



BOARD OF SUPERVISORS AGENDA ITEM REPORT (BOSAIR)

All fields are required. Enter N/A if not applicable. For number fields, enter 0 if not applicable.

Award Type: Agenda Item

Is a Board Meeting Date Requested? Yes

Requested Board Meeting Date: 12/02/2025

Project Title / Description: P25TA00003 SUBDIVISION APPROVAL

Agenda Item Report

Introduction / Background: This text amendment revises the approval process for subdivision plats and assurances in Pima County.

Discussion: The subdivision approval text amendment adds to the zoning code the ability of the Board of Supervisors to authorize the development services director to approve subdivision plats and assurances administratively, and specifically proposes to add a section in Section 18.69.030 of the Zoning Code which outlines the process by which plats and assurances are approved.

Conclusion: This text amendment will streamline the process by which plats and assurances are approved and eliminates unnecessary processes and time for plat approvals.

Recommendation: Staff and Planning and Zoning Commission recommend APPROVAL of the request.

Fiscal Impact: N/A

Support of Prosperity Initiative: 1. Increase Housing Mobility and Opportunity

Provide information that explains how this activity supports the selected Prosperity Initiative This text amendment will help increase the availability of housing by eliminating unnecessary time and processes for the approval of subdivision plats. Recording of a subdivision plat is often a necessary step in developing areas for new residential housing, which can rely heavily on market demand and availability of money lending for development. Reducing the time it takes to reach approval of a plat helps developers looking to building new housing to better respond to the market and helps housing projects to be completed while funding is available to said developers.

Board of Supervisor District:

- 1
- 2
- 3
- 4
- 5

Department: Development Services

Name: Spencer Hickman

Telephone: (520) 724-6498

Department Director Signature:  For _____ Date: 11/13/25

Deputy County Administrator Signature:  _____ Date: 11/14/2025

County Administrator Signature:  _____ Date: 11/17/2025



TO: Honorable Board of Supervisors

FROM: Tom Drzazgowski, Deputy Director
Public Works-Development Services Department-Planning Division

DATE: November 12, 2025

SUBJECT: P25TA00003 SUBDIVISION APPROVAL
(Zoning Code Text Amendment)

The above referenced Zoning Code Text Amendment is scheduled for the Board of Supervisors' **TUESDAY, DECEMBER 2, 2025** hearing.

REQUEST: Proposal to amend by ordinance, the Pima County Zoning Code 18.69.030 (General Regulations) to add to allow the development services director to approve final plats and assurances.

OWNER: N/A

APPLICANT: Pima County Development Services Department

DISTRICT: ALL

STAFF CONTACT: Spencer Hickman, Planner II

PUBLIC COMMENT TO DATE: As of October 28, 2025, staff has written public comments (attached).

PLANNING AND ZONING RECOMMENDATION: **APPROVAL** (6-0; Commissioners Becker, Matter, Gungle and Cook were absent).

STAFF RECOMMENDATION: Staff recommends **APPROVAL**.

TD/SH/ds
Attachments



BOARD OF SUPERVISORS MEMORANDUM

Subject: P25TA00003

Page 1 of 2

FOR DECEMBER 2, 2025 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Tom Drzazgowski, Deputy Director
Public Works-Development Services Department-Planning Division

DATE: November 12, 2025

ADVERTISED ITEM FOR PUBLIC HEARING

ZONING CODE TEXT AMENDMENT

P25TA00003 SUBDIVISION APPROVAL

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, RELATING TO ZONING (TITLE 18); AMENDING THE PIMA COUNTY ZONING CODE CHAPTER 18.69.030 (GENERAL REGULATIONS), TO UPDATE PLAT REQUIREMENTS; TO ALLOW DEVELOPMENT SERVICES DEPARTMENT DIRECTOR TO APPROVE FINAL PLATS AND ASSURANCES. On motion, the Planning and Zoning Commission voted 6-0 to recommend **APPROVAL** (Commissioners Becker, Matter, Gungle and Cook were absent). Staff recommends **APPROVAL**. (All Districts)

Summary of the Planning and Zoning Commission Hearing (September 24, 2025)

Staff presented the staff report highlighting the zoning code text amendment to amend Section 18.69 to add a new process to approve subdivision plats and assurances. In March 2025, the Arizona legislature passed, and the Governor signed Senate Bill 1286. SB 1286 allows counties to adopt ordinances that allow a county employee to approve a subdivision of land.

