



Cochise County
Community Development
Planning, Zoning and Building Safety Division

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MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Peter Gardner, Planner II
FOR: Daniel Coxworth, AICP, Planning Director
SUBJECT: Docket R-18-02 (Subdivision Regulations Update)
DATE: December 31, 2018 for the January 9, 2019 meeting

I. BACKGROUND AND PROPOSED CHANGES

Docket R-18-02 is a proposed revision to the Cochise County Subdivision Regulations.

The Board of Supervisors has directed Staff to:

- Update the Regulations to conform with current ARS
- Remove the Minor Expedited Subdivision option
- Preform clerical revisions to reflect current practices

The regulations currently require a new subdivision that will not be connected to a sewer system to be submitted with septic system testing results for at least one third of the lots. This regulation was adopted at a time when such testing was only recommended but not required for an individual property owner. Under current law, all septic systems require such testing prior to permitting, hence this requirement is superfluous.

The Minor Expedited Subdivision was created with the intent of allowing small landowners to create small subdivisions through a free, less intensive process. Since its inception, the process has not been used as intended, and the waiver for drainage analysis has created the potential for flood issues in and around such subdivisions. In addition, such applications were processed for no fee, despite requiring the same amount of staff review, less the drainage analysis. While good intentioned, the option has not fulfilled its intended purpose, and Staff recommends removing it.

There are a number of clerical issues to be cleaned up pertaining to specific requirements call out in the regulations, which include obsolete technology. Rather than updating the regulations to correspond with current technology, Staff recommends removing any such requirements from the regulations, and permit Staff to set policy on submission formats to permit easy changes to reflect current technology and industry standards.

Staff believes the changes fulfill the desire of the Board and makes the requirements for noticing clear and concise.

Planning, Zoning and Building Safety

1415 Melody Lane, Building E
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
1-877-777-7958
planningandzoning@cochise.az.gov

Highway and Floodplain

1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9337 fax
1-800-752-3745
highway@cochise.az.gov
floodplain@cochise.az.gov

II. SUMMARY AND RECOMMENDATION

Staff has presented draft language for Planning Commission consideration and is requesting that the Commission forward these proposed text amendments to the Board of Supervisors with a recommendation for approval at the March 26, 2019 meeting.

Sample Motion: *Mr. Chairman, I move to forward Docket R-18-02 with a recommendation of approval to the Board of Supervisors.*

III. ATTACHMENTS

Attachment A Draft Language