

MT. MITTEN, DOLAN SPRINGS, ARIZONA

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#### INTRODUCTION

In 1995 Mohave County adopted the "Mohave County General Plan" which included a countywide land use design. Included were several surrounding small communities. These communities subsequently created their own more specific area plans which were then included in the Mohave County General Plan. However, Dolan Springs was identified as an "outlying community" which would not be included.

The concept of a General Plan was identified in Arizona State Law 11-806, known as "Growing Smarter". Within that law is a provision for Rural Planning Areas. (11-806.D). Excerpted from that provision is the statement: "Rural planning areas shall transmit their recommendations to the Board Of Supervisors for its consideration for inclusion in the county comprehensive plan." This provided the incentive for Dolan Springs to create their own Dolan Springs Area Plan.

Late In the year 2001, a voluntary committee was formed to be known as The Dolan Springs Community Development Committee, (AKA "Steering Committee")

With the acknowledgement of the Board of Supervisors and the assistance of the Mohave County Planning and Zoning Dept., work was begun.

The process contained the following elements.

Research: Various committee members were assigned specific categories to research, which involved contacted local community leaders, old-time residents, County, state and government agencies,

Compilation: A sub-committee was formed to edit and format the material. The result was then reviewed at the bi-monthly meeting of the committee. An assigned planner from P/Z was continually involved in this process.

Public meetings were held on a regular basis, and all requests from the public were included in the plan as goals and/or policies.

#### THE DOLAN SPRINGS AREA PLAN

#### I. MISSION STATEMENT

INSURE COMMUNITY MANAGED GROWTH AND ECONOMIC DEVELOPMENT WITHOUT SACRIFICING THE CHARACTER OF THE AREA, AND QUALITY OF THE ENVIRONMENT INCLUDING RENEWABLE AND NON-RENEWABLE NATURAL RESOURCES.

#### II. EXECUTIVE SUMMARY

The Dolan Springs area plan focuses on the growth and development of the Dolan Springs community through twenty years. The completion of the Hoover Dam bypass bridge is expected to bring commercial and residential growth along Highway 93 in the vicinity of Dolan Springs. In addition, there is now, and will continue to be, significant growth in the Dolan Springs planning area over the next twenty years. As there are no current plans to incorporate Dolan Springs, the Dolan Springs Area Plan will ensure that growth in the area is consistent with the Dolan Springs shared vision of the future.

The Dolan Springs area is within the jurisdiction of Mohave County which is governed by a three member board of Supervisors. Dolan Springs is Supervisorial District One.

The Dolan Springs Area Plan will ensure that growth in the area is consistent with the Dolan Springs shared vision of the future.

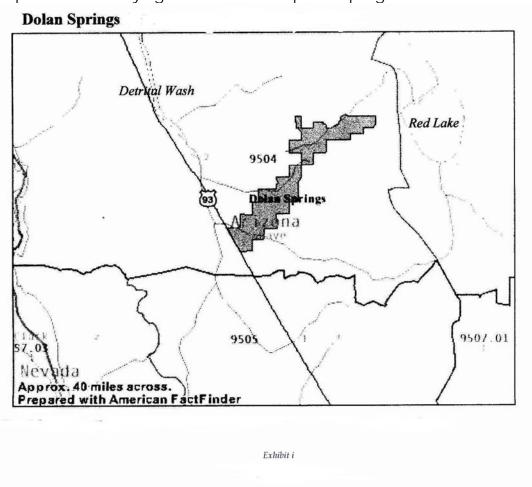
Key goals of the Dolan Springs Community as set forth in the area plan are as follows:

### 1. ENSURE A STABLE ECONOMY THROUGH PLANNED GROWTH AND ORDERLY ECONOMIC DEVELOPMENT.

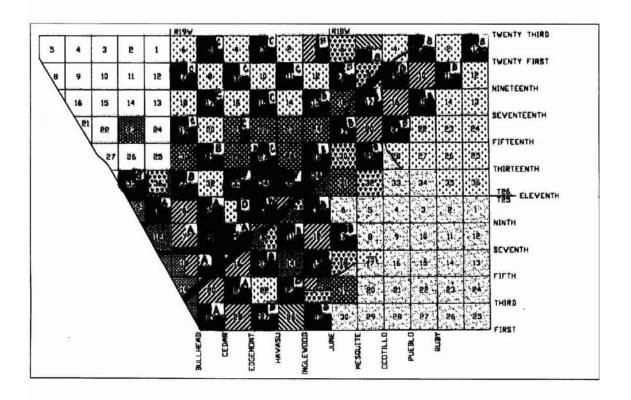
Dolan Springs will encourage the establishment of a self-supporting tax base by promoting gradual growth and the orderly development of non-polluting light industrial uses within the Dolan Springs planning area without sacrificing the community character, the quality of the environment, or endangered non-renewable and renewable natural resources. This will ensure a stable economy and adequate employment opportunities.

# 2. PROMOTE CORE DEVELOPMENT IN THE VICINITY OF THE DOLAN SPRINGS AREA THAT FACILITATES THE EXPANSION AND LINKAGE OF PUBLIC SERVICES AND INFRASTRUCTURE AT MINIMAL COST.

The Dolan Springs community will promote orderly industrial, commercial and residential development around the core of Dolan Springs. (exhibit I) to facilitate the expansion of public services and infrastructure at minimum cost. Orderly development around Dolan Springs will also ensure that the community's public services can eventually be expanded to outlying areas as development progresses.



### Exhibit I (a) PROPOSED DOLAN SPRINGS PLANNING AREA



KEY: EXISTING SUBDIVISIONS

A: GATEWAY ACRES

**B: LAKE MOHAVE RANCHOS** 

C: KEMO RANCHES

D: SUNSET VISTA

**E: DOLAN SPRINGS RANCHES** 

NOTE: See exhibit VI page 54 for additional zoning information

#### ENCOURAGE DEVELOPMENT OF ADEQUATE AND AFFORDABLE HOUSING.

The Dolan Springs community will encourage the development of affordable housing for families of all income levels.

#### 4. PROTECT THE ENVIRONMENT

The Dolan Springs Community values the protection of the environment as vital for preserving the quality of life while attracting new growth. The community believes that preserving the natural environment, scenic vistas, clean air and water and the community character of Dolan Springs can be accomplished while promoting growth and development.

#### 5. CONSERVE NATURAL RESOURCES

The Dolan Springs community will encourage growth and economic development that is compatible with the natural resources of the area. The community believes that growth and development can be accommodated while protecting the Mount Tipton Wilderness area, and designated habitats for protected species, and preserving scenic and cultural sites.

#### 6. MAINTAIN HIGH QUALITY OF LIFE AND COMMUNITY VALUES.

The Dolan Springs community will maintain its quality of life and Community by ensuring that the area maintains its open spaces and community character. Careful planning will ensure that the Community and surrounding areas do not encounter the problems commonly associated with uncontrolled growth.

#### 7. ENSURE THAT PLANNING REMAINS RESPONSIVE TO THE PEOPLE.

The Dolan Springs community will rely on the Area Plan for guidance in managing growth and development. It will also continue to seek community input through public forums such as annual meetings of the Dolan Springs Community Development Committee. This will ensure that the plan remains a flexible tool that is responsive to the needs and wishes of the people.

#### I. THE AREA PLAN

#### 1. DESCRIPTION OF THE AREA PLAN

An area plan is more specific than the Mohave County General Plan. The Mohave County General Plan was adopted in 1995 and serves as a guide for the development of Mohave County as a whole. An area plan is devised by the residents of a particular area to address local land use and development issues. Like the general plan, an area plan contains goals and policies; but these are created with the guidance of local residents and are more specific than those in the general plan. An area plan also provides a close look at the area and its history, geography, economy, environment, natural resources, demographics, and other characteristics as they relate to the area and its residents. It includes goals and policies that the residents wish to see implemented to ensure that growth and development are consistent with the wishes of the residents. The area plan will aid developers in planning projects that will meet community goals and objectives.

#### 2. DEVELOPMENT OF THE AREA PLAN

The Dolan Springs Area Plan is the result of the combined efforts of the residents of the Dolan Springs community, the Mohave County officials, and federal and state agencies. The Dolan Springs Area Plan includes a land use designation map, which serves as a master guide for development. The map designates specific land uses that are linked to the goals and policies set forth in the area plan.

#### 3. CONTENTS OF THE AREA PLAN

The area plan is divided into two parts:

Part 1: "Community Inventory": The community in terms of population, housing, land ownership and uses, economic development, utilities, public facilities, natural resources and the environment.

Part 2: Is the core of the area plan and is entitled "Community Development" It identifies the goals and policies that the community wish to see accomplished over the next twenty (20) years. The goals and policies give direction for the development of the community. Goals describe a future point that the residents intend to reach and indicate the general direction and purpose. Policies describe the methods to attain those goals as well as anticipated level of action.

#### 4. KEY SUBJECTS OF THE GOALS AND POLICIES

#### A. Natural Resources

Goals and Policies concern the community's desire to protect the environment while encouraging orderly growth and development. The Dolan Springs community believes that growth and development can be accomplished while protecting and conserving air and water quality, scenic values and plant and animal habitats. Developers will also be expected to coordinate with federal, state, and local agencies to complete environmental studies and provide mitigation measures that establish criteria for maintaining air and water quality, preserving scenic values, conserving energy, reducing noise and limiting noxious odors.

#### B. Category of use:

Goals and Policies assign a category of use to all land in the area. These categories are localized versions of those found in the general plan. (urban, suburban and rural designations.) The goals and policies also identify key areas for new commercial and residential development to ensure that the "core" of the community develops in a way that facilitates the expansion and eventual linkage of public services and infrastructure and are the primary focus of the Area Plan.

#### C. Housing Development

Goals and Policies describe the desired varieties densities and locales of housing project in order to promote infill and the organized development of infrastructure as well as affordable housing for families of all income levels.

#### D. Commercial-Industrial Economic Development

Goals and Policies focus commercial and industrial land uses in the community as the foundation for creating employment opportunities and achieving a stable economy. The orderly development of "core" commercial and industrial areas will help achieve linkage with other land uses and infrastructure as the area grows.

#### E. Infrastructure

Goals and Policies describe how the water, wastewater solid waste and flood control/drainage systems should be developed. They also address the relationship between the planning and funding of public utilities and

extensions. Adequate infrastructure is key to ensuring stable growth and improved quality of life, and could be accomplished via an improvement district in combination with support and guidance from the appropriate agencies.

#### F. Public Facilities

Goals and Policies address those facilities that provide essential services or simply make a community a better place to live. These include parks, playgrounds, schools, libraries, government offices, and public safety and medical facilities. The goals and policies discuss the role of residential and commercial development in creating and meeting the needs for such facilities.

#### G. Transportation

Goals and Policies focus on the development and maintenance of streets, roads, and the highway, which will largely determine the pace of development in the Dolan Springs area. The goals and policies are critical to both residential and commercial development.

#### 5. USES FOR THE AREA PLAN

The area plan is designed to be a flexible template for community development. It is not a set of laws or regulations. It is more like a "handbook" or "instruction manual" for achieving the type of growth and economic development that the residents desire, while maintaining the flexibility to accommodate different ways to achieve those results.

The area plan provides specific direction for land use and development in the Dolan Springs community. The plan also provides for the Dolan Springs Community Development Committee to meet semi-annually and to meet the public annually to obtain public comments, review the plan to see if the goals and policies are being met and to update the plan as necessary (by promoting official amendments) so the desired goals may be achieved through those methods that seem most appropriate and feasible at any given time.

This process will ensure that the residents retain a large measure of control over their future.

Developers may use the area plan to locate projects and anticipate infrastructure requirements. They will know that those projects which are consistent with the plan are likely to receive community approval and

support.

#### **IV:COMMUNITY INVENTORY**

#### 1. AREA HISTORY

Petroglyphs found in the area of Dolan Springs indicate the presence of ancient Indian tribes. The Hualapai Indian Tribe still reside on the Hualapai Indian Reservation located east of Dolan Springs in the area of Grand Canyon West.

The first settlers came in the 1850's to establish a Mormon church in the area. Daniel Bonelli, a Swiss emigrant, was sent by Brigham Young in 1861 to lead a group of Swiss colonists into Utah. Bonelli subsequently hauled salt to the rancher and miners as far as the White Hills and Kingman, Arizona. In 1882, Bonelli, who by this time already had vast holdings, began ranching in the area which is now Lake Mohave Ranchos. (also known as Dolan Springs.)The Dolan Springs area holdings was sold in the 1930's to John Miller and was later sold to William Parker in 1957. Mr. Parker then offered Lake Mohave Ranchos lots for sale in 1958.

Tom White came to the area as a manager for Lake Mohave Ranchos, and became a permanent resident and an important influence in developing the infrastructure of the town center, which became known as Dolan Springs.

The chronology of the infrastructure is as follows:

#### 1962:

The first water company known as the Lake Mohave Ranchos Water Co. which served the Dolan Springs commercial center.

#### 1963:

First electricity provided by Citizens Utilities Co. after Lake Mohave Ranchos agreed to build a substation. Landowners donated funds to help the project.

#### 1964: (approximate)

Landowners by this time had earned a reputation for donating funds and volunteering to have things accomplished. The first section of the Community Hall was begun about this time with donated funds and volunteer labor. The second section was begun around 1966.

#### 1964:

Pierce Ferry Road was partially paved.

1965:

First official post office

1967:

Mount Tipton Elementary School was opened

Cliff Fellows, a prominent resident and former Oklahoma City Indians ballplayer became the first president of the newly established Chamber of Commerce.

