



City of Apache Junction

Development Services Department



PLANNING AND ZONING COMMISSION PUBLIC HEARING STAFF REPORT

DATE: February 27, 2024

TO: Planning and Zoning Commission

THROUGH: Rudy Esquivias, Development Services Director
Sidney Urias, Planning Manager

FROM: Erika Hernandez, Associate Planner

CASE NUMBER: P-23-127-AM

REQUEST: A proposed text amendment to Article 1-17: Definitions to revise the definition of "Recreational vehicle" by expanding on the vehicle types which classify as recreational vehicles and removing those that do not, based on the approved text amendment in case P-23-15-AM regarding recreational vehicle regulations.

BACKGROUND

On December 13, 2022, the Planning and Zoning Commission issued a direction to Staff to research the Arizona Revised Statutes' definition of recreational vehicles, trailers, and toy haulers and the location in which these vehicles may be parked to provide recommendations for a text amendment. Staff presented findings during a regular meeting on May 9, 2023, through case P-23-15-AM. The case subsequently went through several work sessions and public hearings and expanded the case parameters to include a modification to the number of recreational vehicles allowed to be stored on a single-family residential property.

On September 5, 2023, Staff presented a final draft for the proposed text amendment to Article 1-7: Parking, Loading and Circulation Regulations, which was unanimously approved by the Apache Junction City Council. These changes include:

- Modifying the number of recreational vehicles allowed on single-family residential zoned properties with a minimum of one (1)



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gross acre to two (2) recreational vehicles or one (1) recreational vehicle and one (1) large truck vehicle.

- Elaborating on vehicle types that qualify as recreational vehicles.
- Removing "truck camper", as this type of camper slides into a truck bed and is not mounted on wheels or classified as a motor home.

Staff notified Council during this public hearing that a proposed text amendment for Article 1-17: Definitions, "Recreational vehicle" would be brought before the Planning and Zoning Commission and City Council at a later date.

On January 23, 2024, Staff presented a drafted version of the text amendment to Article 1-17: Definitions, "Recreational vehicle". One question arose on the how truck campers would then be regulated to which Staff answered that truck campers will not be counted as a recreational vehicle and can therefore be installed on trucks in the driveway and/or stored on the property out of view.

Research

Arizona State Revised Statutes

Staff recognizes that the City currently utilizes much of the same language for defining a recreational vehicle as the Arizona Revised Statutes ("A.R.S"). The definition is as follows:

Title 33-2102. Definitions. 18. "Recreational vehicle" means a vehicular type unit that is any of the following:

(a) A portable camping trailer mounted on wheels and constructed with collapsible partial sidewalls that fold for towing by another vehicle and unfold for camping.

(b) A motor home designed to provide temporary living quarters for recreational, camping or travel use and built on or permanently attached to a self-propelled motor vehicle chassis or on a chassis cab or van that is an integral part of the completed vehicle.

(c) A park trailer or park model built on a single chassis, mounted on wheels or originally mounted on wheels and from which the wheels have been removed and designed to be



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connected to utilities necessary for operation of installed fixtures and appliances and has a gross trailer area of not less than three hundred twenty square feet and not more than four hundred square feet when it is set up, except that it does not include fifth wheel trailers.

(d) A travel trailer mounted on wheels, designed to provide temporary living quarters for recreational, camping or travel use and of a size or weight that may or may not require special highway movement permits when towed by a motorized vehicle and that has a trailer area of less than three hundred twenty square feet. This subdivision includes fifth wheel trailers. If a unit requires a size or weight permit, it shall be manufactured to the standards for park trailers in section A 119.5 of the American national standards institute code.

(e) A portable truck camper constructed to provide temporary living quarters for recreational, camping or travel use and consisting of a roof, floor and sides designed to be loaded onto and unloaded from the bed of a pickup truck.

Staff spoke to experts in the field, representatives at several Motor Vehicle Division offices, and recreational vehicle dealers, and learned that the MVD and the "industry" use the term "recreational vehicle" as an umbrella term covering two recreational vehicle categories as motorhomes and trailers. Using this information, Staff further broken down these categories into specific recreational vehicle types:

- Motorized RVs: Class A, Class B, Class C, and camper vans.
- Non-Motorized RVs: conventional travel trailers, fifth-wheel travel trailers, hybrid trailers, pop-up or tent campers, tear drop campers, and non-motorized toy haulers.



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PLANNING DIVISION RECOMMENDATION

Upon much deliberation during case P-23-15-AM and P-23-127-AM, Staff recommends the following text language:

RECREATIONAL VEHICLE. A vehicle or unit generally described as one (1) or more of the following:

- (1) *Motor home.* Designed to provide temporary living quarters for recreational, camping or travel use, and built on or permanently attached to a self-propelled motor vehicle chassis or on a chassis cab or van that is an integral part of the completed vehicle. This includes:
 - (a) *Class A.* Vehicles built on a motorhome specific chassis by a recreational vehicle manufacturer, including a motorized toy hauler.
 - (b) *Class B.* Vans converted for recreational vehicle use by a recreational vehicle manufacturer.
 - (c) *Class C.* Vehicles built on a van or truck chassis with the original van or truck front intact by a recreational vehicle manufacturer.
 - (d) *Camper Van.* Cargo or passenger van converted into a recreational vehicle by a professional or DIY.
- (2) *Park model.* Built on a single chassis, mounted on wheels and designed to be connected to utilities necessary for operation of installed fixtures and appliances and has a gross trailer area of not less than three-hundred and twenty (320) square feet and not more than four hundred (400) square feet when it is set up.
- (3) *Travel trailer.* A trailer mounted on wheels and designed to connect to a hitch, designed to provide temporary living quarters for recreational, camping or travel use. This includes:
 - (a) *Conventional travel trailer.* A trailer designed to be drawn by a motor vehicle and is constructed so that no part of its weight rests on the towing vehicle.



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- (b) *Fifth-wheel travel trailer.* A trailer designed to connect to a hitch so that some part of its weight and that of its load rests on or is carried by another vehicle.
- (c) *Hybrid trailer.* A trailer with expandable ends, pop-out beds, designed to be drawn by a motor vehicle and is constructed so that no part of its weight rests on the towing vehicle.
- (d) *Pop-up or tent camper.* A trailer that folds down small for storage and towing, designed to be drawn by a motor vehicle and is constructed so that no part of its weight rests on the towing vehicle
- (e) *Teardrop camper.* A trailer shaped as a teardrop, designed to be drawn by a motor vehicle and is constructed so that no part of its weight rests on the towing vehicle
- (f) *Non-Motorized toy hauler.* A trailer, meant to carry "toys" from motorcycles, ATVs, golf-carts, etc., designed to be drawn by a motor vehicle and is constructed so that either no part of its weight rests on the towing vehicle or some part of its weight and that of its load rests on or is carried by another vehicle.

A draft text amendment to the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-17: Definitions, "Recreational vehicle" has been provided to apply the above noted proposed changes.

RECOMMENDED MOTION

I move that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of text amendment case P-23-127-AM, an amendment to the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-17: Definitions, "Recreational vehicle" described in the attached text exhibit.

Erika Hernandez

Prepared by Erika Hernandez
Associate Planner



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Attachments:

- Draft Amendment to Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-17: Definitions, "Recreational vehicle"
- Current Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-17: Definitions, "Recreational vehicle"