A commissioner asked if the final plats would be accepted upon the director's approval or the signature from the Board chair.

Staff clarified that the subdivision plats do not create new lots until the plat has been recorded, and that this text amendment is only changing the process by which the plats will be ready to be recorded.

A commissioner asked if taking the approval of subdivision plats off of a Board of Supervisors hearing, would the process become less democratic. Staff explained that plats currently are approved by means of the consent agenda, which is not a public process, and that approvals of plats are currently not subject to public notice or testimony.

Staff further clarified that the approval of a subdivision plat works in a very similar fashion to other engineering documents, such as the site construction permit, and that if the County were to fail in approving a plat that meets County standards, the County would be open to potential litigation from the applicant.

A commissioner suggested a hypothetical scenario where the Board Chair could withhold their signature from the plat approval, thereby delaying the process of plat approval. Another commissioner suggested a time restriction or window on Chair signature.

A commissioner asked for clarification if the text amendment was eliminating the need for involvement from the Board in some fashion.

Staff clarified that the purpose of the amendment was to remove the unnecessary time spent scheduling the plat for a Board of Supervisors hearing.

A commissioner asked if there was a time limit or appeal process if the process was slowed by a Board Chair.

Staff responded that staff objects to placing any time limits on Pima County elected officials, and that the process as it exists currently could still be slowed by the inaction of an elected official.

A commissioner asked if there were any processes in place to ensure a rapid approval of plats.

Staff replied that staff would work within the processes currently in place to ensure signature, and that there has never been a problem with an elected official's failure to sign a plat. Staff further stated that the County could potentially come under threat of litigation if the Board of Supervisors were to change plats at the time of the hearing for approval.

A representative of the Southern Arizona Home Builders Association spoke about the benefits of the text amendment to the homebuilding industry, as well as the Association's support of the amendment. He also spoke in support of time limits for elected officials for signature and approval of subdivision plats.

The commission voted to close the public hearing.

Commissioner Maese made a motion to recommend **APPROVAL** of Zoning Code Text Amendment P25TA00003 Subdivision Approval. Commissioner Tronsdal gave second.

Upon a voice vote, the motion to recommend **APPROVAL** passed (6-0; Commissioners Becker, Matter, Gungle and Cook were absent).

TD/SH/ds
Attachments

C: Chris Poirier, Director

ORDINANCE 2025-_____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, RELATING TO ZONING (TITLE 18); AMENDING THE PIMA COUNTY ZONING CODE CHAPTER 18.69.030 (GENERAL REGULATIONS), TO UPDATE PLAT REQUIREMENTS; TO ALLOW DEVELOPMENT SERVICES DEPARTMENT DIRECTOR TO APPROVE FINAL PLATS AND ASSURANCES

THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA FINDS THAT:

1. State law previously required Board of Supervisors approval to record final plats with assurances. This required additional processing time of up to six weeks to get onto Board of Supervisors agendas for what were essentially ministerial actions.
2. To encourage more housing, aid government efficiency and reduce development timelines, the Arizona State Legislature recently amended A.R.S. §§ 11-269.27 and 11-822 to allow counties to adopt an ordinance to authorize administrative personnel to approve plats and assurances for the county.
3. The Planning and Zoning Commission, at its May 28, 2025 hearing, initiated and authorized staff to amend the Pima County Zoning Code to change the plat approval process.
4. The amendments in this ordinance will revise the Pima County Zoning Code to allow the development services director to administratively approve final plats with assurances in lieu of sending the plat to the Board of Supervisors for approval.
5. This ordinance does not waive requirements or standards, only allowing recordation of the plat after staff approval and subsequent signature by the Chair of the Board of Supervisors.