#### 1972:

A local lending library was started in the home of Ellen Hall and her sister, using their own and donated books.

#### 1975:

The local library became part of the Mohave County District Library.

#### 1980:

Lake Mohave Ranchos Fire District was formed.

#### 1980-1985:

During this timeframe, a combination of park and playground was built just east of the community hall. The park now includes playground equipment, open pit BBQ, covered seating area, horseshoe pit, a basketball court and a baseball diamond.

#### 1994:

The local District Two county supervisor sub-station was opened. Joan Ward was the District Two supervisor, and the assistant was Helen Ford.

#### 2. LOCATION

The Dolan Springs area is located about 40 miles NW of Kingman, Arizona and 75 miles SE of Las Vegas, Nevada off highway 93 on Pierce Ferry Road (See exhibit i). Pierce Ferry Road continues in a Northeasterly direction through Meadview and ends at Lake Mead, about 50 miles from Dolan Springs. The Mohave County Assessor's map location is Townships 25 and 26N; and Ranges 18W, 19W, and 20W.

#### 3.CLIMATE

		1		
TEMPERATURE	Jan	APR	JULY	OCT
Avg. high	55.8	74.5	97.6	78.7
Avg. low	30.9	43.0	66.8	46.8
Relative Humidity				
Avg. 6 a.m	57%	47%	39%	47%
Avg. 6 p.m	38%	18%	22%	29%
Average				
Precipitation				
(inches)	1.23	.38	1.44	.26
(IIICIIC3)	1.23	.30	1.44	.20
				1

#### V: NATURAL RESOURCES

Natural resources by definition, originate from the earth and in the Dolan Springs area include, soil, water, vegetation, wildlife, scenic vistas, and air quality: all of which directly affect the quality of life and economy in Dolan Springs.

#### 1. GEOLOGY

The Dolan Springs area is located in the Detrital Valley Basin which is in the Basin and Range province and is bounded by the White Hills and Cerbat Mountains to the east, the Black Mountains to the West, and a low topographic rise to the south that separates it from the adjacent Sacramento Valley Basin.

The basic topography is the result of a cycle of erosion in an arid region, and is in a generally advanced state of erosion. The alluvial fan material is loose unconsolidated rock debris, where the irregular mountain topography is consolidated rock. The valley is the result of basin fill sediments and the depth to bedrock exceeds 6000 feet below land surface at the lowest point.

There are no significant mineral deposits in the immediate area, however there are two areas that contain sand and gravel deposits. One, located NE of Dolan Springs, is privately owned and is in use at this time. The other is just outside the boundary of the Dolan Springs planning area located on the west side of Highway 93, and has never been mined.



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DETRITAL VALLEY BASIN »»
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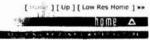


The Detrital Valley basin is located in northwestern Arizona and encompasses approximately 875 square miles (Figure 13). The basin is in the Basin and Range province and is bounded by the White Hills and Cerbat Mountains to the east, the Black Mountains to the west, and a low topographic rise to the south that separates it from the adjacent Sacramento Valley basin. The valley floor slopes northward from 3,400 feet to 1,200 feet above mean sea level where Detrital Wash drains into Lake Mead. Maximum altitude in the basin is 7,148 above mean sea level in the Cerbat Mountains.

Groundwater occurs mostly in the basin-fill material and at shallow depths in the alluvial deposits along the mountain washes. Groundwater flows in a northerly direction with depth to groundwater ranging from 20 feet at Lake Mead to over 780 feet below land surface at the south end of the basin (Dillenburg, 1987). Depth to bedrock exceeds 6,000 feet below land surface at its deepest point (Oppenheimer and Sumner, 1980). Well yields of up to several hundred gallons per minute have been reported in the basin-fill. (Dillenburg, 1987).

There are an estimated 1.0 million acre-feet of groundwater in storage in Detrital Valley basin (Arizona Department of Water Resources, 1988) with less than 1,000 acre-feet recharged annually (Freethey and Anderson, 1986). Most of the 190 acre-feet pumped in 1985 (Arizona Department of Water Resources, 1988) were used for domestic purposes. Historical groundwater data are limited, however, little change in water levels suggests the basin is in a steady-state condition (Arizona Department of Water Resources, 1988). Most of the groundwater is of suitable quality for domestic and other purposes with only isolated areas containing high dissolved solids and fluoride concentrations (Dillenburg, 1987).





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Exhibit ii

#### 2. TOPOGRAPHY AND SOIL

The lower elevation of Dolan Springs is mostly sedimentary in nature with sandy solids and some areas of rock and caliche layers; however, as the land rises to the east, the topography changes to a more rocky surface. The alluvial fan area is strewn with Precambrian igneous, metamorphic and sedimentary rocks. The terrain in this area does contain some sand and soil elements, but it is difficult terrain.

Parts of the valley located near washes are considered possible flood areas. Dolan Springs and the surrounding area are located mostly in FEMA flood zone "C" with a few portions in zone "A".

Zone "C" is defined as an area with minimal flooding and zone "A" is defined as areas of 100 year flooding with base flood elevations and flood hazard factors not determined. (see above exhibit iii).

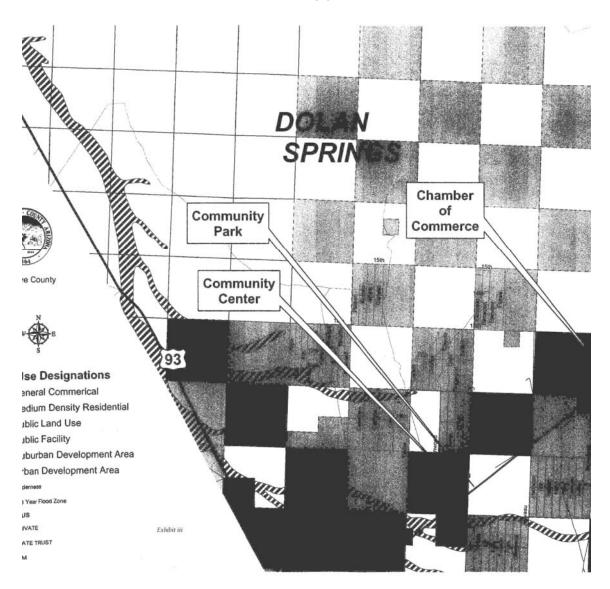
Issues impacting development are as follows:

A: There is an Arizona state standard for the development of individual lots within flood prone areas. These "A" zones are primarily along washes, and the state guidelines would apply to areas near a wash.

B: The higher elevations of the Dolan Springs area are very rocky and can present problems installing septic or sewer systems due to high soil percolation rates.

The major wash that is in an "A" zone within the Dolan Springs area is seen in the following graphic. (diagonal stripes)

#### Exhibit iii



#### 3. AIR QUALITY

As defined by the National Ambient Air Quality Standards, the Dolan Springs area is rate class II (section 162) of the Clean Air Act. Class II standards state that air quality deterioration normally accompanying moderate, well controlled growth would be considered insignificant. Air quality is generally high as a result of the low population and absence of heavy industry. Most air pollution is in the form of particulates that are generated by vehicular traffic on native material roads that comprise most of the transportation in the area. This type of pollution can become a serious medical problem as traffic increases.

#### 4. SCENIC VALUES:

One of the major scenic attractions seen from the lower section of the Dolan Springs area is the view of the Cerbat Mountains to the east. The highest mountain in that range seen locally is Mount Tipton. Also visible are the Pinnacles which are needlelike granitic projections left by erosion.

Other scenic values can be found in the Dolan Springs area, such as Mount Mitten, a rugged rock peak that has often been photographed by amateur and professionals (seen on cover). One of the world's largest Joshua Tree forests is located in the area. It extends from the eastern portion of Dolan Springs, as far north as Lake Mead, and south towards Kingman.

Dolan Springs is known as the "gateway" to Lake Mead, a beautiful 550-mile shoreline lake offering bass, catfish and trout fishing, along with boating and other forms of recreation.

The Cerbat Mountains are home to the Mount Tipton Wilderness area. The BLM (Bureau of Land Management) in their Desert Act of 1990 created the Mt. Tipton Wilderness area. In the area you can find Lower Indian Springs, Upper Indian Springs, Juniper Canyon, Antelope Springs and the Cerbat Range. Peregrine Falcons have been seen in the vicinity of the Pinnacles. There are some old jeep trails and several hiking and horseback trails to be found. Dolan Springs is a paradise for those who enjoy hiking, hunting, horseback riding, rockhounding, prospecting and fishing at Lake Mead.

In promoting the Dolan Springs area, our Chamber of Commerce has advertised Dolan Springs as the "hub", since the area is about equal distance between Bullhead/Laughlin, Lake Mead and Las Vegas, Nv.

#### 5. WATER QUANTITY AND QUALITY

Most of the potable water being used in the Dolan Springs area is provided by Mount Tipton Water Company. The major source of the water comes from groundwater in the Detrital Basin. The groundwater flows in a northerly direction with depth from 20 feet at the edge of Lake Mead to over 780 feet at the southern end. The depth of bedrock exceeds 6000 feet below land surface at its deepest point. There is an estimated 1.0 million acre-feet of groundwater in storage in Detrital Basin, with less than 1000 acre-feet recharged annually (source: ADWR). An additional source of water is a natural spring now owned by Mount Tipton

Water Co. Mount Tipton Water Co. also sells a large amount of bulk water, which is hauled by individuals. Other sources of water are individual wells and a small private company known as the Joshua Hills Water Co. The quality of the water taken from the valley basin is rated as good, and the water taken from the natural spring is rated as very good.

#### 6. VEGETATION

The vegetation is characterized by widely spaced woody and succulent types of perennial plans that are well adapted to conserving stored water during periods of drought. The Joshua Tree is one of the most well known Mohave Desert species, often forming "desert forests" which replace the "Saguaro Forests" of the Sonoran Desert. Small trees that grow along the washes include Catclaw Acacia and Mesquite, (velutina). Desert shrubs nearly endemic to the area include Bladdersage, Mohave Sage, Mohave Yucca and Wooly Bursage. Other common shrubs are Creasotebush, White Bursage, Brittlebush and Mormon Tea.

Cacti species nearly endemic to the Mohave Basin and Range include Silver Cholla, Mohave Prickly Pear, Many-headed Barrel Cactus and Beavertail Cactus.

Perennial grasses include Big Galleta, Bush Muhly, Threawn and Slim Tridens. Interspaces between woody species and cacti on the uplands are typically base, but can become completely covered with annual grasses and forbs during years when rainfall is abundant.

#### 7. WILDLIFE

The area is abundant with wildlife that has adapted to the harsher desert environment (source: Arizona Game and Fish Department).

#### MAMMALS:

Mule Deer, Badger, Bobcat, Desert Cottontail, Jackrabbit, Coyote, Mountain Lion, Kangaroo Rat, Arizona Gray Squirrel and the Desert Woodrat.

#### REPTILES:

Collared Lizard, Desert Spring Lizard, Common Kingsnake, Gopher Snake, Mohave Green Rattlesnake and the Western Diamond-backed Rattlesnake. Also found are the Gila Monster, the Yucca Night Lizard and seen on occasion is the Desert Horned Lizard.

#### BIRDS:

Mourning Doves, Gambels Quail, Greater Roadrunner, Burrowing Owl, Rufous Hummingbird, Ladder-backed Woodpecker, Northern Flicker, Common Raven, Cactus Wren, Loggerhead Shrike, House Finch; all are fairly common in the area.

#### **RAPTORS:**

Turkey Vulture, Northern Harrier, Bald Eagle, Golden Eagle and Peregrine Falcon. The Eagles have known to nest in the rugged Pinnacles located east of Dolan Springs in the Cerbat Range.

#### 8. LIVESTOCK: (Source: BLM)

There are two grazing allotments largely within the Dolan Springs planning area. The Dolan Spring Allotment is comprised of 74,283 acres. This allotment is classified as perennial/ephemeral, meaning a small portion of this allotment does not produce enough perennial forage to sustain livestock grazing year long. This allotment is managed on a rest rotation system. (note: the ephemeral portion of this allotment is used only when there is sufficient annual forage.)

The second is Mount Tipton Allotment. It comprises 12,000 acres. This allotment is classified as perennial, meaning it supports grazing on a year long basis. This allotment is also managed on a rest rotation basis.

#### VI. AREA PLAN DEMOGRAPHICS

#### 1. LAND OWNERSHIP AND STATUS

An estimated total of 110,000 acres (172 sq. mi.) are included within the study area. Land ownership is as follows:

BLM: equals 59,520 (including the wilderness area) equaling 54% of the total area.

STATE TRUST LAND: equals 6,400 acres, equaling 6% of the study area. PRIVATE: Consists of 44,080 acres, equaling 40% of the study area. Some of the BLM sections have been designated by BLM for future sale or land exchange.

#### 2. POPULATION

A recent study done from current Division of Revenue records indicate a population within the study area of approximately 3000. (This includes an allowance for vacant properties; the same as shown in the 2000 census

(30%).) The year 2000 census identified a population of 1867.

Additional demographics taken from the year 2000 census for Dolan Springs are:

Median age; 56.7 years: Persons over 65; 606: Households; 912: Average household size; 2.05: Household units; 912: Percent renter occupied; 12%: School enrollment; 225: High School Graduates; 561: Total employed population; 469:

Specific Occupations as a percent of the total:

Management, professional and related occupations. 15.6% Service occupations; 27.3% Sales and Office occupations; 27.5% Farming, fishing and forestry occupations; 0.6% Construction, extraction, and maintenance; 18.3% Production, transportation and material moving: 10.7%

Median family income; 17,305

#### 3. HOUSING

A recent study done from the Arizona Department Div. Of Revenue provided the following information.

