

**Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY ZONING ORDINANCE SECTION 46.2 AMENDMENTS TO THE GENERAL PLAN AND AREA PLANS to amend the property size requirement that constitutes a major plan amendment to the Mohave County General Plan.**

This evaluation is to determine whether approval should be granted for an Amendment to the Mohave County Zoning Ordinance, as requested by Mohave County.

A Major Amendment is a proposed change to the General Plan or an adopted Area Plan that will cause a substantial alteration of the land use mixture or balance, as established by the General Plan or Area Plan.

Currently, proposed non-alternative energy projects of 1,800 acres or larger, or as determined by the Board of Supervisors, will require Major Amendments. Major Amendments are also required for proposed alternative energy projects of 1,800 acres or larger in Urban Development Areas and Suburban Development Areas, and for proposed alternative energy projects of 3,800 acres or more in Rural Development Areas.

The recently approved 2025 Mohave County General Plan was changed to identify the new threshold for Major Amendments to the Mohave County General Plan to be 640 acres. This amendment is done in an effort to codify that change within the Zoning Ordinance.

**FINDINGS OF FACT:**

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect comply with the Mohave County General Plan.
- c. The proposed action and effect comply with the Arizona Revised Statutes.

**STAFF RECOMMENDATION:**

**Staff recommends AMENDING Section 46.2 of the Mohave County Zoning Ordinance as follows (wording to be deleted is ~~struck~~; wording to be added is **bolded and double underlined**):**

**Section 46.2 AMENDMENTS TO THE GENERAL PLAN AND AREA PLANS**

**B. Amendments to the General Plan or an adopted Area Plan**

**4. Actions consider a Major Amendment**

- a. The following proposed amendment actions will be considered Major Amendments:

- 1) A proposed change to the General Plan or an adopted Area Plan which causes a substantial alteration of the land use mixture or balance established for a defined area in the land use element of the General Plan or adopted Area Plan as follows:

- a) ~~For development proposals other than alternative energy projects 1,800 acres and larger will typically require Major Amendment; however, the Board of Supervisors will consider each proposal and make that determination prior to~~

~~processing the actual amendment item.~~ **Developments over 640 acres will be considered a major amendment to the Mohave County General Plan; however, the Board of Supervisors may consider a proposal and make that determination prior to the processing the actual amendment item.**

- ~~b) Any proposed amendment in an Urban Development Area or a Suburban Development Area for an alternative energy proposal consisting of 1,800 gross acres or more.~~
- ~~e) Any proposed amendment in a Rural Development Area (RDA) for an alternative energy project consisting of 3,800 acres or more. For alternative energy proposals in RDAs involving both public and private lands, only the private lands will be counted toward the acreage in determining whether the proposal requires a Major or Minor Amendment (if any) to the General Plan.~~
- Ⓓ) **b)** The Board of Supervisors may determine that any proposal requiring an amendment to the General Plan constitutes a Minor Amendment if it finds, consistent with A.R.S. 11-805, that the proposal is beneficial to the County, and does not present a substantial alteration of the County's land use mixture or balance to the land use element for that area of the County as depicted in the General Plan.