



City of Apache Junction, Arizona

Agenda City Council Meeting

Meeting location:

City Council Chambers
at City Hall
300 E. Superstition Blvd
Apache Junction, AZ
85119

apachejunctionaz.gov
Ph: (480) 982-8002

Doors are open to the public at least 15 minutes prior to the posted meeting start time.

Tuesday, December 16, 2025

7:00 PM

City Council Chambers

A. CALL TO ORDER

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. CONSENT AGENDA

The council may, at this time, take single action on any or all items listed as consent agenda items. These may include, but are not limited to, acceptance of agenda, acceptance of minutes, appointments, acceptance of resignations and adoption of certain resolutions and other items which do not require a public hearing. The consent agenda is a timesaving device of which the mayor and city council is to receive documentation on these items from the city manager for their review prior to the meeting. Any member of the council may remove any item from the consent agenda for discussion and cause a separate vote on the matter later in the agenda.

1. [25-623](#) Consideration of acceptance of agenda.
2. [25-624](#) Consideration of approval of minutes of the regular meeting of December 2, 2025.

Attachments: [CCMIN 2025 12 02 MINUTES DRAFT](#)

E. AWARDS, PRESENTATIONS AND PROCLAMATIONS

Awards, presentations from other organizations, proclamations issued by the mayor, and acknowledgement of distinguished guests and visitors, and staff presentation of receipt of grant or donated funds are permitted at this time.

F. REGIONAL INTERGOVERNMENTAL UPDATES

The mayor or any member of council may at this time present a brief summary of any regional intergovernmental updates. However, no discussion shall take place on such items except for clarifying comments related to substance, time and location.

3. [25-625](#) Brief summary of intergovernmental updates from mayor and councilmembers.

G. CITY MANAGER'S REPORT

The city manager, members of city staff or those individuals designated by the manager may present information pertinent to items under consideration or information related to the operation of the city. There shall however be no discussion at this time except for clarification inquiries.

4. [25-626](#) City Manager's Report
5. [25-627](#) Announcement of Current Events

H. PUBLIC HEARINGS

Public hearings required by applicable law shall be conducted by the council and any person shall be given the opportunity to speak. All remarks shall be addressed to the council as a whole and not to any member thereof. Such remarks shall be limited to five (5) minutes unless additional time is granted by the mayor. This time limitation shall not apply to applicants and their agents appearing before the council.

6. [25-628](#) Presentation, discussion, public hearing and consideration of Ordinance No. 1573, repealing current Apache Junction City Code, Volume 1, Chapter 8: Business, Article 8-8: Requirements for Community and Civic Events, in its entirety; and adopting by reference a new Chapter 8: Business, Article 8-8: Special Events; repealing any conflicting provisions; providing for severability; providing for penalties; and establishing an effective date.

Attachments: [Staff Memo - Article 8-8 Public Hearing](#)
 [Presentation Special Events Article 8-8 Public Hearing](#)
 [Ordinance No. 1573](#)
 [2026 Amendments to the Apache Junction City Code, Volume I](#)

7. [25-636](#) Presentation, discussion, public hearing and consideration of Resolution No. 25-38, a resolution of the mayor and city council declaring as a public record that certain document filed with the city clerk titled "2026 Amendments to the Apache Junction City Code Volume I, Chapter 8: Business, Article 8-8: Special Events"; repealing any conflicting provisions; and providing for severability.

Attachments: [Staff Memo - Article 8-8 Public Hearing](#)
 [Resolution No. 25-38](#)
 [2026 Amendments to the Apache Junction City Code, Volume I](#)