The average assessed evaluation of mobile homes older than five years is \$5000.00. These homes were essentially established in the 60's and 70's and for the most part, are still being occupied. Some have had major improvements.

Growth in the Dolan Springs area has accelerated in the last five years with the installation of many new manufactured homes. Estimated assessed evaluation of these homes is 33,080. The median income listed in the 2000 census was 17,305. It is likely that that has increased in the time since, as the above increased evaluation indicates more affluent retirees. It is also known that some of these new residents commute to Las Vegas and Laughlin for their jobs.

#### VII. UTILITIES, INFRASTRUCTURE, AND SERVICES

#### 1. WATER SERVICE

Mount Tipton Water Company (MTWC) is a non-profit corporation operating under the auspices of the Arizona Corporation Commission (ACC). MTWC recently purchased the Dolan Springs Water Company and now has a service area within townships 25 & 26 north, ranges 18 & 19 west The Dolan Springs Water Company purchase has improved the immediate capacity of MTWC.

Prior to the purchase, MTWC had 637 service connections. Dolan Springs Water Co. had 168 service connections. The engineering study done prior to the purchase indicated there is enough surplus water from the existing supply (without improvements) to provide an additional 223 water service connections.

The study also stated that by improving the equipment and drilling an additional well on the spring property, the capacity could be increased to 1,152 additional water service connections.

#### 2. SEWER SERVICE

No sewer service is provided in the Dolan Springs area. All sanitation is provided by individual septic systems.

#### 3. OTHER SERVICES

Private solid waste removal is provided by West Side Disposal located in Golden Valley. A community land-fill is located off Highway 93 at the site of the old Duval copper mine, (Mineral Park). Illegal dumping of solid waste has been a serious problem in the Dolan Springs study area. However, there has been a major volunteer effort to clean up "wildcat" dumps located on BLM property, thanks to a BLM grant. There is also a very successful annual "clean-up" day in which residents can dispose of items not usually picked up by the disposal company.

Electricity service is proved by Unisource Energy Services. Telephone and internetservice is provided by Frontier Co. Satellite service is available, as is cellular telephone service. Propane gas is provided by Northern Gas Co. and Ferrell Gas Co, located in Kingman, with bulk storage available in Dolan Springs. Graves Gas Co. located in Golden Valley.

#### 4. Fire Department

The Lake Mohave Ranchos Fire District located in Dolan Springs consists of the following:

Equipment: Four ambulances, two engines, three brush trucks, and one utility truck. A sub-station is located a few miles east of the main station on 19<sup>th</sup> street and Pierce Ferry Road, and contains one of the brush trucks.

Personnel: A full-time chief who is a qualified EMT, three full-time EMT's, One full-time paramedic one full-time and one half-time office personnel and additional part-time medics that can be pulled in from other areas. The fire department responds to fires on both public and private lands. Fires outside the study area are responded to by Lake Mohave Ranchos Fire Department and the BLM. The fire department responds to highway accidents within their area of responsibility. Emergency helicopter service is provided by Ranger 33, belonging to the Arizona Department of Public Safety and is kept at the Kingman Regional Medical Center. There is a heli-pad located in downtown Dolan Springs.

Law Enforcement: Law enforcement is provided by the Mohave County Sheriff's Department, which has a sub-station located in Dolan Springs.

#### 5. SCHOOL

The Mount Tipton Elementary school recently became part of the Kingman Unified School District and was expanded to include grades K-12. It is now known as Mount Tipton Unified School. The school district encompasses approximately 2,925 square miles. The school is currently serving 299 students and employs 20 teachers and an administrative assistant. There are 30 students in kindergarten, 228 students in grades 1-8 and 41 students in high school. Most Dolan Springs students reside within the Dolan Springs area, while others live within 10 to 50 miles. Mount Tipton Unified School has five buses and drivers and provides transportation to all 299 students. The school also employs five kitchen workers. The future growth rate is expected to be between 5% and 10% over a five year span.

#### 6. TRANSPORTATION

Interstate transportation for the Dolan Springs area is provided by Highway 93, which is located on the western edge of the Dolan Springs planning area. This highway provides a connection between Las Vegas,

Nevada, and Phoenix, Arizona, as well as being a major NAFTA (North American Free Trade Agreement) route, (however, truck traffic has been rerouted until the Hoover Dam Bypass is completed.

The only paved County road within the boundaries of the Dolan Springs planning area is Pierce Ferry Road, which runs through the core of the town, and on through Meadview and ends at Lake Mead. This is the only access/egress available to the residents. All of the residential roads in the community consist of native material roads. These are subject to washouts during the monsoon rains, and create dust during droughts. Mohave County Dept. Public Works has stated that most of the dirt roads in the Dolan Springs Planning area were dedicated on the final plat and are under county jurisdiction. A few of the roads are on the Tertiary Maintenance list. These are Don Nell, Penny ST, Lloyd St. and Peacock Drive. The Tertiary Maintenance schedule is for twice a year and these roads are under regular maintenance. There is a maintenance schedule for most of the remaining dirt roads which are done on a 6 or 7 week rotation. There are no plans for paving any of the dirt roads in the planning area.

#### 7. LOCAL ECONOMY

The following is a list of businesses and services currently located in Dolan Springs:

**BANKS**:

Stockmen's Bank

CHURCHES:

First Assembly of God
The Church of Jesus Christ of Latter Day Saints
Dolan Springs Baptist Church
Mount Tipton Church
Our Lady of the Desert Catholic Church
Apostle Church of Jesus Christ

COUNTY:

Mohave County Sheriff sub-station Library One Stop District II Satellite Office St. Vincent DePaul

COMMUNITY ORGANIZATIONS-SOCIAL

VFW Post 9833

American Legion Post 88

**Towncrafters** 

4-H club

Dolan Springs Amateur Radio Club

The Community Council

Dolan Springs Chamber of Commerce

Dolan Springs Community Development Committee

#### **RESTUARANTS:**

B&B Pizza

Critters

The Ranch Club

Sub Stop

#### HAIRDRESSERS/BARBERS:

Lindas' Lucky 7/ Lisa' Nails

Anita Beauty Salon

Jeannie Kay Hair Cuts

Kenny's Barber Shop

#### BARS:

Critters Watering Hole

VFW (private)

American Legion (private)

#### MEDICAL:

Central Mohave Medical Clinics

Dolan Springs Medical

Lake Mohave Fire Department Emergency Medical Services.

Stat Medical (oxygen and home medical)

Chiropractor

#### MINIMARTS:

**Star Country** 

#### **GAS STATIONS:**

**Star Country** 

#### MARKETS:

Double D Market

#### **CONSTRUCTION:**

Clark & Abel

Hembree Construction

#### **BUILDING SUPPLIES:**

**Sunflower Concrete** 

C&K Concrete

Trade Mark Electrical Corp.

Ace Hardware

Mohave Rancho Lumber Co.

**T&F Enterprises** 

#### **AUTOMOTIVE:**

Street Tire Sales

**Dolan Springs Automotive** 

#### MISCELLANOUS:

Solar House One

Sandy's Detectors

**Artistic Creations** 

Dolan Springs RV Park

Laundromat

Jacquies Chocolate Factory

Gillispies

#### **NEWSPAPERS**:

Cerbat Gem

**Dolan Springs News** 

#### Real Estate:

Mt. Tipton Realty

Adams Realty

The Land Office

#### Mobile Homes:

A.N.C.E (sales, financing)

#### VIII. TRENDS AND CHALLENGES

The growth rate in the Dolan Springs area averaged about 10% a year from 1990-2000. It is estimated that the growth rate since year 2000 has been at least 15% a year based on studies done from the Arizona Department of Revenue records.

Major challenges include the establishment of an economic base in the Dolan Springs area; revitalizing the core area, maintaining the current rural lifestyle while accommodating new development; establishing public infrastructure and services adequate to support a growing population and preserving the delicate ecology, visual and environmental aspect of the Mohave Desert.

The completion of the Hoover Dam by-pass bridge will bring a dramatic increase in traffic on interstate 93. This increased traffic and the close proximity to the Henderson/Las Vegas area is expected to increase the Dolan Springs growth rate even more. It is also expected that there will be a temporary worker housing demand during bypass construction and Highway 93 improvements.

Since highway 93 is a major north-south NAFTA corridor, it is also expected there will be increased truck traffic once the bridge is completed. This will likely result in commercial and/or light industrial growth along the highway once adequate public services and vehicle access is provided. Additional factors that affect the future growth of the Dolan Springs area are:

- 1. There is currently a trend to develop areas in the Hualapai Basin, located just east of our area, and is generally accessed via Pierce Ferry Road.
- 2. Tourist buses now take tours to the Hualapai Indian reservation, located on the West Rim of the Grand Canyon. These tours already contribute to the local economy. Diamond Bar Road, located about 30 miles east of Dolan Springs on Pierce Ferry Road, is the access route into the reservation and West Rim. At this time, it is unimproved, but there are plans to have it paved. Increased traffic will be expected when this is done.
- 3. There is a considerable amount of traffic to Lake Mead located about 45 miles northeast of Dolan Springs. Lake Mead is a National Recreation Area, and has boat access available from Pierce Ferry Road.

All of these factors could contribute more to the Dolan Springs area economy if the downtown area could be made more attractive.

Development along Highway 93 will increase once adequate public services and vehicular access are available. Therefore, another significant challenge is the timing and funding of infrastructure establishment to coincide with planned and proposed industrial/commercial development.

With the implementation of the Dolan Springs Area Plan, development opportunities in the Dolan Springs area will be more consistent and cohesive.

#### IX. COMMUNITY DEVELOPMENT

#### **DOLAN SPRINGS AREA PLAN GOALS AND POLICIES**

The goals and policies described herein reflect what the citizens of Dolan Springs wish to see accomplished within the next 20 years to develop their community and attain a desired quality of life. The Dolan Springs Development Committee held several public meetings with the citizens of the community, and as a result, decisions were made concerning the type of community they have now and what they would like their community to look like in the future.

Four public meetings were held during the draft process. Meeting notices were published in both local papers, and were posted in every business establishment. Approximately 150 flyers were handed out at the post office prior to each meeting.

The meetings were designed to elicit comments and suggestions from the audience. All of the comments were addressed in the meetings, and after a review by the committee, all appropriate suggestions were included in the subsequent draft. These changes were reviewed at the next public meeting.

#### Goals and Policies cover the following topics:

Air Quality

Water Quality and Quantity **Community Area Environment** Scenic Routes and Vistas Parks and Recreation Hillside Protection **Energy Conservation** Noise **Outdoor Lighting** Community Land Uses General: Area Land Use Map Residential Land Use **Non-Residential Land Uses Neighborhood Commercial** General Commercial Light Industrial **Public Lands Economic Development Public Infrastructure and Services Transportation** Public Safety **Public Facilities and Support Services** 

Within the framework of this area plan and its goals and policies, references are made to the words "encourage, discuss, negotiate, provide, recommend," and others, for the implementation of goals and policies. The Dolan Springs community has resolved to work to implement this area plan and its goals and policies. The foundation for discussion and action will be initially provided through the Dolan Springs Development Committee and scheduled public meetings in the community.

#### **COMMUNITY INVOLVEMENT:**

In January of 2002, a volunteer committee was formed to work to create the Dolan Springs Area Plan. A letter of intent was sent to the Mohave County Board of Supervisors, and a coordinating planner from Mohave County Planning and Zoning was assigned to assist the committee. Subsequently, the committee met on a bi-monthly basis, with working sub-committees meeting on a regular basis. Notices and articles were printed in the local newspapers, and public meetings were held. It is the

intent of the committee to become a legally established non-profit entity in order to maintain its membership in the community.

The Dolan Springs Community Development Committee is now a sub-committee of the Lake Mohave Ranchos Community Council, Inc. However, the Dolan Springs Community Development Committee is in the process of applying for incorporation, and will be an independent organization in order to insure future continuity with by-laws and officers. Future goals are to meet at least by-annually to consider current and proposed projects and their evaluation by the standards of the Area Plan.

#### **NATURAL RESOURCES**

#### Introduction:

The rapidly growing Dolan Springs Community will benefit from the preservation and maintenance of the area's natural environment and scenery. Many natural resource values are available in the Dolan Springs area which include: The Mount Tipton Wilderness area; high quality air and water, natural scenery and vistas as well as being a habitat for numerous wildlife species.

#### Air Quality:

The residents have chosen to live a rural lifestyle, which includes the health benefits of clean air. Although air quality in Dolan Springs is generally "high," as defined by federal standards, the settlement of large, widely dispersed parcels within the Dolan Springs Plan Area could increase the amount of dust particles. Future industry to be established along highway 93 could also potentially cause additional air pollution in the Dolan Springs area.

## GOAL 1. Maintain the current high air quality of the Dolan Springs Community.

Policy 1A: Encourage commercial development that is of a non-polluting type.

Policy 1B: Discourage the development and operation of businesses which are potential sources of air pollution, such a fuel depots and truck complexes in the commercial-industrial corridor along highway 93.

Policy 1C: Require builders to limit dust emissions from housing development through compliance with state and federal guidelines for

air quality during construction and to control on-site particulate emissions by managing grading and earth-moving.

