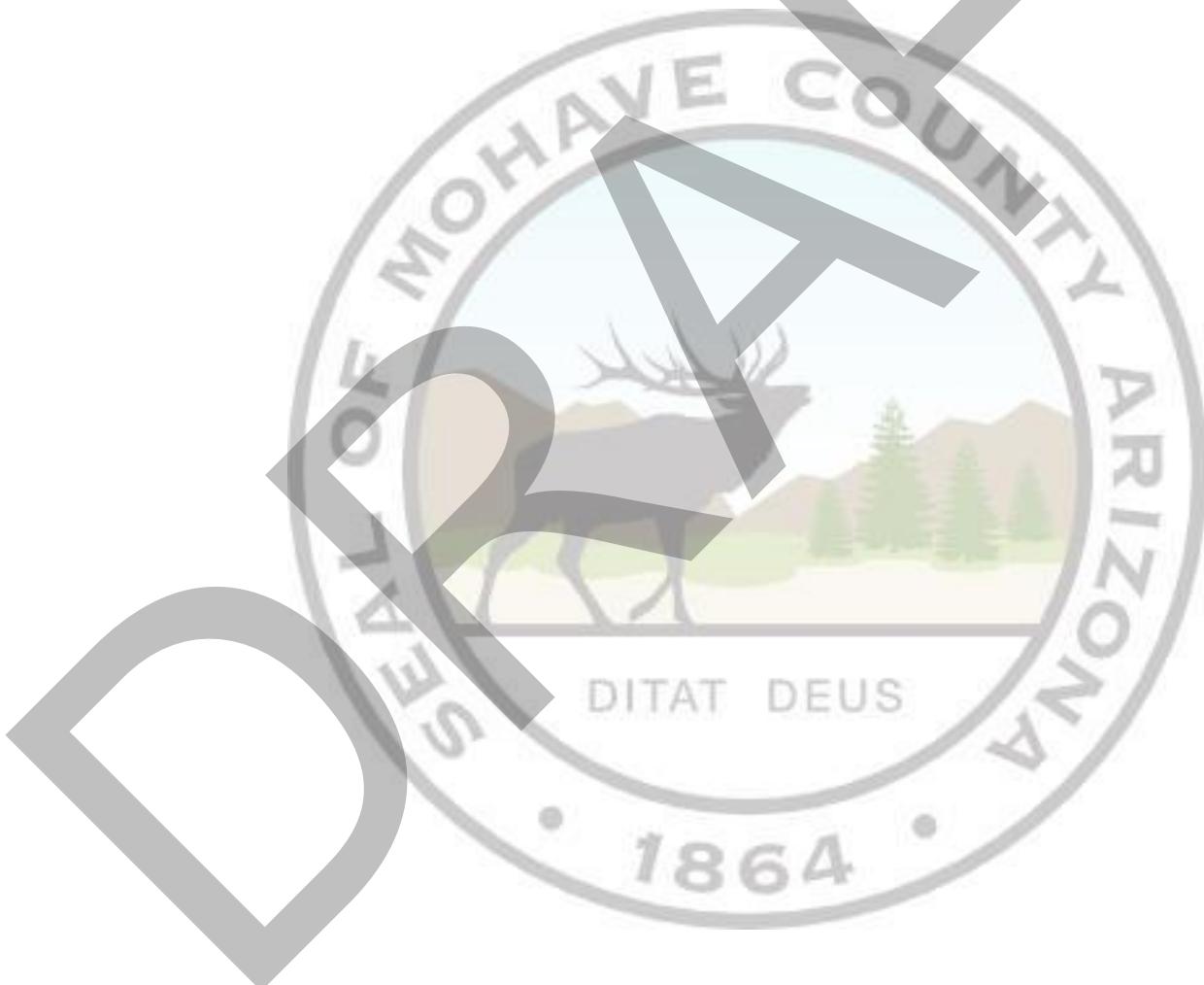
3. Plan Policy Review

The goals and policies and implementation measures of the General Plan should also be reviewed to ensure that they reflect the County's current needs. These reviews should examine the assumptions and conditions that form the basis of the Plan. Base data should be updated to reflect changes in demographics, utility systems, environmental conditions, development trends, regulatory conditions, and other pertinent information. The County shall follow state and county laws and regulations concerning the public participation process to provide the opportunity for individuals, neighborhood groups, the development industry, and other interested parties to have input into the reevaluation of the County's goals and policies.

