



City of Apache Junction

Development Services Department



CITY COUNCIL STAFF MEMO

Date: 12/16/2025

To: Honorable Mayor and City Council Members

Through: Bryant Powell, City Manager
Rudy Esquivias, Development Services Director
Sidney Urias, Development Services Deputy Director

From: Nicholas Leftwich, Senior Planner

Subject: **Case P-25-100-AM**
Text Amendment to City Code Vol. II, Land Development Code, Chapter 2: Subdivision and Minor Land Division Regulations to comply with HB 2447, amending plat approval authority

Background

In 2023 the Arizona State Legislature passed and approved Senate Bill 1103, which amended the Arizona Revised Statutes for cities and towns (A.R.S. §§ 9-500.49) to note that city councils **may** pass an ordinance authorizing administrative city staff to review and be the approval authority of "site plans, development plans, land divisions, lot line adjustments, lot ties, preliminary plats, final plats and plat amendments without a public hearing". Within the City of Apache Junction, staff already administratively approves most of those items, but preliminary plats, final plats, and the amendments of plats are all items currently approved by the city council at public meetings.

Because this statute's provisions were optional, no text amendment to city code had been required to change the city's processes and procedures. However, earlier this year, the Arizona State Legislature passed and approved House Bill 2447, which modified A.R.S. §§ 9-500.49 to make these noted, previously-optional changes mandatory, so that a city **shall** now pass an ordinance authorizing administrative staff approval of all noted items.

As the approval of preliminary plats, final plats, and plat amendments are the only items our city code currently requires city council approval for among the noted list, this text amendment proposes modifications to the Apache Junction City Code, Vol. II, Land Development Code, Chapter 2: Subdivision and Minor Land Division Regulations to comply with HB 2447.



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Chapter 2: Subdivision and Minor Land Division Regulations, contains many references to the Planning and Zoning Commission and City Council Hearings that plats would be presented through for review and approval, all of which are proposed to be modified to re-word the code language to identify administrative personnel as the approval authority and remove requirements for public hearings, per the requirements of HB 2447.

The affected portions of the city code are identified in the Redline Exhibit "Draft Amendment Redlines to Apache Junction City Code, Volume II, Land Development Code, Chapter 2: Subdivision and Minor Land Division Regulations" while a clean copy showing the proposed amended text without any notations is also provided.

Nick Leftwich

Prepared by Nicholas Leftwich
Principal Planner

Attachments:

- Arizona House Bill 2447, amending A.R.S. Section 9-500.49; Relating to Municipal Administrative Reviews.
- Draft Amendment to the Apache Junction City Code, Volume II, Land Development Code, Chapter 2: Subdivision and Minor Land Division Regulations
- Draft Amendment Redlines to Apache Junction City Code, Volume II, Land Development Code, Chapter 2: Subdivision and Minor Land Division Regulations