Policy 1D: Maintain natural landscaping and re-plant native species in development, and encourage the planting of drought-resistant vegetation.

Policy 1E: Encourage the Arizona Department of Environmental Quality (ADEQ) and the Bureau of Mines to monitor future mining activities to ensure adherence to state and federal air quality standards.

Policy 1F: Mohave County should research and adopt new methods as available for improving dirt road to reduce dust generation. <u>Implementation:</u>

Encourage Mohave County to work with ADEQ to initiate air quality monitoring at control sites in the Dolan Springs area.

Encourage the county to adopt dust management standards for construction sites with emphasis on projects with a high potential for dust generation.

Promote the use of non-dust producing surfaces for parking areas in new development and for unpaved roads within the Dolan Springs area (Planning and Zoning Section 26.)

Support the county in the requirement for submittal and approval of environmental assessments for major projects with potential significant air pollutant discharges, such as manufacturing and industrial development and housing projects.

#### WATER QUANTITY AND QUALITY:

The availability of water is a major determining factor for growth and development of the Dolan Springs community. Groundwater is used for all domestic and agricultural purposes, as rainfall is limited and surface water is only occasional. The current source of the groundwater is the Detrital Valley Basin. The Arizona Department of Water Resources has estimated that there are 1.0 million acre-feet of groundwater in storage in the basin, with less than 1000 acre-feet recharged annually. Historical groundwater data is limited, however, little recent changes in water levels suggests the basin is in a steady-state condition. The available water supply will be sufficient to provide for some growth in the

community after the local water company makes improvements. The problem is that until recently there was a steady and slow growth in the Dolan Springs plan area; but, with a rapidly increasing population in the local area as well as along highway 93, water conservation will become more and more critical.

Most underground water resources in the area are free of particulates and contaminants. A recent ADEQ water test had the following results:

			TEST R	ESULTS	6	
Contaminant	Violation Y/N	Level Detected	Unit Measurement	MCLG	MCL	Likely Source of Contamination
Microbiological	Contam	inants	h-thank2 mailed - th		1	
1. Total Coliform Bacteria	N			0	presence of coliform bacteria in 5% of monthly samples	Naturally present in the environmen
2. Fecal coliform and E.coli	N		* * * * * * * * * * * * * * * * * * *	0	a routine sample and repeat sample are total coliform positive, and one is also fecal coliform or E. coli positive	Human and animal fecal waste
3. Turbidity	N			n/a	TT	Soil runoff
Radioactive Con	tamina	its		-		
4. Beta/photon emitters	N		mrem/yr	0	4	Decay of natural and man-made deposits
5. Alpha emitters	N	4.3±0.5	3 pCi/1	0	15	Erosion of natural deposits
6. Combined radium	N		1 pCi/1	0	5	Erosion of natural deposits

Inorganic Con	taminants				3
7. Antimony	N	ppb	nd	Nd	Discharge from petroleum refineries; fire retardants; ceramics; electronics; solder
8. Arsenic	N	ppb	n/a	Nd	Erosion of natural deposits; runoff from orchards; runoff from glass and electronics production wastes
9. Asbestos	N	MFL	nd	Nd	Decay of asbestos cement water mains; erosion of natural deposits
10. Barium	N	ppm	nd	Nd	Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits
11. Beryllium	N	ppb	nd	Nd	Discharge from metal refineries and coal-burning factories; discharge from electrical, aerospace, and defense industries
12. Cadmium	N	ррь	nd	Nd	Corrosion of galvanized pipes; erosion of natural deposits; discharge from metal refineries; runoff from waste batteries and paints
13. Chromium	N	ppb	nd	Nd	Discharge from steel and pulp mills; erosion of natural deposits

			TEST R	ESULTS	3	
Contaminant	Violation Y/N	Level Detected	Unit Measurement	MCLG	MCL	Likely Source of Contamination
Microbiological (	Contami	inants				
1. Total Coliform Bacteria	N			0	presence of coliform bacteria in 5% of monthly samples	Naturally present in the environment
2. Fecal coliform and E.coli	N			0	a routine sample and repeat sample are total coliform positive, and one is also fecal coliform or E. coli positive	Human and animal fecal waste
3. Turbidity	N			n/a	TT	Soil runoff
Radioactive Con	taminar	its				<u> </u>
4. Beta/photon emitters	N		mrem/yr	0	4	Decay of natural and man-made deposits
5. Alpha emitters	N	4.3±0.5	3 pCi/1	0	15	Erosion of natural deposits
6. Combined radium	N		1 pCi/1	. 0	5	Erosion of natural deposits

Inorganic Con	taminants				
7. Antimony	N	ppb	nd	Nd	Discharge from petroleum refineries; fire retardants; ceramics; electronics; solder
8. Arsenic	N	ppb	n/a	Nd	Erosion of natural deposits; runoff from orchards; runoff from glass and electronics production wastes
9. Asbestos	N	MFL	nd	Nd	Decay of asbestos cement water mains; erosion of natural deposits
10. Barium	N	ppm	nd	Nd	Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits
11. Beryllium	N	ppb	nd	Nd	Discharge from metal refineries and coal-burning factories; discharge from electrical, aerospace, and defense industries
12. Cadmium	N	ppb	nd	Nd	Corrosion of galvanized pipes; erosion of natural deposits; discharge from metal refineries; runoff from waste batteries and paints
13. Chromium	N	ppb	nd	Nd	Discharge from steel and pulp mills; erosion of natural deposits

			TEST R	ESULTS	6	
Contaminant	Violation Y/N	Level Detected	Unit Measurement	MCLG	MCL	Likely Source of Contamination
Microbiological C	ontami	inants		-		
I. Total Coliform Bacteria	N			0	presence of coliform bacteria in 5% of monthly samples	Naturally present in the environment
2. Fecal coliform and E.coli	И			0	a routine sample and repeat sample are total coliform positive, and one is also fecal coliform or E. coli positive	Human and animal fecal waste
3. Turbidity	N		(	n/a	TT	Soil runoff
Radioactive Cont	aminar	its				<del></del>
4. Beta/photon emitters	N		mrem/yr	0	4	Decay of natural and man-made deposits
5. Alpha emitters	N	4.3±0.5	3 pCi/1	0	15	Erosion of natural deposits
6. Combined radium	N		1 pCi/1	0	5	Erosion of natural deposits
Inorganic Contai	ninants	1				
7. Antimony	N		ppb	nd	Nd	Discharge from petroleum refineries; fire retardants; ceramics; electronics; solder
8. Arsenic	N		ppb	n/a	Nd	Erosion of natural deposits; runoff from orchards; runoff from glass and electronics production wastes
9. Asbestos	N		MFL	nd	Nd	Decay of asbestos cement water mains; erosion of natural deposits
10. Barium	N		ppm	nd	Nd	
11. Beryllium	N		ppb	nd	Nd	and the same of th
12. Cadmium	N		ppb	nd	Nd	erosion of natural deposits; discharge from metal refineries; runoff from
					1	waste batteries and paints

### GOAL 2: Maintain water quality.

Policy 2A: Ensure that water sources are adequately monitored.

Policy 2B: Encourage the planning and construction of projects to ensure the protection of the Detrital Basin through the use of the most effective technologies and management practices.

Policy 2C: Commercial-industrial uses that require little or no water in their processes will be encouraged to locate in those areas designated for such uses, as opposed to high water uses.

#### Implementation:

Development which could potentially cause water quality degradation of the Detrital Basin will be limited to areas provided with full water treatment service; and aquifer protection measures will be required, subject to the specification and requirements of the Arizona Department of Environmental Quality (ADEQ).

# GOAL 3: Ensure that Aquifer hydrology studies are provided by Arizona Department of Water Resources (ADWR) to developers to ensure that water is available to support development of new commercial and residential projects

Policy 3A: Major residential and commercial projects should have hydrology studies provided to determine adequate water availability in the area, and the effects of water withdrawal on the environment and the Dolan Springs community. Such studies should provide information necessary for determination of the availability of water resources in the area. The effects of withdrawal from the aquifer on the environment and the community at large for any new project should be predicted by the developer to ensure the delivery of sufficient quantities of safe, dependable water resources without pollution to consumers and end users of development and without overdrawing the aquifer.

#### <u>Implementation:</u>

Provide contact with the Arizona Department of Water Resources (ADWR) and ADEQ to monitor development projects in progress that may have an effect on the Detrital Basin aquifer.

Support efforts by local franchised water companies to expand their lines of service to provide an assured potable water supply.

#### GOAL 4: Ensure that water supplies meet the growth of the area:

Policy 4A: Encourage the county to ensure that all major development requiring high water uses can provide sufficient water supplies based upon available hydrology reports that can address the effects of long-term water withdrawal from the aquifer. Projects should ensure any proposed land use is not only consistent with the Area Plan Use Map, but those uses are compatible with current adjacent uses and available water supplies. This should include projects located along Highway 93 that are located within the Detrital Basin.

Policy 4B: New developments should provide potable water for each new commercial and residential use, and ensure that the use is non-polluting and does not overuse available water resources.

Policy 4C: Ensure that appropriate levels of water service are provided to projects that are consistent with the proposed growth of community and current uses.

Policy 4D: Encourage the county to ensure that all new commercial projects and residential subdivisions provide a water system receiving an adequate potable water supply determined by the Arizona Department of Water Resources, and that there will be sufficient storage capacity for fire and emergencies. These systems should have an adequate distribution and transmission supply to serve the proposed development and future contiguous development phases.

Policy 4E: Developments shall not be dependent upon water hauling services for their primary source of potable water.

Policy 4F: Ensure that rezones are designed to limit heavy-water users. (ex: Power plant and Golf Courses.)

#### Implementation:

Encourage the county to require project developers to ensure adequate water supplies, adhere to ADWR requirements, and design projects based upon current hydrology reports that provide assurance of water supply for proposed densities.

Encourage developers to determine new development densities which is based on availability of onsite groundwater. Planning and Zoning will only approve subdivisions that obtain water adequacy statements from ADWR.

Encourage Dolan Springs citizens and developers to work with appropriate agencies to research and apply available water conservation measures.

A good example of possible conservation measures are given in the following excerpts from the report of the Northwest Arizona Watershed Council, June 21, 2002 Field Trip.

"The collection of rainwater for Agriculture on the Negev desert is described in detail in ("The Negev: The Challenge of a Desert; Michael Evenari, Leslie Shanan and Naphtali Tadmor, 1982.)"

Additional information: <u>("Ecosystems of the World. Volumes A and B. Hot Deserts and Arid Shrublands."</u> Edited by Michael Evanari, Imanuel Noy-Meir and David Goodall, 1985.

"On the 750 square miles of the Detrital Watershed on the Mohave Desert at an average of 8 inches of annual rainfall 105 billion gallons of 321,000 acre feet of water reaches the surface of the land. " "If you could capture all of it (which you can't), this is enough water to provide for a population of 2.3 million people at a usage of 125 gallons per person per day. " "Of course, this is not realistic but it puts in perspective the amount of water that comes out of the sky in a year and helps explain how 100,000 people could capture enough water to survive on the Negev Desert."

"Only about 1% of this 105 billion gallons of water is currently being recharged into the Detrital aquifer. Annual recharge is estimated to be between 2600 and 2900 acre feet per year for the Detrital. "(Groundwater Resources and water quality of Detrital and Hualapai Basins, Mohave County, Arizona. Geo/Resource Consultant, Inc. 1982

"The Solution:" Collect the surface runoff, concentrate in infiltration basins providing for rapid infiltrations. This prevents the water from being distributed over large areas of bare soil surface where it evaporates. The people of the Negev did it 2000 years ago. They collected the runoff water, ran it into cisterns and on to their fields and created a thriving population. Our objective is different as we are collecting the water for recharge and storage undergound but the water collection system can be similar."

#### GOAL 5: Protect groundwater from contamination.

Policy 5A: The Dolan Springs community will encourage Mohave County to work in cooperation with local and state agencies to protect surface

and groundwater resources from developments which produce discharges, such as septic systems, fertilizers, pesticides and runoff from large impervious surfaces (such as large parking areas.) Care should also be taken to protect wellheads from contamination. An example of a method is shown in ADEQ's document: "Wellhead Protection: A Guide for Arizona Communities." May 1997; prepared by Robert Wallin: ADEQ Water Quality Division. The basis for the Wellhead Protection Plan Is defined in the following passage excerpted from ADEQ's study.

#### " THE WELLHEAD PROTECTION PROGRAM"

Amendments to the Safe Drinking Water Act (SDWA) were passed in June 1986 establishing the Wellhead Protection (WHP) Program to protect groundwaters that contribute to public water supply systems. Each state must establish its own WHP Program that contains the following elements."

- 1. Define institutional roles within the program
- 2. Delineate wellhead protection areas (WHPAs)
- 3. Identify potential sources of contamination in WHPAs
- 4. Identify management approaches to prevent pollution
- 5. Prepare contingency plans
- 6. Address protection of new wells
- 7. Encourage public participation in the program."