DRPAE

Section 8

Appendices



APPENDIX A

GLOSSARY OF TERMS

Affordable Housing

Housing capable of being purchased or rented by a household with very low, low, or moderate income, based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income for housing including utilities.

Air Quality Standard

A legal requirement for air quality, usually expressed in terms of a maximum allowable pollutant concentration averaged over a specified interval.

Ambient Noise Level

The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

Amendment, Major Plan

A proposal to modify the adopted General Plan in a way which represents a change in the County's overall policy direction, and which will have a significant effect on the County's ability to achieve the Plan's goals and policies. Major Plan amendments include, but are not limited to, changes to the text of General Plan goals and policies, and as further defined in this document, proposals to change the boundaries of Urban or Suburban Development Areas depicted in the Land Use Element of the General Plan.

Amendment, Minor Plan

A proposal to modify the adopted General Plan in a way which refines the application of overall County policy direction, or which is not likely to have a significant effect on the County's ability to achieve the Plan's general goals. Minor Plan amendments include, but are not limited to, the creation or amendment of Area Plans and proposals to change the General Plan land use designation of a single property within an Urban, Suburban or Rural Development Area. The County Board of Supervisors may determine any amendment proposal to be defined and processed as a Minor Plan Amendment.

Approach Zone

The air space at each end of a landing strip that defines the glide path or approach path of an aircraft, and which should be free from obstruction.

Arterial

Medium-speed (30-40 mph), medium-capacity (10,000-35,000 average daily trips) roadway that provides intra-community travel and access to the county-wide highway system. Access to community arterials should be provided at collector roads and local streets; direct access from parcels to existing arterials should be discouraged.

Bajada

A nearly flat, or slightly sloping fan of alluvial deposits along the base of a mountain range.

Base Flood

In any given year, a 100-year flood that has a one percent likelihood of occurring.

Clustered Development

Development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining an open space area.

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CNEL

Community Noise Equivalent Level. The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of 4.77 decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and after the addition of ten decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m.

Collector

Relatively-low speed, relatively-low volume (5,000-20,000 average daily trips) street that provides circulation within and between neighborhoods. Collectors usually serve short trips and are intended for collecting trips from local streets and distributing them to the arterial network.

Compatible

Capable of existing together with minimal conflict or ill effects.

Conservation

The management of natural resources to prevent waste, destruction, or neglect.

dB

Decibel: a unit used to express the relative intensity of a sound as it is heard by the human ear.

dBA

The "A-weighted" scale for measuring sound in decibels; weighs or reduces the effects of low and high frequencies in order to simulate human hearing. Every increase of 10 dBA doubles the perceived loudness through the noise is actually ten times more intense.

Dedication

The turning over of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used.

Density, Residential

The number of residential dwelling units per acre of land. Densities specified in the General Plan are expressed in units per gross site acre and/or gross site acres per unit.

Developer

An individual who, or business that, prepares raw land for the construction of buildings or causes to be built physical building space for use primarily by others.

Developing

In the process of undergoing development. Developing areas are those parts of the County where the number or scale of development proposals or projects is resulting in a change in the character of the area and, often, a change in the type of public services and facilities necessary to meet residents' needs.

Development

The physical extension and/or construction of buildings or infrastructure. Development activities include subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials. Routine repair and maintenance activities are exempted.

Dwelling Unit

A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), that constitutes an independent housekeeping unit, occupied, or intended for occupancy for more than thirty days.

Easement

Usually, the right to use property owned by another for specific purposes or to gain access to another property. For example, utility companies often have easements on the private property of individuals to be able to install and maintain utility facilities.

Easement, Conservation

A tool for acquiring open space with less than full-fee purchase, whereby a public agency buys only certain specific rights from the landowner. These may be positive rights (providing the public with the opportunity to hunt, fish, hike, or ride over the land) or they may be restrictive rights (limiting the uses to which the landowner may devote the land in the future).

Endangered Species

A species of animal or plant is considered to be endangered when its prospects for survival and reproduction are in immediate jeopardy from one or more causes.

Environmentally Sensitive

Lands which have important environmental resources, the continuing health or stability of which is sensitive to disruption by human activities. The General Plan identifies wetlands and sensitive habitats (identified critical habitat for threatened or endangered species) as environmentally sensitive.

Erosion

- (1) The loosening and transportation of rock and soil debris by wind, rain, or running water.
- (2) The gradual wearing away of the upper layers of earth.

Established levels (of service)

The extent of existing improvements, utilities and other infrastructure and facilities, as well as any existing services that might be provided for a given area.