IT IS ORDAINED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA:

Section 1. Amending the Pima County zoning code chapter 18.69.030 (general subdivision regulations), to update plat approval authority as follows:

18.69.030 General regulations.

- A. Approval of Subdivision Required. Until a tentative plat and a final plat of a subdivision shall have been approved in accordance with this chapter and the Subdivision Development and Street Standards Manual, no person proposing a

subdivision within Pima County, outside the corporate limits of any city or town shall:

- 1. Subdivide or file a record of survey, map or plat for record; or
 - 2. Sell any part of said subdivision; or
 - 3. Proceed with any grading, construction or other work on the same, except as specified in Section 18.69.060G.
- B. Lots. All lots shall be consistent with the zoning requirements.
- C. Except as otherwise provided herein, a subdivider shall construct or install all required subdivision improvements or provide assurance for their installation as defined in Section 18.69.070 prior to the issuance of a building permit for any lot.
- D. The board of supervisors delegate their approval authority of the subdivision plats and associated procedures as provided herein to the development services director or their designee. Once the subdivision plat has been approved by the development services director or their designee, the final plat shall be sent for signature by the chair of the board of supervisors for acceptance through the clerk of the board of supervisors.

...

Section 2. This ordinance is effective 31 days after its adoption.

PASSED AND ADOPTED by the Board of Supervisors of Pima County, Arizona, this _____ day of _____, 2025.

ATTEST:

BOARD OF SUPERVISORS

 Melissa Manriquez,
 Clerk of the Board of Supervisors

 Rex Scott
 Chairman, Board of Supervisors

APPROVED AS TO FORM:

APPROVED:



 Bobby Yu, Deputy County Attorney



 Executive Secretary
 Planning and Zoning Commission

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION**

**PUBLIC HEARING
SEPTEMBER 24, 2025**

P25TA00003

SUBDIVISION PROCESS TEXT AMENDMENT

STATUS / AGENDA ITEMS

**Planning and Zoning Commission Public Hearing
Zoning Code Text Amendment**

REQUEST

An Ordinance of The Board of Supervisors of Pima County, Arizona, Relating to Zoning (Title 18); Amending the Pima County Code Chapter 18.69.030 (General Regulations), to update plat requirements; to allow the Development Services Department Director to approve final plats and assurances (All Districts)

INITIATION

Planning and Zoning Commission, May 28, 2025

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the proposed Subdivision Process Zoning Code Text Amendment.

This proposed amendment to 18.69.030 will amend the approval process for subdivision plats and related assurances. The Planning and Zoning Commission, at its May 28, 2025, hearing, initiated and authorized staff to amend the Pima County Zoning Code for subdivision approval.

Specifically, this amendment allows the Board of Supervisors to delegate the approval authority for subdivision plats and related documents to the Development Services Director or their designee, and specifically proposes to update 18.69.030. The change introduces a new section, Section 18.69.030.D which will give the Board of Supervisors the ability to delegate the approval of plats and assurances, as well as describing the process by which the approval of plats and assurances becomes final. Plats that are approved by the Development Services Director must be sent to the Clerk of the Board to receive a signature by the Chair of the Board of Supervisors, making the plats approved and ready to be recorded.

BACKGROUND

Pima County Zoning Code Section 18.69.060.K and 18.69.070.F currently direct the plat and assurance approval process, 18.69.060.K stating; "The procedure for approval of the final plat shall be the same as for approval of the tentative plat, provided that if the planning and development services director finds that the final plat conforms to the tentative plat as approved in accord with this chapter, the director shall so certify and transmit the final plat to the board of supervisors for final approval and recordation." Section 18.69.070.F states "the approval of the board of supervisors shall be endorsed in writing on the plat and shall include specific identification of an approval of the assurances required by these regulations."