## GOAL 6: Encourage the locally franchised water company to develop growth plans.

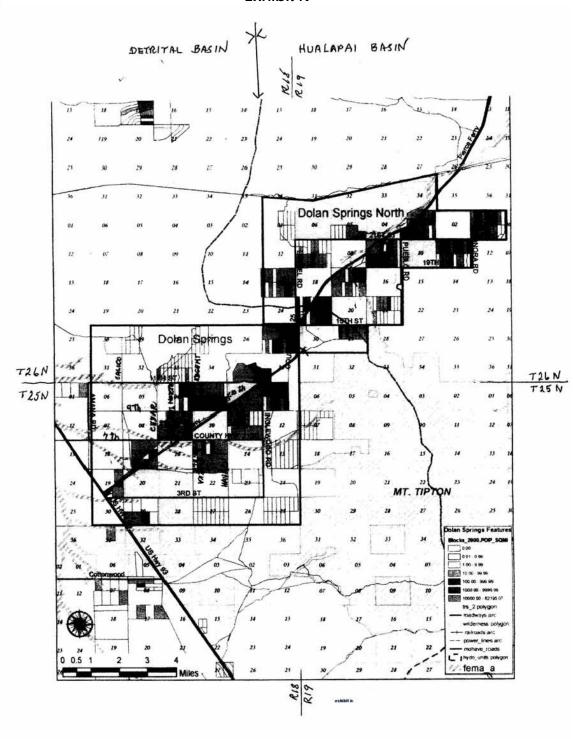
Policy 6A: Encourage the locally franchised water company serving the Dolan Springs plan area to develop five to twenty year growth plans.

Policy 6B: Short range plans should include reviews and applications of all available water conservation measures; as well as plans for expansion and system improvements.

Policy 6C: Long range plans should include feasibility studies which investigate the possibility of extending a water line into the Hualapai basin adjacent to the Detrital basin. Reference: SB1293-422R title: Omnibus Water Amendments: signed into law by the governor 04/09/96 reads as follows:

"A city, or town **OR PRIVATE WATER COMPANY** whose service area is located in two adjacent groundwater basins and provides water utility service to landowners or residents in both basins as of July 1, 1993, may transport groundwater between those adjacent groundwater basins." (see exhibit iv)

#### Exhibit iv



#### COMMUNITY AREA ENVIRONMENT

Developing properties in Dolan Springs will most likely occur on a site-bysite basis, with each landowner following a unique construction plan. To preserve the integrity of the community and encourage excellence in the built environment, each developer and homeowner should take into account natural features of the site and how the development fits within the overall pattern of the community.

## GOAL 7: Preserve and protect the natural community area environment when developing any property.

Policy 7A: Encourage potential developments in the Dolan Springs Community to address preservation of the natural environment including air, water, land and plant quantity, quality, and diversity.

Policy 7B: Planning of new projects should be accomplished so that the project will not affect endangered species, create erosion, or disturb habitats and are compatible with adjoining properties.

Policy 7C: The use of innovative design with measure to protect and preserve the environment will be encouraged.

Policy 7D: Developers will be encouraged to design projects around or accommodating sensitive and/or protected environmental areas.

#### Implementation:

Review the developers' environmental plans with appropriate agencies developers, and the Dolan Springs representatives in the early planning stages.

#### **DESIGN OVERLAY:**

A Design Overlay (DRO) zone enables the establishment of additional design and development related requirements or guidelines which would "overlay" or be superimposed upon the regulations for the existing zoning districts and General Provisions applicable to a specific geographic area. The creation and administration of a specific geographic area DRO zone is authorized for the purpose of enriching the lives of the population residing, working and visiting in the area by promoting harmonious, safe, attractive, desirable, and compatible growth and development of the area. Each DRO Zone is thus intended to improve the public health, safety and welfare by pursuing objectives including but not limited to the

#### following:

- **a.** To ensure that the design and construction of all developments and structure within the DRO Zone support or enhance the community character or value of the area within the zone.
- **b.** to ensure that all structures and developments within the DRO Zone conform with the aesthetic character of their surroundings by properly relating to their site or sites.
- **c.** To ensure that the design and development of all structures, projects, roads, plantings, drainage ways, and service facilities within the DRO Zone protect and enhance the environmental qualities such as air, water, natural vegetation, scenic-vistas and topography.
- **d.** To ensure the proper provision for design for proposed open spaces, parking areas, landscaping, signing and screening of noncompatible uses.
- **e.** To ensure the protection and enhancement of economic values, natural attractiveness, person health and safety and desirable relationships with the surrounding community.
- f. To ensure compliance with other requirements of this Ordinance, the General Town Plan and any specific area plans relating to the DRO Zone.

## GOAL 8: Encourage county officials to extend the "Overlay Zone" to the Dolan Springs Planning Area.

Policy 8A: Insure that the current Mohave County Overlay Zone contain the desired changes; such as the exclusion of "Pre-Hud" mobile homes and the requirement of building inspections of the newly installed older mobile homes.

Implementation: Work with Planning and Zoning and Board of Supervisors to extend the zone.

GOAL 9: Encourage the enforcement of county regulations to eliminate abandoned properties. "Abandoned" means property with structures that have not been occupied or used in any manner and delinquent in taxes for at least three years; are obviously in a state of decay, and present an environmental health hazard.

Policy 9A: Determine what legal actions are available to the

#### community.

#### Implementation:

- a. Research all available possible solutions such as local fire department involvement.
- b. Work with the appropriate county agencies to remove abandoned properties.

## GOAL 10: Provide opportunities for growth and development of the area while improving the quality of life.

Policy 10A: The community will promote and encourage commercial/industrial and residential development in the area by presenting the Dolan Springs Area Plan as a guide.

Policy 10B: Plan for the location of various land use types, densities and uses, including locations for residential and non-residential development areas to fit growth through the year 2023. This planning should involve use of the following methods and items:

#### The Area Plan Land Use map.

Negotiation between community and developers during the zoning and subdivision process.

Trade, lease, Sale and purchase of land from BLM and State of Arizona.

Promotion of the development of affordable housing

Flexibility of development within the community Growth patterns as shown on the maps.

**Environmental concerns** 

Scenic Values

The diversification of economic base to provide continuity for growth.

Designate land uses according to available infrastructure.

#### **SCENIC ROUTES AND VISTAS**

Scenic routes provide aesthetically pleasing views of natural

environments and could, given sufficient promotion, provide a major incentive for people to relocate in Dolan Springs. The preservation of scenic routes and vistas is important in that future visitors and residents will be able to enjoy the same views that exist today, and to help maintain the qualities of life for all who come to live in Dolan Springs.

## Goal 11: Preserve, protect and enhance scenic routes and vistas when planning for new development.

Policy 11A: Developers should be encouraged to design plans and projects that enhance scenic values, vistas and routes within the Dolan Springs planning area.

Policy 11B: Projects should blend with the natural terrain to preserve scenic views that enhance the quality of community character and attractiveness. The developments themselves should be attractive to visitors and potential buyers of homes and commercial properties.

Policy 11C: The scenic vistas which comprise the Area Plan's environs should be promoted and preserved to enhance land values and the quality of life by encouraging design review requirements in the county's development regulations.

#### Implementation:

Encourage the county to develop design guidelines for preserving and enhancing scenic routes and vistas. Guidelines should ensure that development activities do not reduce the aesthetic value of scenic routes and vistas.

Encourage the county to use zoning and other regulations to protect valuable scenic resources. Encourage developments to incorporate scenic viewpoints to increase the enjoyment of scenic resources.

#### PARKS AND RECREATION:

There is a public park and recreation area in the Dolan Springs area. In addition to providing recreation opportunities for residents, such facilities attract visitors and tourists to the community. Park facilities help define the character of a community by providing a focal point for community activities, school events, and meetings. Recreational facilities contribute to economic development efforts by enhancing the quality of life. Revenues may be generated to improve facilities and promote new programs.

Residential and commercial industrial projects should be planned for the most practical and logical placement of parks and recreational facilities, and for those facilities that are most convenient to the greater number of users.

Recreational facilities in Dolan Springs should include equestrian, bike and hiking trails, public parks and playgrounds.

### GOAL 12: Develop parks and recreation activities to serve the community area.

Policy 12A: Construct a playground at each new school.

Policy 12B: Encourage developer planning and cooperation of open spaces, parks and recreational areas within their proposals.

Policy 12C: Use the approved Area Plan Land Use Map as a guide for development and location of recreational facilities, parks and playgrounds.

## GOAL 13: Preserve and protect the natural community area environment when developing any property.

Policy 13A: Encourage potential developments in the Dolan Springs community to address preservation of the natural environment including air, water, and land quantity, quality, and diversity.

Policy 13B: Planning of new projects should be accomplished so that the project will not affect endangered species, create erosion, or disturb habitats and are compatible with adjoining properties.

Policy 13C: The use of innovative project design with measures to protect and preserve the environment will be encouraged.

Policy 13D: Developers will be encouraged to design projects around or accommodating sensitive and/or protected environmental areas, endangered species and habitats, and riparian areas.

Implementation: coordinate with developers and have a review process involving a preview of rezone and/or the Site Plan proposals.

#### HILLSIDE PROTECTION:

Some areas within the Dolan Springs planning area are located on mountain hillsides and rolling foothills. Washes and Arroyos run along the bases of the mountains and foothills. Annual rainfall in the Dolan Springs area is only 3-6 inches, with significant precipitation resulting from flash floods in the summer months. Runoff is often rapid and destructive. Development on or near hillsides, runoff areas, or floodplains will be subject to potential damage; and development may reduce the stability of hillsides by changing drainage patters or reducing vegetation that binds sandy soils. Therefore, future hillside development must be carefully planned to address environmental concerns, and to ensure the stability of the area and downhill properties.

### GOAL 14: Ensure the protection and stability of hillsides during development.

Policy 14A: Encourage development projects which involve hillside slopes greater than 12% to be sensitive to environmental concerns and to adhere to regulations of hillside development in Mohave County.

Policy 14B: Ensure that hillside development projects protect downhill adjoining properties from runoff and drainage problems, and to stabilize slopes against future degradation. Make every effort to limit mass grading.

Policy 14C: Hillside development should be designed to adapt to the terrain.

Implementation: Consider working with Planning and Zoning to create minimum buildable area.)

Policy 14D: Encourage hillside developments that do not adversely affect the environment, including endangered species habitats, terrain, contours and drainage

Implementation: Review potential plans with developers that involve hillside development to determine if design involves overgrading, leveling, or other features that could impact the environment.

#### HISTORIC PRESERVATION:

There are no known buildings of historic interest in the Dolan Springs planning area.

However, there are at least two areas that contain petroglyphs that

should be of significant cultural and archeological value.

#### GOAL 15: Protect the known archeological sites from destruction:

Policy 15A: The Dolan Springs community should encourage Mohave Count and/or the State Historic Preservation Office (SHPO), to preserve these sites.

Implementation: Determine the best methods for preserving these sites, such as funding by grants.

#### **ENERGY CONSERVATION:**

Dolan Springs is located in a desert where energy demands are high. Population growth will consume more energy from available sources for transportation, lighting, cooling, heating, and operation of machinery and equipment. New development will, therefore, be encouraged to use energy-efficient construction to reduce consumptions and conserve energy where possible. This will include the promotion of alternate energy sources such as solar and wind power. Dolan Springs enjoys more than 300 days of sunshine per year and has constant, sometimes strong winds, which together provide the Dolan Springs planning area with two readily available alternate sources of energy.

#### Goal 16: Promote energy conservation in new developments.

Policy 16A: Developments in the community should include plans that aid in the conservation of energy, such as inclusion of insulation, and the use of low energy appliances. Where possible, developers and individual builders should use alternate or supportive energy resources that promote energy savings.

Policy 16B: Encourage residential development to consider the warmer climate and use solar energy for energy savings where practical. Residential units should use available energy-saving devices where possible. Designs should blend with the surrounding environment so as not to impact scenic values.

Implementation: Committee should regularly research latest energy-saving devices and review possible applications with developers.

#### NOISE:

The Dolan Springs community has a quiet country atmosphere. The

residents desire to continue the quiet enjoyment of their rural properties.

#### GOAL 17: Preserve the Soundscape within the Planning Area.

Policy 17A: The county should review development plans for compliance with General Plan standards for noise abatement.

#### **OUTDOOR LIGHTING:**

The electronic age has many benefits, but also brings some unwanted side effects. The community wants to see the stars and NOT blinking towers.

#### GOAL 18: Preserve night sky without sacrificing public safety.

Policy 18A: Outdoor lighting pollution shall be minimized in new developments while promoting adequate nighttime visibility and the security of persons, residences and commercial enterprises.

Policy 18B: Development projects will be encouraged to minimize outdoor light pollution through control of lighting type, intensity, location, and shielding/filtering.

Policy 18C: Outdoor lighting shall utilize the most energy efficient systems available.

#### Implementation:

Outdoor light pollution shall be minimized through diligent enforcement of the provisions of the Mohave County Light Control Ordinance, Ordinance NO. 87-1, during the review of development plans.

#### COMMUNITY DEVELOPMENT

During the public meetings on the Area Plan, strategies for community development and growth were discussed. The most significant values and elements highlighted by the Committee are included below:

Analysis of future community needs derived from projected growth and commercial/industrial development.

- A properly designed community should be sensitive to the environment. Transportation and public services are of immediate concern.
- Education of children is critical and new schools should be built as

- population increases.
- Proper and orderly placement of residential and commercial /industrial uses are critical.
- Recreational facilities should be included in community development.
- Spiritual needs must be included as a part of any community growth.
- Facilities including public safety, health and medical care and a sanitary landfill are necessary for growth of the community.

The Committee wishes to include all of the above attributes in strategies that will lead to the development of the community area.

### GOAL 19: Promotion and development of the community in an orderly fashion.

Policy 19A: The community will achieve the above goal by monitoring and encouraging cooperation between developers, government agencies and civic organizations, to consider:

- Analysis of natural resources
- Existing land uses
- Populations and economic characteristics
- Community character and design
- Existing and planned facilities and services
- Development trends
- Alternatives for development
- Definition of specific policies to achieve desired goals
- Ensure public participation in the development process and public hearings to resolve issues, evaluate results and provide direction for the community.

