



# Zoning/Subdivision Codes Update

County Staff | Lunch and Learn

June 25, 2025





- Introduce Logan Simpson and our Team
- Project objectives
  - Why the updates now?
- Schedule
- Public engagement
- Questions/Discussion





## Lead Consultant



LOGAN SIMPSON

### 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



## 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

### 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







## Task Summary

- Kick-Off Call and Staff Interviews – March
- Public Engagement Strategy
- Annotated Tables of Contents
- Drafting Guidelines
- Housing Needs and Market Analysis
- Zoning Code and Subdivision Assessment Reports
- Presentation to Planning Commission and Board of Supervisors





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YAVAPAI COUNTY  
ZONING CODE AND SUBDIVISION  
REGULATIONS UPDATE

## Public Outreach Strategy

**Prepared for:**  
Yavapai County Development  
Services Department  
1120 Commerce Drive  
Prescott, AZ 86305

**Prepared by:**  
Logan Simpson  
222 South Mill Avenue, Suite 222  
Tempe, AZ 85281



May 14, 2025



LOGAN SIMPSON



YAVAPAI  
COUNTY  
DEVELOPMENT SERVICES  
ZONING UPDATE



## 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?



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### **Table of Contents**

- Preamble
- General
- Administration, Procedures, & Enforcement
- Zone Regulations
- Supplemental Standards
- Definitions





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Yavapai County, AZ

ZONING ORDINANCE, ZONING MAP &  
SUBDIVISION REGULATIONS UPDATE

**DRAFTING GUIDELINES**

Logan Simpson

May 14, 2025

Revised:





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- Kick-Off Call and Staff Interviews – March
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YAVAPAI COUNTY  
ZONING CODE AND SUBDIVISION  
REGULATIONS UPDATE

### **Yavapai County Assessment Report:** Zoning Ordinance, Zoning Map, and Subdivision Regulations Assessment Report

**Prepared for:**  
Yavapai County Development  
Services Department  
1120 Commerce Drive  
Prescott, AZ 86305

**Prepared by:**  
Logan Simpson  
222 South Mill Avenue, Suite 222  
Tempe, AZ 85281

DRAFT



June, 2025



LOGAN SIMPSON







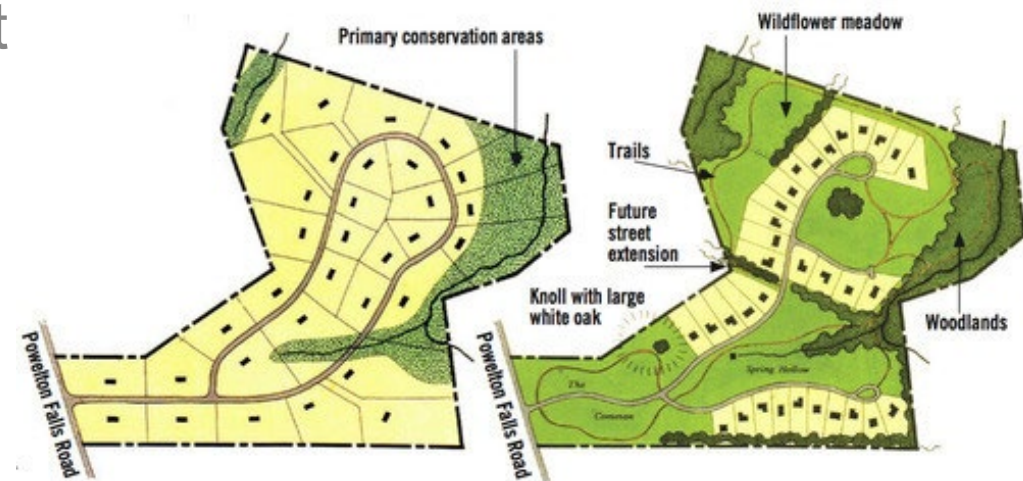
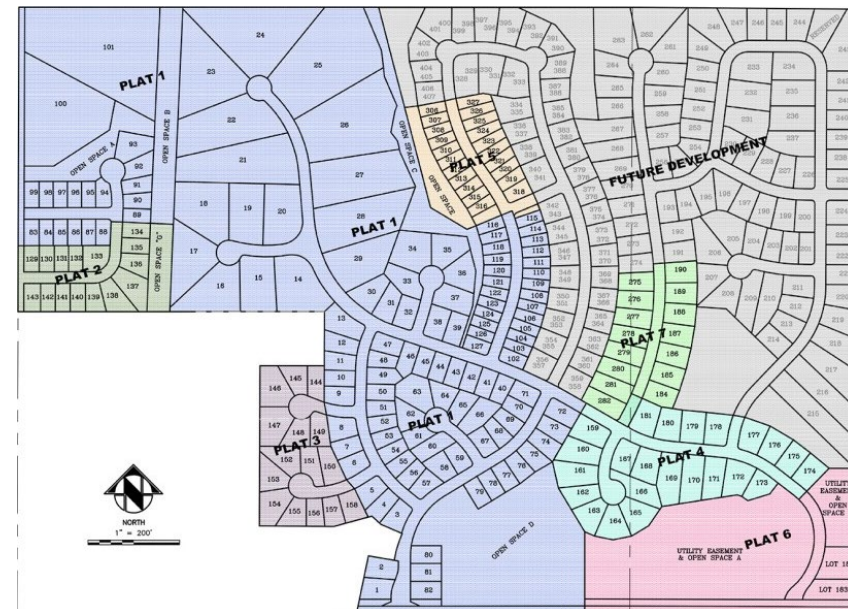
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- **Drafting the Subdivision Regulations**





## 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**





**Please email your questions and comments to:**  
[zoningcodeupdate@yavapaiaz.gov](mailto:zoningcodeupdate@yavapaiaz.gov)

**Learn about your Consultant Team:**

[www.logansimpson.com](http://www.logansimpson.com)

[www.edpco.com](http://www.edpco.com)

[www.Jordenlaw.com](http://www.Jordenlaw.com)

[www.Ardurra.com](http://www.Ardurra.com)

Yavapai County Zoning Code Update - Yavapai, AZ

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

**Questions & Discussion**

