

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.

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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

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