Extraterritorial Area

Typically, extraterritorial areas will constitute a three mile radius of the corporate boundaries. Areas adjacent to, but outside, a city's incorporated boundary that affect the environment, land use and facilities inside the city. A city's ability to affect development in an extraterritorial area is dependent on the relevant provisions of state law. In Mohave County, Joint Development Planning Areas, if adopted, may describe those extraterritorial areas of greatest concern to cities.

Extraterritorial Development

Development occurring in an extraterritorial area.

Flood, 100-year

The magnitude of a flood expected to occur on the average every 100 years, based on historical data. The 100-year flood has a 1/100, or one percent, chance of occurring in any given year.

Floodplain

The land area on either side of the banks of a stream subject to flooding. That part of the floodplain subject to a one percent chance of flooding in any given year is designated as an "area of special flood hazard" by the Federal Insurance Administration.

Floodway

The channel of a river or other watercourse and the adjacent land areas that should be reserved in order to discharge the "base flood" without cumulatively increasing the water surface elevation more than one foot.

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Freeway A high-speed, high-capacity, limited-access transportation facility serving regional and county-wide travel. Such roads are free of tolls, as contrasted with "turnpikes" or other "toll roads." Freeways generally are used for long trips between major land use generators. Major streets cross at a different grade level.

Goal

Description of a desired state of affairs for the community in the future. They are the broad public purposes toward which policies and programs are directed. Since goals are general statements, more than one set of actions could be taken to achieve each goal. In this Plan, goals are phrased to express the desired results of the Plan; they complete the sentence "Our goal is"

Gross Site Acre

All of the land that is part of a development site including street rights-of-way.

Growth Areas

Cohesive areas in the county which have been rapidly growing, continuously growing over a substantial time period, or are expected to grow in the immediate future. These areas will typically include areas within three miles of an incorporated city that is experiencing growth, and areas of the County, including outlying communities, which have experienced rapid growth or sustained growth such as Golden Valley and Mohave Valley.

Guidelines

General statements of policy direction around which specific details may be later established.

Habitat

The physical location or type of environment in which an organism or biological population lives or occurs.

Hazardous Material

Any substance that is recognized by the Environmental Protection Agency as a hazardous material.

Historic, Historical

A registered historic building or site that is noteworthy for its significance in local, state, or national history or culture, its architecture or design, or its works of art, memorabilia, or artifacts.

Historic Preservation

The preservation of registered, historically significant structures, sites, features or neighborhoods in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

Household

All those persons -- related or unrelated -- who occupy a single housing unit.

Impact

The effect of any direct man-made actions or indirect repercussions of man-made actions on existing physical, social, or economic conditions.

Impervious Surface

Surface through which water cannot penetrate, such as roof, road, sidewalk, and paved parking lot.

Implementation Measures

Specific actions which Mohave County may choose to take in achieving the goals of the General Plan.

Infrastructure

Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

Issues

Unsettled community matters or problems that are identified in a community's general plan and dealt with by the plan's goals, policies, and implementation programs.

Joint Development Planning Areas (JDPAs)

An area of Mohave County, adjacent to a city, where the county and the city have agreed under A.R.S. 11-951 and A.R.S. 9-461 to a general plan, a specific plan, land use regulations and/or infrastructure financing.

Land Use Diagram

Graphic representation which designates the proposed general distribution and general location and extent of land use categories in the County.

Landscaping

Planting of trees, shrubs, and ground covers and earth scaping of soils and rocks that are suitably designed, selected, installed, and maintained as to enhance a site or roadway.

Land Use

The occupation or utilization of land for any human activity or purpose defined in the General Plan.

Lot

A portion of a subdivision having frontage on a street and intended for transfer or ownership intended or used for building development.

Major Development Projects

Projects which, because of their size or location, may result in significant impacts on the operation of roadways and other public facilities. A quantitative definition of major development projects may be established as part of procedures for the use of traffic impact analysis for development projects. An auxiliary verb qualifying the meaning of another verb by expressing ability, competency, liberty, permission, possibility, probability, or contingency. Word "may" usually be employed to imply permissive, optional, or discretionary, and not mandatory action or conduct. "Black's Law Dictionary 6th edition"

Minimum

The least amount, or the nominal threshold. In a General Plan context, the term is commonly used to indicate the lowest acceptable level of regulatory compliance, or lowest acceptable standard. Use of this term does not obligate the County, or an applicant to limit standards to the minimum, but do require compliance with at least minimum standards.