8. [25-629](#) Presentation, discussion, public hearing and consideration of Ordinance No. 1572, revising current Apache Junction City Code, Volume 1, Chapter 8: Business, Article 8-10: Mobile and Temporary Food and Beverage Vendors; and adopting by reference a new Chapter 8: Business, Article 8-10: Mobile and Temporary Food and Beverage Vendors; repealing any conflicting provisions; providing for severability; providing for penalties; and establishing an effective date.
Attachments: [Staff Memo - Article 8-10 Public Hearing](#)
 [Presentation Food Trucks Article 8-10 Public Hearing](#)
 [Ordinance No. 1572](#)
 [Redline 2026 Amendments to the Apache Junction City Code,](#)
 [Final 2026 Amendments to the Apache Junction City Code, Vol](#)
9. [25-638](#) Presentation, discussion, public hearing and consideration of Resolution No. 25-37, a resolution of the mayor and city council declaring as a public record that certain document filed with the city clerk titled “2026 Amendments to the Apache Junction City Code Volume I, Chapter 8: Business, Article 8-10: Mobile and Temporary Food and Beverage Vendors”; repealing any conflicting provisions; and providing for severability.
Attachments: [Staff Memo - Article 8-10 Public Hearing](#)
 [Resolution No. 25-37](#)
 [Final 2026 Amendments to the Apache Junction City Code, Vol](#)
10. [25-630](#) Presentation, discussion, public hearing, and consideration of Resolution No. 25-31 of Case P-25-100-AM, declaring as a public record that certain document filed with the City Clerk and titled “2025 Amendments to the Apache Junction City Code, Volume II, Land Development Code, Chapter 2: Subdivision and Minor Land Division Regulations”; repealing any conflicting provisions; and providing for severability.
Attachments: [Staff Memo P-25-100-AM](#)
 [Resolution No. 25-31](#)
 [2025 Amendments to Chapter 2 11-13](#)
 [P-25-100-AM Text Amendment Redlines Copy 11-13](#)
 [House Bill 2447](#)
 [Ordinance No.1569](#)

11. [25-631](#) Presentation, discussion, public hearing and consideration of Resolution No. 25-24 of Conditional Use Permit ("CUP") case P-25-38-CUP, a request by Roers Companies, represented by Greg Davis of Iplan Consulting, for the approval of a 300-unit, three-story, multi-family residential rental community on approximately 13-acres zoned City Center ("B-3") near the southeast corner of Idaho Road and the Scenic Street alignment.

Attachments: [Staff Memo P-25-38-CUP](#)

[Resolution No. 25-24](#)

[Staff Report P-25-38-CUP](#)

[Presentation P-25-38-CUP](#)

I. OLD BUSINESS

The council shall consider any business that has been previously considered and which is still unfinished to include those items previously postponed or tabled. No member of the public shall be permitted to speak on these items unless invited to do so by the mayor after first submitting a written request-to-speak form with the city clerk.

J. NEW BUSINESS

The council shall consider any business not yet considered. No member of the public shall be permitted to speak on these items unless invited to do so by the mayor after first submitting a written request-to-speak form with the city clerk.

12. [25-617](#) Presentation, discussion, and possible consideration of rejection of proposals in regards to RFP Project No. IT2025-01 due to being over budget.

Attachments: [Staff Memo - Conduit Fiber Installation Bid Rejection](#)

[Presentation Fiber RFP Rejection](#)

K. COUNCIL DIRECTION TO STAFF

This item allows the mayor and city council to direct staff on specifically listed matters.

L. SELECTION OF MEETING DATES, TIMES, LOCATIONS, AND PURPOSES

M. CALL TO PUBLIC

At this time the public has the privilege to address the council with requests, communications, comments or suggestions relating to city business. All speakers must have already submitted a written "Request to Speak" form to the city clerk no later than the conclusion of the city manager's report portion of the agenda. If there is a group speaking on the same item, they should select a spokesperson. All such remarks shall be addressed to the council as a whole and not to any member thereof. The mayor is authorized to ask a speaker to stop speaking and leave the podium or to adjourn the meeting if anyone becomes disorderly, uncivil, makes personal attacks or continues to speak about items that are not within the jurisdiction of the city after being warned such issues are beyond the jurisdiction of the city to act. The council may not answer questions of the speaker, discuss the matter with one another, but may, at the conclusion: 1) respond to criticism by a speaker; 2) ask the city manager to review a matter; 3) ask the city manager to place the matter on a future agenda. Each speaker must approach the podium, speak into the microphone, provide their name and address. There is a three (3) minute time limit per speaker.

N. ADJOURNMENT

Copies of this agenda and additional information on any of the items listed above may be obtained from the City Clerk's office located at 300 E Superstition Blvd, Apache Junction, AZ 85119, Monday through Thursday from 7:00a-6:00p, excluding holidays.

The City of Apache Junction invites and welcomes people of all abilities to use our programs, sites and facilities. Specific requests may be made by contacting the Human Resources Office at (480) 474-2617 or TDD (480) 983-0095.

The Apache Junction City Council may vote to go into Executive Session for legal advice on any item listed on this agenda pursuant to A.R.S. § 38-431.03(A)(3); this notice is given pursuant to A.R.S. § 38-431.02 to the members of the City Council and the public.