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RESOLUTION NO. 09-05-03

CASE NO. S0-08-01

A RESOLUTION OF THE GILA COUNTY BOARD OF SUPERVISORS AMENDING THE GILA COUNTY SUBDIVISION ORDINACE BY AMENDING ARTICLE 11- SMALL SUBDIVISON SECTION BY ADDING SECTION 1105.00 GREEN BUILDING

WHEREAS, the Gila County Board of Supervisors may amend the Gila County Subdivision Ordinance; and

WHEREAS, Arizona Revised Statutes, section 11-829 and 11-251.05 contain the procedure for such amendments, and

WHEREAS, THE Gila County Planning and Zoning Commission held a duly noticed public hearing on such amendment and recommended approval to the Board of Supervisors on such amendment;

NOW, THEREFORE, BE IT RESOLVED that the Gila County Board of Supervisors, at a regularly scheduled and duly noticed public hearing did pass and adopt the following amendment to the Gila County Subdivision Ordinance and such amendment will become effective thirty (30) days after Board of Supervisors approval.

Passed and adopted this 26th day of May, 2009.

GILA COUNTY BOARD OF SUPERVISORS

By: Shirley L. Dawson

Shirley L. Dawson, Chairman

Approved as to Form:

By:

Bryan Chambers, Deputy County Attorney

ATTEST:

By: Marian Sheppard, Chief Deputy Clerk

for Steve L. Besich, Clerk of the Board

ARTICLE 11

SMALL SUBDIVISIONS

1100.00 Purpose and Authority

The purpose of this article is to provide an alternative process for smaller subdivisions that assures compliance with the intent of current subdivision regulations while completing the review process within a shorter time frame and providing greater flexibility in the application of current standards. It is also the intent to encourage small scale development which conforms to the current Comprehensive Plan and Zoning Regulations that provides a means for land development other than the conventional land division process.

01. The authority to develop special regulations for small subdivisions is granted under A.R.S. §11-806.01(N)
02. To encourage green building projects

1101.00 Applicability

Subdivisions with 20 or fewer lots are eligible for this expedited review process and shall meet the following criteria:

01. Lot sizes are flexible so long as health and safety issues, including water and sanitation are properly addressed along with the requirements of the applicable zoning district.
02. No construction is proposed within a floodway or 100 year flood plain.
03. The proposed subdivision is not part of a larger planned development.
04. The primary purpose of the development is for residential use but mixed uses may be considered where commercial uses are compatible with residential development.
05. The proposed subdivision complies with existing zoning requirements and is compatible with the Gila County Comprehensive Plan.

1102.00 General Requirements & Procedures for Submission of Plats

Article 3 of the Subdivision Ordinance shall be modified to the following

01. Sections 300.01, 300.02, 300.03, 300.4, 300.08 and 300.09 shall be applicable with all applications for a Minor Subdivision
    a. The pre-application conference shall be held with the applicant prior to distributing the final draft to reviewing agencies.
02. At the completion of the Pre-Application process the applicant will submit 12 copies of the Draft Final Plat to be reviewed by staff along with improvement plans

    a. The Community Development Director shall send copies of the Draft Final

Plat to all affected staff, adjacent property owners and agencies requesting a response within 30 days.

b. At the end of the 30 day period the Community Development Director shall schedule a meeting with the Planning & Zoning Commission to review all comments and secure a recommendation from the Commission to the Board of Supervisor's regarding the disposition of the Final Plat.

1103.00 Design Standards

Design Standards as shown in Article 5 of the Subdivision Regulations shall be applicable to all request for approval of a Minor Subdivision. The following waivers may be considered by the Public Works Director or his/her designee.

1104.00 Improvement Standards

Article 6 of the Subdivision Ordinance shall be applicable to all requests for approval of a Minor Subdivision.

1105.00 Green Building Incentive

Applicants who propose to include green building concepts, where at least 10% of the total subdivision improvement costs or housing development costs are dedicated to green building, may be eligible for up to 20% density bonus from the Board of Supervisors. (Number of lots allowed will be rounded to next higher number if 20% equals a fraction of a lot)

01. Project includes utilization of solar power
02. Project includes reuse of grey water and water harvesting strategies.
03. Project includes landscaping with vegetation common to the area.
04. Other Green Building concepts may be proposed for consideration.

1106.00 Fees

The fees for processing an application for a small subdivision shall be the same as the fees for a preliminary plat, plus the cost to record.

1107.00 Miscellaneous

Articles 7, 8, 9 and 10 of the Subdivision Ordinance shall be applicable to applications for a Minor Subdivision.