



Ordinance

NO. 474

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, AMENDING TITLE 18 OF THE CITY CODE, ZONING REGULATIONS, TO REVISE SECTION 18.10.020 (C) AND SECTION 18.70.040 (A) & (B) IN COMPLIANCE WITH UPDATES TO THE ARIZONA REVISED STATUTES; REPEALING ANY CONFLICTING PROVISIONS; AND PROVIDING FOR SEVERABILITY.

WHEREAS, the Arizona Legislature adopted H.B. 2447 which mandates that cities and towns adopt amendments on or before January 1, 2026;

WHEREAS, this Ordinance is being adopted by the City Council to comply with the new mandates under H.B. 2447 and;

WHEREAS, all required public hearings have been held and all public notices have been posted;

WHEREAS, staff and the Planning and Zoning Commission made a recommendation of approval.

BE IT ORDAINED by the Mayor and City Council of the City of San Luis, Arizona, as follows:

SECTION 1. Subsection 18.10.020 (C) of the City of San Luis Code entitled “Duties” is proposed to read as follows:

(C) *Duties.* In addition to any authority granted to the Commission by Arizona law, this title or by other ordinances of the City, the Commission shall have the following powers and duties:

- (1) To hold public hearings when necessary or when required by law;
- (2) To initiate, hear, review, and make recommendations to the City Council regarding applications for amendments to the General Plan or area specific plans, in accordance with the provisions of this title. On an annual basis, review and make recommendations to the Mayor and Council concerning the General Plan as well as plans for the development of any land outside the City’s planning area, which in the opinion of the Commission is substantially related to the planning of the City;
- (3) To make recommendations to the City Council on all matters concerning or relating to the creation of zoning ordinances, the zoning

district map, the boundaries thereof, the appropriate regulations to be enforced therein, and amendments of this title, and to undertake any other activities usually associated therewith and commonly known as “planning and zoning”;

(4) To initiate, hear and review applications for amendments to either the zoning district map and/or the text of this title, in accordance with the provisions of this title;

(5) To hear, review and make recommendations to the City Council on conditional use permits;

(6) To confer and advise with other town, city, county, regional, or state planning agencies and commissions.

SECTION 2. Subsection 18.70.040 (A) & (B) of the City of San Luis Code entitled “Street dedication requirements” Is proposed to read as follows:

(A) All lots shall have frontage on a dedicated and accepted public street connecting to the publicly dedicated and accepted street system, except in the case of planned commercial shopping centers with reciprocal cross- access easements in place. The City may, through the rezoning or subdivision plat approval process, allow private streets that are designed and constructed per City private street standards.

(B) Except for lots abutting private streets, which have been specifically approved by the City, a building permit shall not be issued for a recorded lot which does not abut a dedicated and accepted public street and the abutting street does not connect to the publicly dedicated and accepted street system.

SECTION 3. In the event of a conflict between the provisions of this ordinance and any other ordinance, resolution, regulation, or policy within the City of San Luis, the conflicting provisions are hereby repealed, superseded, and replaced, and the provisions of this ordinance shall govern.

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance or said reference regulations.

PASSED AND ADOPTED by the Mayor and Council of the City of San Luis,
Arizona, this _____ day of _____, 2025.

Nieves Riedel, Mayor

ATTEST:

APPROVED AS TO FORM:

Sonia Cornelio, City Clerk

Kay Marion Macuil, City Attorney