



## Briefing Notification to County Manager

Prepared by the Planning & Development Department

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**Case #/Title:** TA2015005 – Subdivision Assurance

**Supervisor Districts:** All Districts

**Overview:** A text amendment to the Maricopa County Subdivision Regulations, Section 203

This text amendment will allow any form of assurance acceptable to the Planning Director within statutory parameters. Currently, assurance of subdivision infrastructure improvements is provided only in the form of a bond, but the proposed language will amend Section 203.2.i.1 and 203.3.b.6 in order to maximize flexibility in favor of the regulated community.

Proposed verbatim language is (added language is underscored, deleted language is struck-through):

### Maricopa County Subdivision Regulations Section 203. Final Plat

2. INFORMATION REQUIRED FOR FINAL PLAT SUBMITTAL: A final plat shall contain the following information areas (detailed information required shall be as specified in the administrative guidelines):

- i. Assurance Statements regarding the following (specific format of Assurance Statements shall be as specified in the administrative guidelines):
  - 1) Grading, drainage, and pPavement and improvement of roads.
  - 2) Utilities.
  - 3) 100-Year assured water supply.

### Maricopa County Subdivision Regulations Administrative Guidelines 3. FINAL PLAT

- b. ~~County Engineer (Department of Transportation)~~ Engineering:
  - 6) Assurance Statement as follows: Assurance, for provision of required subdivision improvements and infrastructure, sufficient to protect Maricopa County and in accordance with the requirements of A.R.S. § 11-821 and A.R.S. § 11-822 and the Zoning Ordinance for the Unincorporated Area of Maricopa County has been provided in a form acceptable to the Director of the Maricopa County Planning and Development Department.
    - a) ~~For new subdivisions: "Satisfactory assurance in the form of \_\_\_\_\_ from \_\_\_\_\_ in the amount of \$\_\_\_\_\_ has been provided to guarantee pavement,~~

~~drainage, water and sewer services in this subdivision. Electric service has been assured by \_\_\_\_\_."~~

~~— For County Engineer \_\_\_\_\_ Date \_\_\_\_\_~~

~~b) For existing developments: "Paving, drainage, water, sewer and electric services in this subdivision are existing and approved."~~

~~— For County Engineer \_\_\_\_\_ Date \_\_\_\_\_~~

~~c) For subdivisions that have been approved for an alternative form of assurance: "Satisfactory assurances to guarantee pavement, drainage, water and sewer services in this subdivision is provided by withholding final utility clearance, thus withholding occupancy to any dwelling until completion of off site improvement. Electric service has been assured by \_\_\_\_\_."~~

~~— Director, Planning and Development Department \_\_\_\_\_ Date \_\_\_\_\_~~

Send any comments to [carolhu@mail.maricopa.gov](mailto:carolhu@mail.maricopa.gov)

**Next Steps:**

Scheduled for a 1/22/16 Stakeholder Meeting and tentatively for the 2/18/16 P&Z Commission meeting for formal initiation.



**Maricopa County**  
Planning and Development Department

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Date: October 29, 2015

To: Tom Manos, County Manager

Via: Joy Rich, AICP, Deputy County Manager

From: Debra W. Stark, AICP, Planning and Development Director *DWS*

Re: TA2015005 – County Manager's Approval

In accordance with the adopted "Moratorium on Increased Regulatory Burdens," the Planning and Development Department is seeking your approval to proceed with TA2015005 (Subdivision Assurance). This text amendment will amend the Maricopa County Subdivision Regulations. At present, assurance of subdivision infrastructure improvements is provided only in the form of a bond, but the proposed language will allow any form of assurance acceptable to the Planning Director within the statutory parameters. TA2015005 qualifies for County Manager approval under the moratorium, as the proposed text amendment will lessen regulatory burden by maximizing flexibility with form of a subdivision assurance in favor of the regulated community.

TA2015005 will be processed through the County's Enhanced Regulatory Outreach Program. It is scheduled for a January 22, 2016 Stakeholder Meeting.

A handwritten signature in black ink, appearing to read "Tom Manos", is written above a horizontal line.

Approved by Tom Manos, County Manager

Maricopa County Regulatory Adoption Process			
Department: Planning & Development		Contact: Carol Hu	Date Entered in Process: 10/29/2015
Item Name and Number: TA2015005 – Subdivision Assurance			
Step Number	Process to be Completed	Upcoming Dates	Comments
1	County Manager briefed BOS	November through the first week of December 2015	
2	Stakeholder Workshop	January 22, 2016	Notification will be sent to stakeholders on 1/7/16 notifying them of the workshop. Depending upon stakeholder comments this will proceed to formal initialization.
3	Stakeholder notification 15 days prior to Citizen's Board or Commission	February 3, 2016 - Post	
4	Public meeting to initiate regulatory change	February 18, 2016 Planning & Zoning Commission public meeting	
5	Specific departmental processes	To be determined	Staff will review and recommend revisions to the proposed language based upon any public input.
6	Stakeholder notification 15 days prior to Citizen's Board or Commission	March 9, 2016	
7	Public hearing to make recommendation to BOS	March 24, 2016 Planning & Zoning Commission Public hearing	
8	Schedule BOS public hearing	March 24, 2016 Board of Supervisors	
9	Board of Supervisors public hearing	April 20, 2016 Board of Supervisors public hearing	
10	Item adopted	April 20, 2016	To become effective 30 days after adoption