

P-24-84-AM
Text Amendment to Article
§ 1-16: Administration
per Senate Bill 1162

City of Apache Junction
City Council Work Session
November 19, 2024



Background

- **Senate Bill 1162**
 - Passed on April 23, 2024
 - Must adopt by **January 1, 2025**
 - **Excludes government-owned properties** from rezoning protests calculations
 - Requires municipalities to adopt an **application review timeline for rezonings** AKA “Shot clock requirement”
- **October 8, 2024:** Planning and Zoning Public Hearing: voted 6 to 0 (one being absent)
- **November 4, 2024:** City Council Work Session



Changes to our code

§ 1-16-6 Amendment to Zoning Code or Zoning Map

(J) Protests against Zoning Map amendment.

(1) If the owners of 20% or more either of the area of the lots included in a proposed Zoning Map amendment, or of those immediately adjacent in the rear or any side thereof extending 150 feet therefrom, or of those directly opposite thereto extending 150 feet from the street frontage of the opposite lots, **excluding government-owned property**, file a protest in writing against a proposed amendment, it shall not become effective except by the favorable vote of 3/4 of all members of the Council. If any members of the Council are unable to vote on such a question because of a conflict of interest, the required number of votes for passage of the question shall be 3/4 of the remaining membership of the Council, provided that such required number of votes shall in no event be less than a majority of the full membership of the legally established Council.



New Section - Application Review Timeline

“Shot clock”

- Does not apply to Planned Developments
- A notice within 30 days for administrative completeness or deficiencies
- No notice issuance within 30 days; the application must be considered complete
- 15 days to determine if the resubmitted application is complete
- 180 days to approve or deny the case
- Extensions:

City: One-time 30-day extension for extenuating circumstances

Applicant: Additional 30-day extensions may be granted (if requested)



Recommendation

Staff and the Planning and Zoning Commission recommend the APPROVAL of text amendment case P-24-84-AM, an amendment to the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-16: Administration.



Questions?