Implementation: The Dolan Springs residents should hold early meetings with potential developers and Planning and Zoning to consider the above .

Policy 19C: Plan for the location of various land use types, densities and uses, including location for residential and non-residential development to fit growth through the year 2023. This planning should involve use of the following methods and items:

- The Area Plan Use Map
- Negotiation between community and developers
- Trade, lease, sale and purchase of land from BLM

- Promotion of the development of affordable housing
- Flexibility of development within the community
- Growth patterns as shown on the maps
- Environmental concerns
- Scenic values
- The diversification of the economic base to provide continuity for growth.
- Designate land uses according to available infrastructure

Policy 19D: Promote diversity of land use and types and densities as designated on the Area Plan Land Use Map. Land use densities will include up to 12 units per acre in residential development in limited areas which have appropriate services and infrastructure. Commercial densities will be determined by type of use and where they fit within the confines of the geography and land availability.

Policy 19E: Avoid incompatible land uses and activities that would result in a negative impact on the growth, character and environment of the Dolan Springs area, including the restriction of adult entertainment enterprises to locations as far removed as possible from residential neighborhoods and public facilities, schools and parks.

Ref Mohave County Zoning Ordinance, (MCZO) Section 33.

Policy 19F: Ensure compatibility of adjacent land uses for coordination and extension of services, architectural style, densities and uses.

Policy 19G: Promote the linkage of different land uses by placement of common use elements between them, such as:

- 1. Schools
- 2. Parks
- 3. Recreational areas
- 4. Open space/walking trails/bicycle paths
- 5. Landscaping
- 6. Retention of environmentally sensitive areas
- 7. .Sidewalks in downtown, or possible boardwalks to fit in with proposed western style downtown.

Policy 19H: The community will encourage the county to aid developers with the following:

- 1. Help resolve incompatible land uses
- 2. Retain versatility and flexibility in development
- 3. Preservation of community character.

- 4. Limit adverse environmental impacts of developments
- 5. Ensure resident security, land values, and safety
- 6. Ensure the efficient provision and connection of public services

Policy 19-I: The Dolan Springs Development Committee should hold occasional public meetings to poll the community to find out:

- What kinds of goods and services they would like to have in the community
- What types of businesses they would like to see developed
- How they would like to update the Area Plan and Land Use Map
- What methods should be used to attract new business to the community and aid in the cooperation of land use development between owners and developers

Implementation: Research all possible means to accomplish above goals, such as Public Works, Improvement Districts, and Chambers of Commerce.

### GOAL 20: Provide areas of transition from rural to suburban and suburban to urban densities:

Policy 20A: Encourage development that will fit into the existing community and help to upgrade it, including:

- Existing and planned facilities
- Development trends
- Alternatives for development
- Definition of specific policies to achieve desired goals.
- Ensured public participation in the development process and public hearings to resolve issues, evaluate results and provide direction for the community.

Policy 20B: The design of each development should provide continuity of the land use pattern and the quality of life of the community.

#### **LAND USES**

The Dolan Springs community has expressed the desire for specific land use development patterns for the area. Included are the following categories of land use:

- Residential (of various types and patterns)
- Commercial (from neighborhood to general purpose)
- Industrial (those which create no pollution and are low-water use)
- Public Facilities, recreation and open space.

As a result of a lack of public services, residential uses should be initially limited to densities ranging from 1 dwelling unit/5+ acres to 1 dwelling unit/1 acre (unless supported by adequate infrastructure, corresponding to the Rural Residential, Suburban Estates, and Suburban Residential land use categories, respectively, in the approved Mohave County General plan, and as depicted in the following exhibit.

Urban, Suburban and Rural Area Developments	Intent Densities Land Uses Services	land uses are 2-5 DU/Acre land uses may facilities are with individual areas up to 25 DU/Acre locations  All non-residential Urban Services and facilities are required for areas up to 25 appropriate development locations	ium density Average densities All non-residential Most urban services land uses may and facilities, but 0.2 DU/Acre develop here except some septic. Some Lot sizes are between 1 and 5 acres	density area Average densities Residential land Rural ranch-style uses are 0.2 DU/Acre or uses with some living with few less. Lot sizes are 5 neighborhood facilities and acres or larger commercial uses services
Urban, Suburban	Intent	Highest density A area land uses w	Medium density A area land uses 0 0 L L B b b a	Low density area A land uses le
	Area Type	Urban	Suburban	Rural

GOAL 21: Include low density tracts of 10 acres or greater further from the core community area (Dolan Springs Townsite) to encourage a ranch style or more wide-open atmosphere on the perimeter of the Dolan Springs area.

Policy 21A: Promote a less intense development density pattern in the portions of the community outside the existing platted subdivisions. Encourage development of larger lots for a more wide-open lifestyle. This can be achieved by following the Land Use diagram during the rezone process.

Commercial development within the Area Plan boundaries should be confined to those General Commercial projects that mainly serve markets outside the Dolan Springs area, and Neighborhood Commercial, which serve the residents of the Dolan Springs area.

The location and character of industrial development in the Dolan Springs planning area will emphasize the growth and development of light industry. Industrial uses that do not pollute and are low-water use, such as warehousing and product assembly will be encouraged, while industries with high pollution potential, such as semiconductor and chemical manufacturing will be strongly discouraged.

Future public facilities should include a hospital, cemetery, added schools and public parks. The Dolan Springs Development Committee has expressed a desire to obtain and develop certain BLM sections that would make ideal outdoor recreation areas.

## GOAL 22: Provide a balanced mix of residential land use types according to the Area Plan Land Use map

Policy 22A; Provide a mix of residential land uses, including single-family residential, manufactured housing, and affordable housing, to ensure that the community provides an opportunity for different densities and types of housing, and achieves development and growth according to approved development patterns. Housing types shall include small or large-lot sitebuilt, manufactured housing, and apartments and condominiums in area with appropriate access and infrastructure.

Policy 22B: Encourage the inclusion of different types of residential uses to provide a choice and help infill between uses.

Policy 22C: Encourage different types of residential development to provide options for affordable housing.

GOAL 23: Conform to the General Plan and the Area Plan. This will insure that developments that will be consistent with the stated goals and policies.

Policy 23A: Provide for the analysis of development projects for compliance with the General Plan and the Area Plan through review by the County in cooperation with the Dolan Springs community and developers.

Policy 23B: Encourage the county to ensure that consideration is given to projects that are compatible with the following environmental concerns:

- Terrain and slope
- Floodplain location
- Natural topography and vegetation
- Provision of setbacks
- Access and traffic circulation according to current standards
- Current community design attributes
- Infrastructure availability

Policy 23C: For non-residential development proposals, evaluation and approval of those projects should include the following, in addition to the above factors.

- The types of land uses proposed
- Their compatibility with surrounding land uses.
- Environmental impact of proposed land uses
- Impact on the community for economic development, jobs and services.

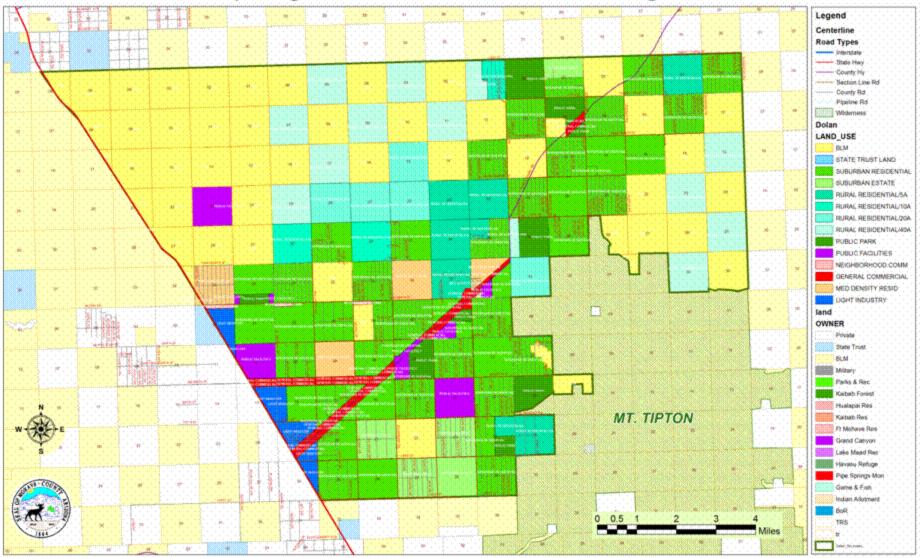
#### <u>Implementation:</u>

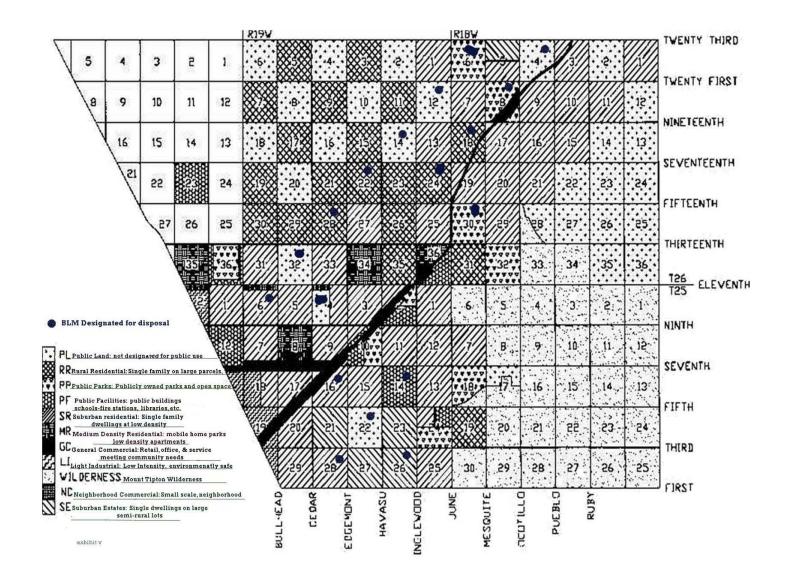
Encourage meetings between the Area Plan Committee, developers and Mohave County to reach consensus on land use goals and policies for new development and revitalization. This should be done prior to the rezone and permitting stage.

#### Area Plan Land Use Map:

The area plan land use map depicts the types and densities of development agreed upon by the Dolan Springs community and other stakeholders, including the Bureau of Land Management. Also depicted are proposed future transportation alignments and areas for public land uses, such as parks, public schools and government facilities. The Area Plan Use map is intended to serve as a master plan for development in the Dolan Springs Plan area, and is incorporated as a component of the Mohave County General Plan upon approval. (see exhibit vi)

### Dolan Springs Area Plan Land Use Diagram





**Exhibit** vi:

GOAL 24: Adopt an Area Plan Land Use Map showing proposed development patterns and densities that promote a balanced mix of land uses in the Dolan Springs Plan area.

Policy 24A: Develop the Area Plan Land Use Map and work with Planning and Zoning to maintain periodic updating with the Board of Supervisors approval.

Policy 24B: Encourage developers to use the Area Plan Land Use Map as a specific local guide for development of the area, along with the Mohave County General Plan.

Policy 24C: Use the map to help coordinate the development of various land use types in the community, and to infill the area with uses that are compatible and complement one another.

Policy 24D: Use the map to provide the connection between current and new uses to form a transition between the uses.

Policy 24E: Use the map to protect existing residential areas from non-compatible land uses and traffic.

Policy 24F: Ensure that development is compatible with the environment. One method would be to ensure that development does not occur haphazardly.

Policy 24G: Use the map to identify and obtain the BLM sections that have been recommended for future public facilities, such as hospitals, cemeteries, or other public uses.

#### **PUBLIC LANDS:**

There are 59,520 square acres of public lands located in the Dolan Springs Area Development Plan. Much of this land is subject to land exchanges. The sections within the Dolan Springs area that BLM has designated for disposal are:

T26 N, R 18W; Sections 4,6,8,10,18,20, and 30

T26 N, R 19W; Sections 12,14,22,24,26,28,32,and 34 T25 N, R 19W; Sections 4,6,10,12,14,16,22,26,and 28

T25 N, R20W: Section 12

(see exhibit vi)

The purpose of these future land exchanges is to block together public and private land respectively, and there-by eliminate the existing checker-board pattern of alternating public lands and private sectors. This will facilitate long term natural resource management by Bureau of Land Management (BLM) and coordinate development of private property.

Some of the BLM sections that are located in areas within the Dolan Springs area would make good choices for public facilities. These sections are listed below in priority order.

- 1: T25N, R20W: Section 12: Should be reserved for future Solid Waste Transfer Station. (see goal 37, policy 37E)
- 2: A total of 1125 square acres within the planning area have been designated for lease and conveyance under the Recreation and Public Purpose Act (R&PP) exclusively for recreation and public purposes subject to existing rights. The major concentration of R&PP lands include 480 acres near the Mt. Tipton School; Section 30, Township 26N, Range 19W, E1/2W1/2. It is the desire of the Dolan Springs Development Committee to make the acquisition of this section a priority to be designated as a nature area with a non-motorized trail (nature trail system) which would include equestrian, mountain bike and ADA trails. This trail system would also be an urban access entry into the Mount Tipton Wilderness area for hikers and equestrians. Other sections that should have a high priority for acquisition are sections 8, 12, and 2 as described in goals 25, 26 and 27.
- 3. T26N, R20W; Section 23 should be reserved for a future sewer plant. (see goal 35).
- 4. Additional BLM sections that are desirable for future uses as public facilities are: T25N, R19W: Sections 24 (NE qtr.); Section 10 (SE qtr.): T26N, R19W; Section 36 (SE ½); and T25N, R19W. Section 14.