This zoning code text amendment is intended to help streamline and quicken the process for applicants and property owners to achieve approval of new subdivision plats. Subdivision plats currently are subject to review and approval by development services staff, prior to submittal to

the Board of Supervisors. These reviews through staff are to ensure that the plat and assurances are meeting the codified requirements for subdivision approval, from regulatory texts such as the Pima County Zoning Code and the Subdivision and Development Street Standards. Once Pima County staff have reviewed the plat and compliance with relevant regulations is confirmed, the plat is scheduled for a Board of Supervisors hearing, which typically will add 6-8 weeks of time onto the approval process. During the Board of Supervisors hearing, the plat approval is a consent item, not subject to a "hearing" process. As this is not a "public hearing" approval, things such as mailed and posted notice to neighbors, advertisement in the newspaper, and written and oral public testimony are not part of the process. As there is no public hearing process during the Board of Supervisors hearing, and compliance with codified regulations has already been confirmed by County staff, this additional hearing at the Board of Supervisors is potentially an unnecessary process, which simply acts to protract approval for applicants and to delay the creation of new parcels and lots. Subdivision plats are similar engineering documents to development plans, which follow a similar burden of review and approval. Development plans are not subject to a public hearing, as they are allowing uses that are permitted by-right or have already achieved approval of the necessary entitlements. The review done by county staff is to ensure compliance with applicable regulations and codes. This text amendment will help to align the subdivision plat approval process more similarly to the development plan, a similar engineering document. While this text amendment will allow for a change in the approvals, it will be done at the behest of the Board of Supervisors, and should the Board see the need to return to the current approval process, the Board may retake approval authority for itself.

This text amendment was initiated and is now under review following a change in Arizona State Law. The Arizona State Legislature amended A.R.S §§ 11-269.27 and 11-822 to allow counties to adopt an ordinance to authorize administrative personnel to approve plats and assurances for the county.

Pima Prospers, the 2015 update of the Pima County Comprehensive Plan, identifies several policies and goals applicable to the proposed amendment:

- Work with stakeholders to reduce regulatory barriers, examine existing regulations for opportunities to consolidate requirements, and provide incentives where possible to increase efficiency of resources as well as support healthy communities. (Pima Prospers 4.3(3), Policy 2)
- Recognize the non-monetary burden that places a cost on development in the form of time delays, land set-asides, or expensive entitlement procedures. (Pima Prospers 7.2(4), Policy 2)

Text Amendment

The amendment adds the ability of the Board of Supervisors to authorize the development services director to approve subdivision plats and assurances administratively, and specifically proposes to update the following sections from 18.69.030:

- Adding Section 18.69.030.D to allow the Board of Supervisors to delegate the subdivision plat and assurances approval authority to the development services director or their designee, and to require a signature by the chair of the Board of Supervisors for acceptance through the Clerk of the Board of Supervisors.

Public Comment

Staff sent the draft text amendment to local development and stakeholder groups for review and comment. The list of the contacted stakeholder groups is attached. Two stakeholders had comments.

The Catalina Foothills Association (CFA) provided comment, centering around concerns that the amendment would decrease full transparency regarding new development proposals under review. The CFA would like plats and assurances to continue being approved at a Board of Supervisors hearing as the process currently exists, as they value the opportunity for public participation that hearings provide, as well as the access to information regarding the plats and assurances that are currently being approved.

The Tucson Mountains Association (TMA) provided comment, citing reservations about the change in zoning code regarding subdivision approval process. TMA cites concerns regarding the approval of certain types of subdivision that more greatly effect residents within TMA's footprint, such as low-density and conservation subdivisions. To this effect, TMA suggested that the amendment allow for the change in process, however the Board of Supervisors hearing should still be the process for approval when there are concerns about impacts to county residents or environmentally sensitive areas. TMA also cited a desire for continued and increased transparency with subdivision plat approvals, as well as a desire for clarification or update to other subsections of the zoning code chapter in question (Section 18.69).

