



Cochise County
Community Development
Planning, Zoning and Building Safety Division

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MEMORANDUM

TO: Cochise County Planning and Zoning Commission Work Session
FROM: Dan Coxworth, Planning Directors
SUBJECT: Docket R-19-01 (Foreclosure Registry, Article 25)
DATE: June 12, 2019

I. BACKGROUND AND PROPOSED CHANGES

Addition of Article 25 of the Cochise County Zoning Regulations to establish a Foreclosure Registry, and amendments to Article 2 Definitions.

On May 8, 2019 the Planning & Zoning Commission discuss the proposed Foreclosure Registry during a Work Session.

On March 12, 2019, the Board of Supervisors met in a Work Session to discuss with Development Services staff the need to establish a Foreclosure Registry. Each member of the Board indicated their desire to move forward and present changes to the Zoning Regulations before the Planning & Zoning Commission.

The Development Services Department is proposing to amend the Cochise County Zoning Regulations to establish a property registration program as a mechanism to protect residential areas from deteriorating vacant property through the lack of adequate maintenance and security because of a default on a mortgage.

Any lender (or beneficiary or trustee who hold an interest in a deed of trust), who issues a Notice of Default on a residential property in the unincorporated areas of Cochise County are required to register the property with Cochise County.

II. SUMMARY AND RECOMMENDATION

Staff is recommending the proposed additions to the Zoning Regulations be forwarded to the Board of Supervisors for approval.

III. ATTACHMENTS

Draft Article 25 Foreclosure Registry
Draft Amendments to Article 2, Definitions

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