



Development Services

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MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Matthew Taylor, AICP, Planning Division Manager
THROUGH: Christine McLachlan, AICP, Director
SUBJECT: Docket R-25-05 (Subdivision Plat Approval)
DATE: March 11, 2026

I. BACKGROUND

This is a staff-initiated amendment to the *Cochise County Subdivision Regulations* to allow administrative review and approval of Preliminary Plats, Final Plats, and Plat Amendments. Senate Bill 1286 was signed into law on March 25, 2025, amending Sections § 11-269.27, § 11-822, and § 11-823 of Arizona Revised Statutes, authorizing counties to implement administrative review and approval of subdivision plats pursuant to an adopted county ordinance. With an affirmative recommendation by the Commission, staff will schedule a public hearing for the next available Board of Supervisors meeting.

II. SPECIFIC CHANGES

Changes to Title 11 of Arizona Revised Statutes authorizes counties to expand administrative review and approval of subdivision plat-related activities previously requiring Planning and Zoning Commission recommendation and Board of Supervisor approval, including approval of assurances and plats. This legislation does not reduce requirements counties must otherwise follow; however, the Board of Supervisors may amend also the subdivision regulations to allow administrative action relative to:

- Acceptance of streets, highways, bicycle facilities, and other ways into a county maintenance system within one year after completion;
- Waive preliminary plat approval as a condition precedent to submitting a final plat and may also waive or reduce infrastructure standards or requirements except for improved dust-controlled access and minimum drainage improvements;
- Deny a plat without adequate water supply assurance.

Proposed amendments to the *Cochise County Subdivision Regulations* shift roles of the Planning and Zoning Commission (the recommending body) and Board of Supervisors (the approving body) to County staff. The *Regulations* currently identify the "Subdivision Committee" and "Development Controls Officer" as functional administrators in preliminary and final plat review processes with the development officer managing the plats through the public meeting process.

In addition to assigning subdivision approvals to the Subdivision Committee and Development Controls Officer, the amendments also include the following changes:

- Authorizes the Development Controls Officer to approve assurance agreements.
- Authorizes the Development Controls Officer to waive a preliminary plat as a precursor to final plat submittal if recommended by the Subdivision Committee.
- Authorizes the Development Controls Officer to deny a final plat without an affirmative water adequacy determination.
- Scrivener changes for correctness and consistency:
 - Renames tentative plat to preliminary plat for consistency with State law.
 - “Environmental and Natural Resources Department” to “Engineering and Natural Resources Department.”
 - “Cochise County Road Construction Standards & Specifications for Public Improvements” to Cochise County Road Design & Construction Standards & Specifications for Public Improvements.”
 - Spelling and grammar (the use of hyphens, periods, missing or extra spaces, etc.).

Proposed amendments do not affect application fees, review timelines, or minimum application submittal requirements.

III. STAFF RECOMMENDATION

Staff recommends amending the *Cochise County Subdivision Regulations* to allow administrative subdivision plat approvals as authorized by State law.

SAMPLE MOTION

I move to recommend approval of Docket R-25-05 to the Board of Supervisors, amending text of the *Cochise County Subdivision Regulations* as outlined in Exhibit A.

ATTACHMENTS

- *Exhibit A: Subdivision Regulations with Proposed Amendments*
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