As of submittal of the text amendment for the Planning & Zoning Commission public hearing, staff has not received additional public comment. Published and mailed notice of the amendment along with the website posting of staff's report will occur a minimum of fifteen days prior to the public hearing. The website will be updated to include public comment throughout the process to the Planning and Zoning Commission and the Board of Supervisors.

Additional comment from internal or external stakeholders that are provided to staff after the posting of this report will be provided to the Commission and the public as supplemental to this report.

Respectfully Submitted,



Spencer Hickman
Planner II

ORDINANCE 2025-_____

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subdivision within Pima County, outside the corporate limits of any city or town shall:

1. Subdivide or file a record of survey, map or plat for record; or
 2. Sell any part of said subdivision; or
 3. Proceed with any grading, construction or other work on the same, except as specified in Section 18.69.060G.
- B. Lots. All lots shall be consistent with the zoning requirements.
- C. Except as otherwise provided herein, a subdivider shall construct or install all required subdivision improvements or provide assurance for their installation as defined in Section 18.69.070 prior to the issuance of a building permit for any lot.
- D. The board of supervisors delegate their approval authority of the subdivision plats and associated procedures as provided herein to the development services director or their designee. Once the subdivision plat has been approved by the development services director or their designee, the final plat shall be sent for signature by the chair of the board of supervisors for acceptance through the clerk of the board of supervisors.

...

Section 2. This ordinance is effective 31 days after its adoption.

PASSED AND ADOPTED by the Board of Supervisors of Pima County, Arizona, this _____ day of _____, 2025.

ATTEST:

BOARD OF SUPERVISORS

Melissa Manriquez,
Clerk of the Board of Supervisors

Rex Scott
Chairman, Board of Supervisors

APPROVED AS TO FORM:

APPROVED:



Bobby Yu, Deputy County Attorney

Executive Secretary
Planning and Zoning Commission

Spencer Hickman

From: Fred Fiastro <ffiastro@gmail.com>
Sent: Friday, August 29, 2025 2:07 PM
To: Spencer Hickman; Thomas Drzazgowski
Cc: Chris Poirier; Rex Scott; Kate Hiller; Linda Mayro; Will Pew; Tom Pew; Diana Freshwater; Bill Read; Bart Lind
Subject: Zoning Text Amendment Pima Co CFA Response
Attachments: Zoning Amendment Pima Co CFA Response 8-29-2025 Final.docx

Follow Up Flag: Follow up
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August 29, 2025

To: Tom Drzazgowski, Thomas.Drzazgowski@pima.gov
Spencer Hickman Spencer.Hickman@pima.gov

Re: Zoning Text Amendment Pima Co

Dear Tom and Spencer,

I am writing on behalf of the Catalina Foothills Association (CFA), in response to your email of 8/13/25 requesting responses to the proposed text amendment to amend the process in which Final Plats are approved (Section 18.69.030). Currently, a Final Plat is required to go before the Board of Supervisors,

and the proposed text amendment allows the Board to delegate the approval to the Development Services Department Director (or their designee) for final approval.

Our organization has concerns with this policy change that decreases full transparency regarding proposed development that can impact our neighbors and neighborhoods.

How to maintain full transparency?

1. The current need for Board of Supervisors approval of agendized Final Plats provides full transparency. We understand that Final Plat approval is not subject to a public hearing; however, citizen comments at the time of Final Plat approval are still important. This is clearly the reason for the existing requirement for Board of Supervisor approval. Other measures may keep neighbors informed but do not allow for review before approval.
2. Keeping the public informed: Current public reporting of Tentative Plat proposals are carried out by Development Services staff, County departments, neighbors, and stakeholders. We are reassured by Tom Drzazgowski in his communication of 8/18 that *"Plats are no different than other permits that are processed, so there shouldn't be an issue with you getting data and information you need on it."* Permits that are issued are typically approved undertakings. CFA would like assurance that there is a process for CFA to review Tentative and Final Plats before they are approved.

