

MARANA ORDINANCE NO. 2026.010

RELATING TO LAND DEVELOPMENT; AMENDING TOWN CODE TITLE 17 (LAND DEVELOPMENT), CHAPTER 17-5 (SUBDIVISIONS); REVISING SECTION 17-5-4 "PERFORMANCE GUARANTEE" TO REFLECT THAT FINAL PLATS ARE SUBJECT TO ADMINISTRATIVE REVIEW AND APPROVAL; AND DESIGNATING AN EFFECTIVE DATE

WHEREAS the Arizona Legislature adopted Laws 2025, Chapter 31 (House Bill 2447), signed by Governor Katie Hobbs on March 31, 2025, effective from and after December 31, 2025, requiring all Arizona municipalities to, by ordinance, authorize administrative personnel to review and approve a variety of land use applications, including site plans, development plans, preliminary plats, and final plats; and

WHEREAS House Bill 2447 is now codified in the Arizona Revised Statutes at A.R.S. § 9-500.49; and

WHEREAS on November 18, 2025, the Town Council adopted Ordinance No. 2025.024 allowing administrative review and approval of certain land use applications, including subdivision plats, in accordance with A.R.S. § 9-500.49; and

WHEREAS the Town Council finds this ordinance to be in the best interests of the Town and its citizens.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, as follows:

SECTION 1. Marana Town Code Title 17 (Land Development), Chapter 17-5 (Subdivisions), Section 17-5-4 "Performance Guarantee" is hereby revised as follows (with additions shown with double-underlining and deletions shown with ~~strikethroughs~~):

17-5-4 Performance guarantee

- A. Before a subdivision plat is approved by the town ~~presented to the council for approval~~, the subdivider shall post assurances, in a form acceptable to the town attorney, to assure the installation of required street, sewer, electric and water utilities, drainage, flood control, landscaping, park facilities, and other improvements as required

meeting minimum standards of design and construction established by this title and the subdivision street standards. The purpose of the assurances shall be to guarantee that the improvements are installed in a timely manner and paid for without cost to the town.

[No revisions to subparagraphs 1 and 2]

[No revisions to paragraphs B and C]

SECTION 2. The various town officers and employees are authorized and directed to perform all acts necessary or desirable to give effect to this ordinance.

SECTION 3. All ordinances, resolutions, or motions and parts of ordinances, resolutions, or motions of the Council in conflict with the provisions of this ordinance are hereby repealed, effective as of the effective date of this ordinance.

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 decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 5. This ordinance is effective on the 31st day after its adoption.

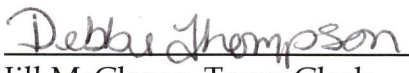
PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, this 2nd day of June, 2026.



Mayor Jon Post

ATTEST:

APPROVED AS TO FORM:



for Jill McCleary, Town Clerk



Jane Fairall, Town Attorney

