



Yavapai County

Zoning/Subdivision Codes Update

Community Meeting Presentation



- Introduce the consultant team
- Project objectives
- Schedule and Progress Update
- Questions/Discussion

Bringing meaning to the past, present, and future through
storytelling and collaboration





Lead Consultant



L O G A N S I M P S O N

Our Expertise

Bringing meaning to past, present, and future through our

ENVIRONMENTAL, CULTURAL, PLANNING, and DESIGN PRACTICE

- Project Management
- Zoning Code Update
- Subdivision Regulations Update
- Public Engagement

Your Subconsultants



Elliott D. Pollack
& Company

- Housing Needs Assessment
- Market Analysis

JORDEN LAW FIRM, P.C.

- Legal Support



- Subdivision Regulations
- Civil Engineering



Expected Outcomes

The Existing Yavapai County Zoning Ordinance from 1968 is ...

Antiquated

Inconsistent

Confusing

Imprecise

Disorganized

Disjointed

Unpredictable

Lack clear illustrations

Incrementally added to over time

Not implement the Comprehensive Plan



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Incrementally added to over time
Not implement the Comprehensive Plan

The NEW Yavapai County Zoning Code will be ...

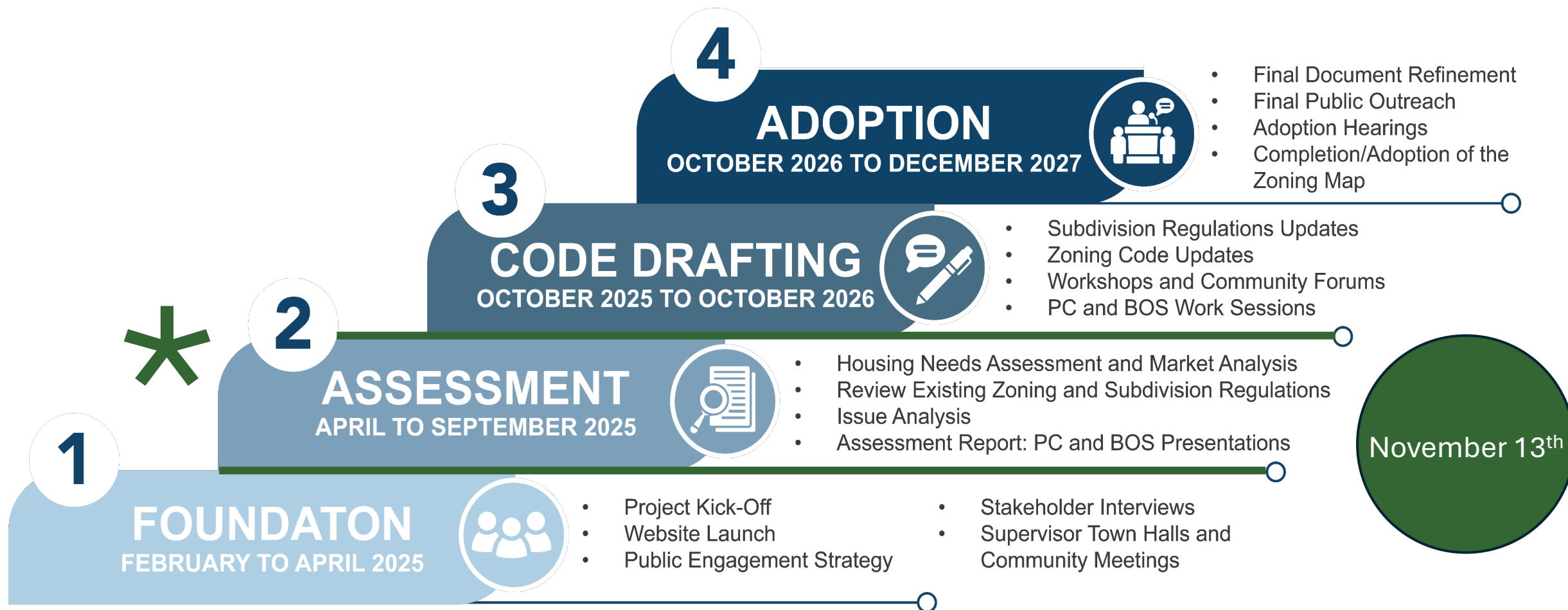
Coherent
Integrated
Concise
Consistent
Predictable and flexible
User-friendly
Promote appropriate growth
Provide protections where needed
Based on real public involvement
Will implement the Comprehensive Plan



Project Objectives

- New **state-of-the-art** Zoning Code, Map, Subdivision Regulations
- **User friendly** – organization, tables, illustrations
- Implement Yavapai County **2030 Comprehensive Plan**
- **Consistent** with state, federal, and recent case law
- **Balance** *predictability* with *flexibility* and *right-size* standards
- **Balance** need for preserving rural character and environmental integrity with anticipated growth and development
- Encourage **planned development** rather than lot-splitting - incentivize clustering, open space preservation, infill/redevelopment, & mixed-use
- Ensure a **mix of housing types**
- Meaningful **public engagement** throughout

Estimated Project Schedule





Zoning Code

- Section 603 – Outdoor Lighting Standards
- Section 582 – Use Permits
- Section 537 – ADUs

Subdivision Regulations

- Section 468 – Amendments to Subdivision Plats
- Sections 402, 413, 451 – Fire Districts



What we have heard so far

- **YES** to a new user-friendly Zoning Code, Map, and Subdivision Regulations
- Need for **process and administrative** improvements
- **Maintain the county's rural character** and natural environment
- No clear consensus on how to manage **growth**
- Need for more **housing opportunities** to address affordability
- Infrastructure, especially **water supply and wastewater disposal** are significant challenges
- Need to manage **wildcat subdivisions**
- Concern with threat of **wildfire**



Questions & Discussion



Please email your questions and comments to:

zoningcodeupdate@yavapaiaz.gov

Learn about your Consultant Team:

www.logansimpson.com

www.edpco.com

www.Jordenlaw.com

www.Ardurra.com

Yavapai County Zoning Code Update - Yavapai, AZ

**Development Services Planning Unit
(928) 442-4571**



9 Tasks are Defined

- Task 1 – Project Initiation
- Task 2 – Public Participation and Public Meetings Strategy
- ▶ **Task 3A** – Housing Needs Assessment & Market Analysis
 - Task 3B – Review Background Materials
- ▶ **Task 4** – Zoning Ordinance and Subdivision Regulations Assessment Report and Presentation (September 2025)
 - **Task 5** – Subdivision Regulations – Drafting and Adoption
 - **Task 6** – Zoning Code – Drafting and Adoption
 - **Task 7** – Zoning Map
 - **Task 8** – Final Adopted Subdivision Regulations
 - **Task 9** – Final Adopted Zoning Code and Zoning Map



Types of Public Engagement



INFORM - Here is what we know

CONSULT - What do you know?

INVOLVE - We want you part of the process

COLLABORATE - Here is what we think; what do you think?