3. Citizens have their shot at development plans at the time of rezoning. However, many times, plat submissions occur years after rezoning approvals. Processes that assure neighbor representation through their Supervisor and notifications by DSD can improve the likelihood that neighborhood protections required by existing zoning code and rezoning conditions will be honored.

4. Retain the current requirement that Final Plats be approved by the Board of Supervisors.

No substitute for a final approval step.

Although this public notification system may allow proposed development to be revealed to the public, the requirement for public input and approval by the Board of Supervisors is an important part of the oversight function that constituents rely on.

With the anticipated approval of the Catalina Foothills Special Area Policies, the CFA, which represents about 1,600 households, considers itself to be a Stakeholder to be notified of any proposed land use changes and development proposals in the Catalina Foothills. We therefore ask to be notified by DSD of any proposed land use and zoning changes at the earliest stage.

We do appreciate your notification to the CFA of the proposed text amendment. However, to maintain full transparency with the public of all land use changes, we urge you to maintain the current requirement for Board of Supervisor approval of Final Plats in Pima County.

Thank you for your consideration of these suggestions.

Sincerely,

Fred Fiastro

Vice President; Catalina Foothills Association

Spencer Hickman

From: Vivian Harte <vivian.harte@gmail.com>
Sent: Sunday, August 31, 2025 12:49 PM
To: Spencer Hickman; Thomas Drzazgowski
Subject: Comments on Proposed Text Amendment by Tucson Mountains Association

Follow Up Flag: Follow up
Flag Status: Flagged

Some people who received this message don't often get email from vivian.harte@gmail.com. [Learn why this is important](#)

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For the proposed Subdivision Approvals Text Amendment (P25TA00003), comments are provided by the Tucson Mountains Association (TMA). TMA is cautious about new subdivision proposals in the Tucson Mountains, predominantly low density large resident parcels.

We oppose the Pima County Board of Supervisors delegating approval authority of all subdivision plats and subdivider provided assurances to Development Services. Recently amended state laws "allow" counties to adopt such an ordinance, but they do not "require" an ordinance, nor do they identify the type of subdivisions, such as conservation subdivisions that are present in the Tucson Mountains.

The proposed Text Amendment ORDINANCE 2025-_____ adds one sentence, 18.69.030 D.

Here are TMA's comments:

1 - Instead of D that has been suggested by Development Services, insert the following:

"The Board of Supervisors may delegate some authority to Development Services for subdivision plat approval, but does not delegate all approval authority to Development Services and reserves the right for final approval of all subdivisions and assurances when there are concerns about the impacts to county residents or environmental and other resources in sensitive areas."

2 - The proposed Text Amendment put forth by Development Services will eliminate public notification of subdivision approval by the Board of Supervisors. To improve transparency and future public notification of proposed subdivisions, TMA suggests Development Services start a Monthly Plats Status report. A Monthly Plats Status report would improve communication and information to organizations like TMA and neighborhood associations about proposed subdivisions in their sensitive areas, comprehensive plan special planning areas, or special districts.

3 - If this proposed Text Amendment put forth by Development Services is allowed, it appears the process in which subdivision plats are approved needs clarification or update in Sections 18.69.060 K, Final Plat Review and Approval, and 18.69.070 F, Board of Supervisors' Approval.

Thank you for contacting the Tucson Mountains Association about this proposed Text Amendment and the Request for Comment. TMA could have more comments when the proposed Text Amendment goes to the Planning and Zoning Commission.

Sincerely,
Vivian Harte, Vice President and Acting President
Tucson Mountains Association

Spencer Hickman

From: Patricia Gilbert
Sent: Wednesday, September 10, 2025 3:20 PM
To: Spencer Hickman
Cc: Thomas Drzazgowski; David Tapia Takaki; Mirela Hromatka; Kent McRae; Jenny Neeley; Eric Shepp; Michael LeBlanc
Subject: RE: Subdivision Approval Text Amendment

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Spencer,

The District (Eric and Michael) have some input. I hope this helps. Please reach out if you would like to discuss or have questions.

