

P-25-100-AM

**Text Amendment to Chapter 2: Subdivision and
Minor Land Division Regulations per House Bill 2447**

City of Apache Junction
City Council New Business
November 4, 2025



Background

- **2023 Senate Bill 1103**
 - SB 1103 amended A.R.S. §§ 9-500.49 stating that city councils **may** pass an ordinance authorizing **staff administrative approval** of “site plans, development plans, land divisions, lot line adjustments, lot ties, preliminary plats, final plats and plat amendments without a public hearing”.
 - Most of those items are already administratively approved, with the exception of plats.
- **2025 House Bill 2447**
 - HB 2447 further amended the same A.R.S section to make this optional change a requirement, replacing ‘may’ with ‘shall’.
 - Cities are now required to amend their code and procedures so that the noted items are **approved by administrative personnel without a public hearing**.



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- Proposed Amendment to the Apache Junction City Code, Volume II, Land Development Code, Chapter 2: Subdivision and Minor Land Division Regulations to modify references to city council public hearings for approving preliminary plats, final plats, and plat amendments and replace the code language to identify administrative personnel as the approval authority.



Sections Changing

ARTICLE 2-1: ENACTMENT, SCOPE OF REGULATIONS, ADMINISTRATION, CONSTRUCTION, AND TERMS

- § 2-1-13 FINAL PLAT APPROVAL REQUIRED PRIOR TO CONVEYANCE.
- § 2-1-15 MODIFICATIONS AND EXCEPTIONS.
- § 2-1-16 RESUBDIVISION OF LAND.
- § 2-1-17 VACATION OF PLATS.
- § 2-1-21 VIOLATIONS AND PENALTIES.

ARTICLE 2-2: PLATTING PROCEDURES AND REQUIREMENTS

- § 2-2-3 CONCEPTUAL SUBDIVISION PLAT (OPTIONAL).
- § 2-2-4 PRELIMINARY PLAT.

ARTICLE 2-3: SUBDIVISION DESIGN PRINCIPLES AND STANDARDS

- § 2-3-1 IN GENERAL.
- § 2-3-5 LOT PLANNING.
- § 2-3-7 STREET NAMES.

ARTICLE 2-6: CONDOMINIUM PLATS AND CONDOMINIUM CONVERSIONS

- § 2-6-3 GENERAL STANDARDS.
- § 2-6-4 APPLICATION PROCESS.
- § 2-6-5 FINAL PLAT APPROVAL.

ARTICLE 2-7: DEFINITIONS.

APPENDIX: PRELIMINARY AND FINAL PLAT CONDITIONS



Recommendation

Staff recommend the approval of text amendment case P-25-100-AM to comply with the requirements of HB 2447.

Next Steps:

- 11/18/2025 City Council Public Hearing



Thank You

