



# 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.*

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Tuesday, November 18, 2025

7:00 PM

City Council Chambers

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- 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. [25-569](#) Consideration of acceptance of agenda.
- 2. [25-570](#) Consideration of approval of minutes of the regular meeting of November 4, 2025.  
**Attachments:** [CCMIN 2025 11 04 MINUTES DRAFT](#)
- 3. [25-575](#) Consideration of approval on Resolution No. 25-30 authorizing the City of Apache Junction to enter into an intergovernmental agreement for commercial driver license testing services with Pinal County.  
**Attachments:** [CDL Testing Memo](#)  
[IGA CDL Testing](#)  
[Resolution CDL Testing](#)  
[CDL Testing Presentation](#)
- 4. [25-580](#) Consideration of approval of Final Plat for Superstition Vistas, Phase 2B, Parcel 19.25 (SV-24-7).  
**Attachments:** [SV-24-7 Staff Report](#)  
[SV-24-7 Parcel 19.25 Final Plat](#)

5.      [25-581](#)      Consideration of approval of Final Plat for Superstition Vistas, Phase 2B, Parcel 19.16 (SV-24-4).  
**Attachments:**   [SV-24-4 Staff Report](#)  
                                 [SV-24-4 Parcel 19.16 Final Plat](#)
6.      [25-582](#)      Consideration of approval of Final Plat for Superstition Vistas, Phase 2B, Parcel 19.24 (SV-24-6).  
**Attachments:**   [SV-24-6 Staff Report](#)  
                                 [SV-24-6 Parcel 19.24 Final Plat](#)
7.      [25-583](#)      Consideration of approval of Map of Dedication for Meridian Road Phase 2 (SV-23-44).  
**Attachments:**   [SV-23-44 Staff Report](#)  
                                 [SV-23-44 Meridian Road Phase 2 MOD](#)
8.      [25-584](#)      Consideration of approval of Map of Dedication for Warner Road Phase 2 (SV-23-45).  
**Attachments:**   [SV-23-45 Staff Report](#)  
                                 [SV-23-45 Warner Avenue Phase 2 MOD](#)
9.      [25-579](#)      Consideration of approval of Resolution No. 25-32, a resolution of the mayor and city council of the City of Apache Junction, Arizona, approving and authorizing the execution of the Intergovernmental Agreement between Maricopa County and the City of Apache Junction for Annexation and Permitting of Meridian Road, from Elliot Road to Ray Road.  
**Attachments:**   [Meridian Annexation IGA Staff Report](#)  
                                 [Resolution No. 25-32](#)  
                                 [09.17.25 IGA Meridian Road Elliot Road to Ray Road Perr](#)  
                                 [Meridian Annexation IGA Staff Report](#)

## **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.*

10.     [25-585](#)      Proclamation designating Saturday, November 29, 2025, as "Small Business Saturday"  
  
**Attachments:**   [11\\_2025 Small Business Saturday](#)

11.     [25-461](#)           Presentation and discussion with Katrina DeVinny, Pinal County Director from First Things First, regarding regional childcare challenges.

**Attachments:**   [Apache Junction Town Council Presentation 11.2025 \(1\)](#)

## **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.*

12.     [25-571](#)           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.*

13.     [25-572](#)           City Manager's Report
14.     [25-573](#)           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.*

15.     [25-577](#)           Presentation, discussion, public hearing, and consideration of Ordinance No. 1569 of Case P-25-100-AM, a text amendment adopting by reference that certain document titled "2025 Amendments to the Apache Junction City Code, Volume II, Land Development Code, Chapter 2: Subdivision and Minor Land Division Regulations" to amend the City Code to authorize administrative approval of subdivision plats to comply with Arizona House Bill 2447; repealing any conflicting provisions; and providing for severability.

**Attachments:**   [P-25-100-AM Staff Memo](#)

[Ordinance No. 1569](#)

[P-25-100-AM CC 11-18-25](#)

[HOUSE BILL 2447](#)

[2025 Amendments to Chapter 2](#)

[P-25-100-AM Text Amendment Redlines Copy](#)

16.     [25-578](#)     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:*   [Resolution No. 25-31](#)
17.     [25-574](#)     Consideration of approval for Resolution No. 25-33, a resolution of the mayor and city council of the City of Apache Junction, Pinal and Maricopa Counties, Arizona, declaring and adopting the results of the Special Election relating to Proposition 493, held on November 4, 2025, changing the mayoral term of office from two to four years. State law requires that the city council canvass the votes and adopt the election results no later than 20 days following an election.  
*Attachments:*   [RES 25-33](#)
18.     [25-586](#)     Presentation, discussion, public hearing, and consideration of Ordinance No. 1571 amending the Apache Junction City Code, Volume 1, Chapter 2, Article 2-1-1 Elected Officers, changing the Mayoral term from a two year to a four year term.  
*Attachments:*   [ORD1571](#)

## **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.*

**19.     [25-576](#)**

Presentation and discussion on proposed Conditional Use Permit ("CUP") case number P-25-38-CUP, a request by Roers Companies, represented by Greg Davis of I Plan 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:**   [P-25-38-CUP CC WS Memo](#)

[P-25-38-CUP PZ STAFF REPORT](#)

[1. P-25-38-CUP-Project Narrative](#)

[P-25-38-CUP CC WS \(11.18\) - Full Version](#)

[Presentation Roers \(11.17\)](#)

[2. P-25-38-CUP-Site Plan](#)

[3. P-25-38-CUP-Landscape Plans](#)

[4. P-25-38-CUP-Elevations](#)

[5. Neighborhood Meeting Summary](#)

**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.*