Noise

Any loud, discordant, or disagreeable sound or sounds.

New Kingman

A Census designated place name (one of many in Mohave County), also generally intended to mean "Butler", or "New Kingman Addition", or more recently developed portions of the north Kingman area, most or all of which is currently unincorporated, and not actually within the city limits of the City of Kingman.

Off-Site

Land area not included in a development application made to Mohave County.

On-Site

Land area included in a development application made to Mohave County, a development site.

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Open Space Land

Any parcel or area of land or land covered with water that is essentially unimproved and devoted to an open space use for the purposes of (1) the preservation of natural resources, (2) the managed production of resources, (3) outdoor recreation, or (4) public health and safety.

Ordinance

A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Parcel

A separate or distinct part or portion of land other than a lot.

Policy

Statements of government intent against which individual actions and decisions are evaluated.

Pollutant

Any introduced gas, liquid, or solid that makes a resource unfit for its normal or usual purpose.

Pollution

The presence of matter or energy the nature of which, the location, or the quantity produces an established undesired environmental effect.

Pro Rata

Refers to the proportionate distribution of something to something else or to some group, such as the cost of infrastructure improvements associated with new development apportioned to the users of the infrastructure on the basis of projected use.

Rare or Endangered Species

A species of animal or plant listed in Title 50, Code of Federal Regulations, Section 17.11, or Section 17.2, pursuant to the Federal Endangered Species Act designating species as rare, threatened, or endangered.

Recognize

To officially (or by official action) identify or perceive a given situation.

Recycle

The process of extraction and reuse of materials.

Regional

Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

Regulation

A rule or order for implementing ordinances or laws of a governmental body.

Residential

Land designated for buildings consisting only of dwelling units.

Restore

To renew, rebuild, or reconstruct to a former state.

Restrict

To check, bound, or decrease the range, scope, or incidence of a particular condition.

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Rezoning

An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Right-of-way

A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways, railroads, and utility lines.

Runoff

That portion of rain or snow that does not percolate into the ground or evaporate.

Scenic Highway Corridor

The area outside a highway right-of-way that is generally visible to persons travelling on the highway.

Scenic Highway/Scenic Route

A highway, road, drive, or street that, in addition to its transportation function, provides opportunities for the enjoyment of natural and man-made scenic resources and access or direct views to areas or scenes of exceptional beauty or historic or cultural interest.

Slope

Land gradient described as the vertical rise divided by the horizontal run and expressed in percent.

Shall

As used in statutes, contracts, or the like, this word is generally imperative or mandatory.

Should

Used to say or suggest that something is the proper, reasonable, or best thing to do; however, not to the same mandatory level of "shall".

Soil

The unconsolidated material on the immediate surface of the earth created by natural forces that serves as natural medium for growing land plants.

Solar Access

The provision of direct sunlight to an area specified for solar energy collection when the sun's azimuth is within 45 degrees of true south.

Solid Waste

General category that includes organic and inorganic wastes.

Standards

- (1) A rule or measure establishing a level of quality or quantity that should be complied with or satisfied.
- (2) Requirements in a zoning ordinance that govern building and development as distinguished from use restrictions -- for example, site-design regulations such as lot area, height limit, frontage, landscaping, and floor area ratio.

Storm Runoff

Surplus surface water generated by rainfall that does not seep into the earth but flows overland to flowing or stagnant bodies of water.

Subdivision

The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed in accordance with A.R.S. 32-2101.

Trip

A one-way journey that proceeds from an origin to a destination via a single mode of transportation.

Trip Generation

The dynamics that account for people making trips in automobiles, other self-propelled vehicles or by means of public transportation.

Wash

A normally dry natural water course having bed and banks.

Xeriscape

A style of landscape design requiring little or no irrigation or other maintenance, used in arid regions.

Zone

A specific use classification established by ordinance which limits or permits various and specific uses. Synonymous with the definition of "District" in A.R.S. 11-801.