The SW quarter of Section 10, T25N, R19W would be a good future location for a hospital. Section 14, T25N, R19W, would make a desirable location for a cemetery.

## GOAL 25: Encourage the Dolan Springs community to procure the above named sections for future public facilities:

Policy 25A: Decisions should be made in the very near future as to when, and how to procure these sections in order to ensure that these sections

will be available for future public facilities.

## GOAL 26: Encourage the Dolan Springs community to procure Section 30, Township 26N, Range 19W, E1/2:E1/2 W1/2 described above as a nature trail system.

Policy 26A: Work with BLM to procure this section.

Implementation: Have a land use plan available that describes the proposed trail system, and review with BLM.

The public land (5 acres) located at 19<sup>th</sup> St. and Pierce Ferry Road and which is currently leased by the Lake Mohave Rancho Fire District could also be used as an adjunct public park for the community. This is in Section 8, Township 26N, Range 19W, E1/2SW1/4, SE!/4SW1/4.

## GOAL 27: Encourage the Dolan Springs community to procure for additional public uses, Section 8, Township 26N, Range 19W, E1/2 SW1/4, SE1/4 SW1/4.

Policy 27A: Develop a design plan and work with Lake Mohave Rancho Fire District to develop this area.

Implementation: Review possible funding sources, such as environmental grants, or seek combined fire district grants with community improvement grants.

The public land sections 12 and 2 of Township 26N, Range 19W located northwest of 21st street could be utilized as an equestrian park, public park and nature area. These sections are near the White Hills land exchange and would be an open space preserve between the two communities.

## GOAL 28: Encourage the Dolan Springs community to procure sections 12 and 2, Township 26N, Range 19W to be used as an equestrian park, public park and nature area.

Policy 28A: Develop a design plan that describes the best areas within the sections to be developed as a public park with parking areas, as well as locating the best location for trails.

Implementation: Work with the White Hills residents as well to encourage dual use by designing a system that provides access to both communities. Both communities should work with BLM to accomplish this

goal.

GOAL 29: Promote the development of public lands available for lease, trade or purchase for commercial, industrial, residential, public facilities and other uses according to the Land Use Map.

Policy 29A: Insure that the appropriate sections are identified on the Land Use Map.

Policy 29B: Encourage developers to plan for commercial-industrial projects on available public lands along the Highway 93 corridor as designated on the Land Use Map.

Policy 29C: Encourage the Dolan Springs community to develop public uses, including parks, playgrounds, library and school facilities on designation R&PP lands within the Dolan Springs Area. Additional sites other than the ones mentioned in the above goals will be considered as development occurs.

Implementation: Acquire these sections for the appropriate uses as the need arises. Design plans should be available and should describe the size and types of land needed for specific uses. Funding sources for the lands to be used as public parks or playgrounds should be sought.

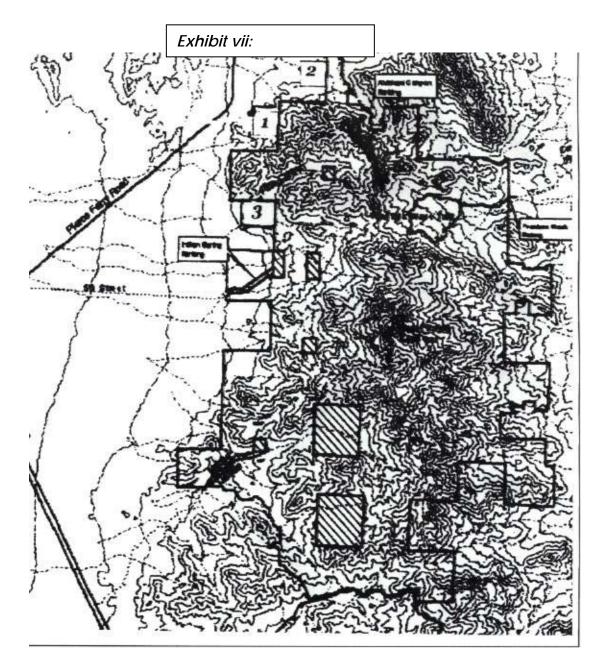
There are several access routes into the Mount Tipton Wilderness area. However, none of these routes are accessible from the Dolan Springs townsite. Routes originating from the townsite would benefit the local economy. The existing routes and the proposed routes described in the following goals are seen in exhibit vi.

GOAL 30: Cooperate and coordinate with the appropriate agencies and/or landowners to develop additional access routes into Mount Tipton Wilderness from the following locations. All potential routes are started in the commercial center of Dolan Springs.

Route #1: Located in Section 30, Township 26N, Range 18W E 1/2, E1/2W1/2.

Route #2: Antelope Canyon in Section 28, Range 18W, Township 26N W1/2 W1/2. (better accessibility than the existing BLM route.)

Route #3: Pine Canyon Section 7, Range 18W, Township 26N.



#### **MOUNT TIPTON WILDERNESS**

- 1. Located in Section 30, township 26N, Range 18W, E1/2, E1/2W1/2
- 2. Antelope Canyon in Section 28, Range 18W, Township 26N W1/2,W1/2.
- 3. Pine Canyon Section 7, Range 18W, Township 26N.

#### X: ECONOMIC DEVELOPMENT

Economic development of the Dolan Springs area involves two closely interrelated components, the establishment of an economic base, (which includes businesses that export goods and services) to serve the Dolan Springs community, and the Dolan Springs community's participation in the planning and growth of Highway 93 subsequent to the construction of the by-pass bridge below the Hoover Dam; and accompanying road improvements; which will increase interstate commerce and contribute significantly to regional economic development.

The Dolan Springs Development Committee has reflected the opinions of a majority of area residents in stating that Dolan Springs must establish an economic base for support of the community which is now lacking. The current absence of business in Dolan Springs offering sufficient goods and services forces area residents to travel to Kingman, Bullhead City/ Laughlin or Henderson/Las Vegas for many basic needs. population of the Dolan Springs area grows with the sale and settlement of land and from the employment generated by future industrial development along highway 93; the need for locally available basic goods and services is likely to increase dramatically, as will the opportunities for business enterprises to satisfy the demand. Therefore, businesses serving the Dolan Springs community, including additional convenience markets, service stations, restaurants lodging, neighborhood retail shopping complexes and professional office will be encouraged to locate in commercial areas in and near the Dolan Springs townsite as designated on the Land Use Map

The Dolan Springs townsite should also be restored and revitalized to generate revenue for the local economy, especially from tourism, specifically generated from travelers from the Las Vegas area. Currently, a great many bus-loads of tourists, (primarily from the far east nations of Japan, Taiwan, and China) pass through, and make frequent stops at the Dolan Springs townsite enroute to the west end of the Grand Canyon.

With the advent of a new road or dam crossing area, tourism will increase dramatically, as will residency of workers from the Las Vegas metropolitan area who desire affordable and rural style living. Tourism related businesses should be developed, including businesses which capitalize on the area's rich history and natural beauty. It is not too far-fetched, for example, for the Dolan Springs area to become northern Arizona's most

"western" town with old-west décor and attraction which could become famous world-wide through the tourist trade from other countries. That "cowboy's" could be seen locally, old-west style building frontage and even decorative hitching rails would only add to the tourist view that Dolan Springs is a "must-see" part of the Las Vegas area visit.

The Dolan Springs planning area contains approximately 3 square miles that will be designated for commercial and/or light industrial use in the plan; and is located adjacent to Highway 93.

The features inherent in this "corridor" are its location near major interstate highways (40 and 80); potentially abundant and reliable electric, currently affordable property and the proximity to both Nevada and California.

The committee will exercise flexibility in the land use designations given with the Dolan Springs area plan and the Highway 93 "corridor" and will continue working with Mohave County board of supervisors and Mohave County Planning and Zoning in designating the area for uses beneficial to both the Dolan Springs community and Mohave County.

Taxes in AZ are much less than other states, and taxes are not imposed on the purchase of goods but rather, the tax is levied directly on the seller or vendor engaged in business within Arizona. The current rates within the Dolan Springs area are shown below:

State of AZ 5.60% Mohave County 0.25% Total 5+.85%

#### Corporate Income Tax :

The following tax credits are available to qualifying

Enterprise Zone
Military Reuse Zone
Correctional Industries
Qualified Defense Contracts
Construction Materials
Research and Development
Recycling Equipment
Pollution Control Equipment
Agricultural Pollution Co. Equipment
Agricultural Water Conservation System

Real and Personal Property Tax:

There are two components of property tax in Arizona: Primary property tax and secondary property tax. Property taxes apply to real property, as well as secured and unsecured personal property.

#### PUBLIC INFRASTRUCTURE AND SERVICES:

Public infrastructure in the Dolan Springs planning area is minimal, and is generally located in the vicinity of the Dolan Springs Townsite.

Electric service is provided, however for property located outside of the "core" area, the cost of extending power lines can be expensive (p. 68).

Telephone service is currently long distance for most of the Dolan Springs residents with the exception of internet service, which is provided with a local calling number. Telephone lines do not presently cover all of the Dolan Springs planning area. The most northern and southern portions as well as some of the most eastern portion is not covered.

Community sewer service is not available in the area. Wastewater removal is currently done by means of individual septic systems. Central wastewater treatment facilities for the Dolan Springs planning area should be planned in cooperation with existing water franchises to collect wastewater from the same areas where water service is provided. Outlying lower-density designated agricultural-residential areas will most likely be developed using on-site water and septic systems. Rural residential development will most likely continue using individual water and septic systems, and community water and sewer systems will be slow to extend to serve outlying areas. Mohave County has hired Stantec, a consulting firm out of Phoenix to develop the county's "208" (EPA) or wastewater management plan.

Although much of the development proposed with this area plan will be of sufficiently low density to delay or eliminate the need for public utilities, the Dolan Springs community believes that new development should be guided by a unified plan for the orderly introduction and expansion of needed public infrastructure and services.

The growth committee is firmly convinced that the Dolan Springs townsite and adjacent areas should be excluded from all heavy industrial uses and be developed as the commercial, governmental and recreational center of the Dolan Springs area. Any and all light industrial uses proposed for the Dolan Springs area should be water conserving and non-polluting, with no toxic waste emissions, nor excessive traffic, noise

pollution and light pollution.

## GOAL 31: Provide opportunities for growth and development of the area while improving the quality of life.

Policy 31A: The community will promote and encourage commercial/light industrial development in the area by presenting the Area Plan as a guide.

Policy 31B: Encourage development that will promote the current Dolan Springs concept.

#### GOAL 32: Develop an urban design for the Dolan Springs Area Plan.

Policy 32A; Insure that the design follows the stated desires as expressed in the Dolan Springs Area Plan.

## GOAL 33: Develop retail, tourist and cultural activity in the Dolan Springs planning area to serve as an economic base for future quality growth of the Dolan Springs community.

Policy 33A: Development within and around the Dolan Springs townsite should be planned and phased to coincide with and support planned development along Highway 93, and should include restaurants, convenience stores, service stations, to build an economic base for the Dolan Springs community, and to generate jobs for the local population.

Policy 33B: Ensure that new development within the Dolan Springs planning area is consistent with the scale, density, and intensity of existing structures and settlements.

Policy 33C: Ensure that new development within the Dolan Springs planning area avoids sprawl and encroachment on residential areas and public lands beyond the Dolan Springs townsite.

Policy 33D: Encourage future residents and Mohave County to assess the viability of incorporating the Dolan Springs area. Careful consideration of the economic benefits of incorporation should be reviewed each time the subject is approached.

Policy 33E: Coordinate with county, state and federal agencies and private business to attract, retain and expand commercial/light industrial uses in the community to create a viable and diverse economic base for

growth.

Policy 33F: Encourage the placement of light industrial and commercial businesses into land use areas designated for those purposes.

Policy 33G: Encourage and foster economic development efforts aimed at attracting a broad range of tourist activities and recreational uses.

Policy 33H: Encourage and support economic development that will provide long-term employment for current and future residents of the Dolan Springs community.

#### Implementation:

The Dolan Springs community will cooperate with local and state economic development agencies to obtain information on business trends, labor force development processes and other economic aids to help increase the economic base of the Dolan Springs community.

The Dolan Springs community will seek resources to be used in economic development from Mohave County agencies, and federal and state grants, and will investigate economic development trends and availability of funds and grants for cooperative programs and development opportunities.

## GOAL 34: ENCOURAGE LIGHT INDUSTRY THAT IS NON-POLLUTING AND ENVIRONMENTALLY SAFE TO LOCATE IN THE DESIGNATED AREAS WITHIN THE DOLAN SPRINGS AREA PLAN.

Policy 34A: Work with Chamber of Commerce, and Planning and Zoning to find these types of industries and then to locate in the appropriate area.

Policy 34B: Encourage local and state economic development agencies to aid in the promotion of agreements that will help expedite commercial/light industrial development.

Policy 34C: Future light industrial uses approved for the Dolan Springs area should be water-conserving and non-polluting in terms of toxic waste emission, and the generation of excessive traffic, noise and light pollution.

## GOAL 35: Ensure that the expansion and connection of infrastructure meets the needs of a growing community.

Policy 35A: Encourage cooperation among developers in planning projects in the vicinity of the Dolan Springs townsite to promote interconnection of existing services with new development into an efficient supply network that can be expanded as development requires. This would entail the proper sizing of the mainlines upfront.