1. Rather than amending 18.69.030 General regulations, it seems the following code sections applies to Board approval. Should these sections be amended as well?

18.69.060(K) Final Plat Review and Approval. The procedure for approval of the final plat shall be the same as for approval of the tentative plat, provided that if the planning and development services director finds that the final plat conforms to the tentative plat as approved in accord with this chapter, the director shall so certify and *transmit the final plat to the board of supervisors for final approval* and recordation.

Additionally, the following code section has language on Board Approval; **18.69.070(F) Board of supervisors' Approval.** The approval of the board of supervisors shall be endorsed in writing on the plat and shall include specific identification of an approval of the assurances required by these regulations.

2. Will the Board delegate its signature authority for assurance agreements?
3. Below is input from Michael;

In the proposed draft, the director approves but the Board chair accepts:

D. The board of supervisors delegate their approval authority of the subdivision plats and associated procedures as provided herein to the development services director or their designee. Once the subdivision plat has been approved by the development services director or their designee, the final plat shall be sent for signature by the chair of the board of supervisors for acceptance through the clerk of the board of supervisors.

First, the new statute doesn't require the plat to go to the Chair if the Director approves it. I don't know what sending it to the Chair accomplishes, especially when the statute seems to entitle recordation based on approval.

§ 11-822. Subdivision approval; platting regulations; violation; classification; easement

A. ~~No~~ | A | plat of a subdivision of land within the area of jurisdiction of the county shall | not | be accepted for recording or r the board | or a county employee who is authorized by the adopted county ordinance |. The approval of the board | or a cc the adopted county ordinance | shall be endorsed in writing on the plat and shall also include specific identification and a those for hiking and equestrian trails required by this section. If a county planning and zoning commission exists, the plat r

Second, using “acceptance” as proposed might create confusion. Does the Chair’s “acceptance” mean that the County has accepted the streets before completion? I don’t think DSD is intending to use it in the same way:

C. Approval of a plat shall not be deemed to constitute or effect an acceptance by the county for designation of a or open space shown on the plat into the county maintenance system except for hiking and equestrian trails that However, at the time the streets, highways, bicycle facilities or other ways are fully completed in accordance with made by the county board | or a county employee who is authorized by the adopted county ordinance |, the cou facilities and other ways into the county maintenance system within one year ~~of~~ | after | completion.

Patricia Gilbert
Hydrologist III
Floodplain Management Division
Pima County Regional Flood Control District

201 North Stone Ave
9th Floor
Tucson, Arizona, 85701
Direct - 520.724.4606

From: Spencer Hickman <Spencer.Hickman@pima.gov>
Sent: Tuesday, September 9, 2025 10:36 AM
To: David Tapia Takaki <David.Takaki@pima.gov>; Patricia Gilbert <Patricia.Gilbert@pima.gov>; Mirela Hromatka <Mirela.Hromatka@pima.gov>; Kent McRae <Kent.McRae@pima.gov>; Jenny Neeley <Jenny.Neeley@pima.gov>
Cc: Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>
Subject: Subdivision Approval Text Amendment

Good Morning,

Planning is bringing a text amendment regarding subdivision plat approval process to the Planning and Zoning Commission on the 24th of September. Could you please take a look at the text amendment (both the clean version and strikethrough version are attached) and respond with any comment you might have regarding the amendment? The amendment itself is changing the final process for plat approval. The amendment will create language that allows the Board of Supervisors to delegate the approval of the plats to the Development Services director, instead of having to be scheduled on a Board hearing for approval on the consent agenda. This

amendment will not change any standards for approval of plats, just who provides final signature. The aim of the amendment is to cut out the extra 6-8 weeks or so that an applicant will have to wait for approval on a Board Agenda. Please let me know if you need me to clarify any part of the amendment.

Thank you,

Spencer Hickman
Planner II
Pima County Development Services
201 N. Stone Av, 1st Floor
Tucson, AZ 85701
Spencer.Hickman@pima.gov
(520)724-6498