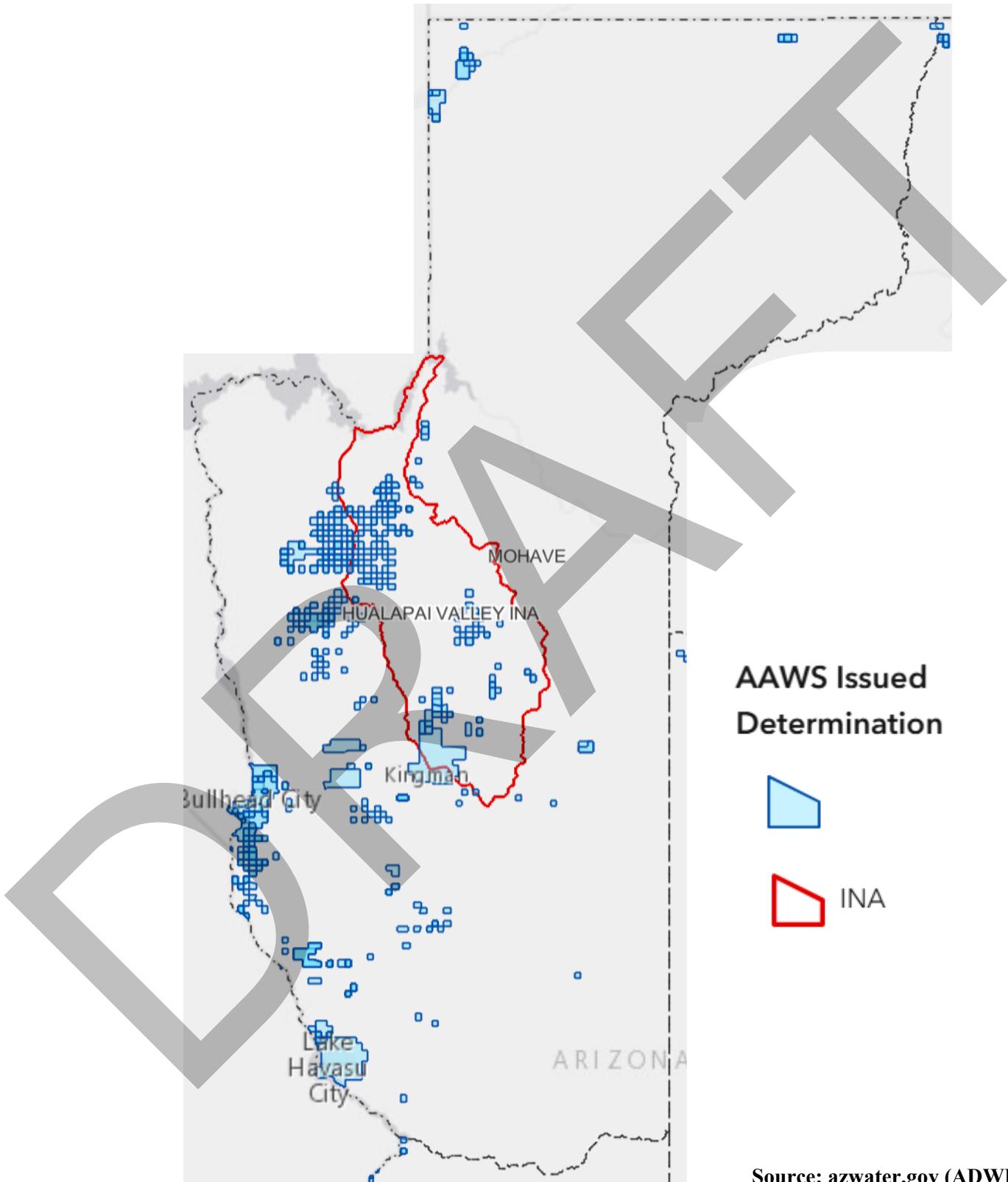
Zoning

A division of the county by ordinance into areas, or zoning districts, that specify allowable uses for property, allowable building area and size limitations for buildings; the process of zoning as described in A.R.S. 11-804, 11-805, and 11-811; a tool or program intended to implement the policies of the General Plan.

Mohave County 2025 General Plan

Appendix B:

Water Systems with an ADWR Adequate Water Supply Designation



Mohave County 2025 General Plan

Appendix C:

List of Groundwater Subbasins entirely or partially within Mohave County

Virgin River Subbasin
Shivwits Plateau Subbasin
Kanab Plateau Subbasin
Grand Wash Subbasin
Meadview Subbasin
Detrital Valley Subbasin
Hualapai Valley Subbasin
Peach Springs Subbasin
Lake Mohave Subbasin
Sacramento Valley Subbasin
Wikieup Subbasin
Fort Rock Subbasin
Burro Creek Subbasin
Lake Havasu Subbasin
Clara Peak Subbasin
Alamo Reservoir Subbasin

Source: azwater.gov (ADWR)