Policy 35B: Plan for the development and maintenance of water, wastewater and solid waste master plans for the Dolan Springs community.

Policy 35C: Plan for infrastructure development in harmony with Mohave County General Plan Goals 39,40,41 and 42, which follow:

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

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 enhanced.

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

Goal 42: To establish an adequate system for funding the costs of new public Infrastructure.

Policy 35D: Encourage the use of the Area Plan Use Map to determine logical locations of potential infrastructure facilities development to interconnect various residential and non-residential uses and needs.

#### **WASTEWATER FACILITIES:**

All residences and businesses within the planning area use on-site wastewater treatment, as no community sewer system exists. Residences depend exclusively upon individual septic systems. Future development within the Dolan Springs townsite and the Highway 93 corridor is forecast to be sufficient to justify the creation of limited community wastewater systems, while outlying residential development of one dwelling unit per acre and lower densities will likely rely upon individual septic systems.

GOAL 36: Ensure adequate wastewater collection and disposal systems where feasible and necessary in planned and proposed developments.

Policy 36A: Provide for the installation of central wastewater systems where feasible and necessary in planned and proposed developments.

Policy 36B: Higher-density development projects should be discouraged from using septic fields where possible to protect the environment and prevent pollution. Development should be encouraged to connect wastewater systems together to eventually form an area-wide collection system. Ref: County's 208 Plan.

Policy 36C: The Dolan Springs Development Committee and the community will work with land owners and developers in arranging meetings and dialogue with public and private utility service providers to develop and place collection systems within the community.

Policy 36C: Encourage the appropriate county agencies to investigate new economical and environmentally safe methods of wastewater management.

For example:

#### Sewer Anywhere. Save Thousands.

E/One Sewer Systems give you the freedom to sewer anywhere — at up to half the cost of gravity sewers.

Rugged hills. Isolated flatlands. Coastal areas. Or sites with high water tables. With E/One behind you, you can sewer where no one has sewered before.



That's because E/One Sewer Systems follow the contour of the land. So they can go anywhere. Without destroying the landscape.

They're easier to install than conventional gravity sewers, so they greatly reduce the high cost of sewering. And they're highly reliable. So they lower operating costs.

They're also safer than septic systems, which are environmental time bombs threatening ground and recreational water.

Cost-efficient. Reliable. Goes anywhere. And safer for the whole community.

Isn't that the direction you want to go?

|--|

Implementation: The Dolan Springs Development Committee shall have ongoing contact with Mohave Co. Board of Supervisors, and Planning

and Zoning in order to be aware of proposed development plans, and be able to initiate dialogue.

#### **ELECTRICITY:**

The affordability and availability of electric power is one of the major constraints to the growth and development of the Dolan Springs area. Unisource Energy Services holds the exclusive franchise to provide electric power in the Dolan Springs planning area. The availability of electric power is a major determinant of the availability and the terms of home mortgages. In the absence of available conventional electric power, mortgage lenders often lend at a lower percentage of assessed value than in areas where electric power and other amenities are available.

New above-ground utility lines typically cost approximately \$3.25 per foot. Currently, the electric company allows 400 feet of primary line service (roadway), and an additional \$1.40 per foot on private property. The cost of extending electrical service to the remote areas of the Dolan Springs townsite, is, therefore excessive and many property owners will be forced to utilize alternative means of power production, including solar, wind, and diesel generators.

## GOAL 37: Ensure the availability of adequate and affordable electric power to existing and new development.

Policy 37A: Provide assistance to property owners in obtaining state and/or federal subsidies for the establishment of alternate energy sources, including solar power systems, wind generators, and diesel/propane backup generators.

Implementation: The Dolan Springs Community Development Committee should review along with Planning and Zoning new developments of alternate energy sources.

#### **SOLID WASTE MANAGEMENT**

Public solid waste collection/transfer is not provided in the study area. Residents currently haul their refuse to a public sanitary landfill located approximately 32 miles south of the Dolan Springs area in the location of the old Duval copper mine. Residents also have an option of having a weekly garbage pick-up from a private company. However, many area residents choose illegal dumping as a way to dispose of their refuse. Illegal dumping is now a major problem.

An affordable and convenient means of community-wide solid waste disposal is needed to serve the current population of Dolan Springs and in order to accommodate the influx of new residents expected.

The Arizona State Waste Programs Divisions: Solid Waste: Plan Review Unit follows a plan review process:

Solid waste *transfer*, storage, processing, treatment and disposal facilities as described in ARS 49-701.1 and 49-701.30

#### Solid Waste Facility Requirements

A solid waste facility may be subject to one or more of these requirements:

- Solid waste facility plan approval
- Self-certification
- Best management practices
- Notices
- Minimum operating standards
- Aquifer Protection permit.

Solid Waste plan approval consists of a three-level approach:

- Level 1) solid waste plan approval.
- Level 2) Self-certification
- Level 3) best management practices

#### Self-Certification: ARS 49-762.05

- Self-Certification facilities are Level 2 facilities.
- Self-Certification applies to solid waste facilities for which plan review is not required and that are not subject to best management practices. <u>Depending on capacity</u>, these facilities include transfer stations, storage facilities, and solid waste incinerators.

## GOAL 38: Development of a community-wide solid waste collection system.

Policy 38A: Development project plans shall include a provider for the collection of solid waste and provision of proper disposal thereof.

Policy 38B: Ensure that developments have sufficient solid waste removal services for the present and the future.

Implementation measure: Ensure that there is a signed contract from the company that will provide the service.

Policy 38C: Encourage the formation of a unified sufficient system of

collecting solid waste through a cooperative system or private provider for the Dolan Springs community.

Policy 38D: Promote the future pick-up and recycling of reusable resources by public or private service providers. This could be provided at the transfer station.

Policy 38E: Encourage the county to locate and operate a landfill site and solid waste transfer station in an environmentally approved area of the Dolan Springs community.

Implementation measure: Research the appropriate solid waste facility plan as identified in ARS 49. Work with ADEQ and the county to determine which type of facility meets the Dolan Springs area criteria.

#### **HAZARDS MANAGEMENT:**

The Detrital Wash is the major tributary of the Detrital Basin. It runs through the Dolan Springs planning area, basically from North to South, and is the major potential flood zone. The occurrence of storm water runoff in the area is due to a few annual severe storms, which tend to cause heavy localized flash flooding. No flood control measures exist in or around the area to limit damage from flash flooding in the low-lying portions of the area.

Smaller tributary washes are also subject to flash flooding.

Settlement densities are presently so low that flood damage is not yet a major concern. The site plans or subdivision review process addresses the flood-prone areas with potential builders/developers.

## GOAL 39: Reduce the effects of flooding on the Dolan Springs community.

Policy 39A: The locations of floodplains and floodways within the Dolan Springs community shall be determined from the most recent revisions{s} of the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps. (FIRM). (see exhibit iii)

Policy 39B: Development should be discouraged for projects located in floodplains. Each parcel should have a flood free building area.

Policy 39C: Storage or production of hazardous wastes shall be vigorously opposed in identified 100-year floodplains.

Policy 39D: Encourage Mohave County to ensure that land shall not be divided for any development purpose without an engineering study illustrating that:

A: Proposed structure would not be subject to damage from the 100-year storm event.

B: Proposed development will not increase the base flood elevation above that provided for in FEMA regulations. This policy should be implemented through the County's development regulations and other applicable regulations.

Policy 39E: Development within designated floodplains shall be limited in use and intensity according to county planning and zoning regulations and floodplain regulations.

Policy 39F: The use of cluster development shall be promoted to utilize the development potential of property outside floodplain areas while preserving designated floodplains within the property.

#### <u>Implementation</u>

Mohave County will monitor floodplain mapping throughout the Dolan Springs community based upon FEMA reports and other reliable studies.

Floodplain and floodway development should be regulated in a manner consistent with FEMA guidelines and other policies. General Plan land use designations and adopted zoning will establish appropriate densities for floodplain development.

### GOAL 40: Reduce the risks to the Dolan Springs Community due to hazardous materials and hazardous wastes.

Policy 40A: Hazardous materials should be regulated according to the provisions of Goal 31, Policies 31.1 and 31.2, Mohave County General Plan, and according to all applicable provisions of federal, state, and local regulations.

#### TRANSPORTATION:

Dolan Springs is accessed via Pierce Ferry Road (County Road 25). This is the only paved highway in the Dolan Springs planning area. The majority of the planning area is accessed by means of inadequate native material roads. Most of the roads were dedicated on the final

plat and are under county jurisdiction. The Mohave County Road Dept. has the following standards for the dirt roads located in the Dolan Springs Planning area.

Tertiary Maintenance: Maintained twice a year on a regular basis. These are: Don Nell, Penny St, Lloyd ST, and Peacock Dr.

Most of the remaining dirt roads are maintained with grading and occasional gravel deposits, done on a rotation basis; however, all of the roads are subject to washouts during monsoon seasons, and dust hazards during windy days.

The Dolan Springs Development committee understands that the development and maintenance of an adequate area-wide road network is vital for the success of future development and public safety.

## GOAL 41: Plan, construct and maintain an efficient road transportation system adequate to accommodate the growth and development of the Dolan Springs community.

Policy 41A: Encourage residents, both current and future, to investigate the feasibility of becoming a road improvement district. Such a district should include short and long-range road improvement plans, which should include measures to acquire necessary road easements.

Policy 41B: Encourage State and County officials to distribute tax dollars more evenly.

Policy 41C: Encourage the Mohave County Public Works Department to research all possible surfacing alternatives for improving existing dirt roads.

Policy 41D: In conjunction with the development of the Land Use Map; research the addition of a frontage road.

Policy 41E: Research the possibility of completing certain existing road beds to improve access into the Dolan Springs townsite.

Implementation: encourage the paving and widening of the following roads listed in order of priority:

- 1. Seventh St. from Hwy 93 to Pierce Ferry Road.
- 2. Eleventh St. from Hwy 93 to Havasu Road.
- 3. Havasu Road from Eleventh St to Pierce Ferry Road.

Policy 41F: Developers will be encouraged to coordinate with state and county development agencies in the design and integration of their projects, which have road construction, into the current area transportation system, and to develop those roads to county standards, or higher, which will provide adequate service to accommodate future links and developments.

Policy 41G: Proposed projects should be designed to provide access roads, dedications and rights-of-way as required by county development regulations, and to match existing rights-of-way, connector streets and arterials to developing properties.

Policy 41H: Ensure that commercial development access does not come through residential areas and local streets. Access to commercial development should be from collectors, arterials or thoroughfares as designated on the Land Use Map.

## GOAL 42: Provide a bicycle path through the "core" area of Dolan Springs;

Policy: 42A: Encourage the placement of a path parallel to Pierce Ferry Road through the "core" of Dolan Springs.

Policy: 42B: The pathway should be sufficiently wide to accommodate mechanized wheel chairs as well as bikes and walking pedestrians.

Implementation: Determine best way to achieve this via: grants or within an improvement district, or by petitioning the Board of Supervisors.

#### Public Safety:

Police, fire, emergency medical transportation, and medical facilities are essential for ensuring the health, safety and welfare of the Dolan Springs community, and for maintaining the quality of life necessary for growth.

The Lake Mohave Ranchos Fire District has sufficient capability to provide both fire and emergency services for the existing population. Additional fire district services will depend on the rate of growth in the community. The present fire chief has been instrumental in seeking and getting grants for fire district improvements. Such efforts should be continued on into the future.

The two medical services located in downtown Dolan Springs are also adequate to provide for the current population. However, these local

services should be reviewed on an annual basis to determine if they are still meeting community needs.

The Mohave County law enforcement coverage is inadequate.

At the time of this writing, The Dolan Springs area is in the N.W Patrol area which includes, Dolan Springs, Chloride, Cottonwood Road, White Hills, Meadview, and Temple Bar. This area is covered by two deputies; one located in Meadview and one in Dolan Springs. If they are not available, a deputy is sent from Kingman.

Police protection is a major concern of the Dolan Springs population. Like many small isolated communities, adequate police protection is seriously lacking. The residents have expressed a strong desire to increase police protection in the Dolan Springs planning area. The increased protection can be accomplished by implementing the following suggestions:

## GOAL 43: Ensure adequate levels of police, fire and ambulance service are available as the Dolan Springs community grows.

Policy 43A; Review at regular interviews the adequacy of existing fire district and medical capabilities based on growth rates. These efforts should be coordinated with county and state public safety officials to determine the levels of service necessary.

#### Implementation:

- a. Strongly recommend that Mohave County provide after-hours police protection.
- b. Encourage county law enforcement agencies to create a manned "holding Cell" facility in the Dolan Springs planning area. Such a facility would benefit surrounding communities as well.
- c. Encourage the use of trained deputized volunteers to patrol in county vehicles with cameras and cell phones. This could also work for monitoring illegal dump sites.
- d. Encourage local businesses to install surveillance cameras.

#### The Dolan Springs Development Committee

Steering Committee

**Contributing Members** 

Members

Sue Baughman Marlene Dobbs Frank Geraci Dianne Knisely Robert Leavitt Karin Nash Julie Robinson Shane Robinson Toby Robinson Fred Stilt JOHN FORD DAVE KNISLEY ROBERT STECK

CONSULTANT: LYNN STEIGER

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PLANNING AND ZONING CONSULTING PLANNER:

Kevin Davidson; Planner II, Mohave County Planning and Zoning.