



City of Apache Junction

Development Services Department



Date: March 20, 2024

To: Honorable Mayor and City Council Members

Through: Bryant Powell, City Manager
Rudy Esquivias, Development Services Director
Sidney Urias, Planning Manager

From: Kelsey Schattnik, Senior Planner

Subject: April 2, 2024, City Council Public Hearing Items:
(Ordinance No. 1544, Ordinance No. 1545, and
Resolution No. 24-03)

A proposed text amendment to the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-6: Supplemental Regulations, Section 1-6-3, Fences and Walls and Article 1-8 Landscape Regulations; and Volume I, Apache Junction City Code, Volume I, Apache Junction, Arizona City Code, Chapter 9: Health and Sanitation, Article 9-1: Property Maintenance Standards, Section 9-1-2, Definitions.

Background

On December 13, 2022, The Planning and Zoning Commission directed staff to research and provide recommendations regarding fence and wall materials.

On February 14, 2023, Staff presented a brief update to the Commission. The update explained that Staff was looking into the design guidelines of other municipalities. The focus was to review the unpermitted materials in both commercial and residential zoning districts, as well as looking into the possibility of providing alternative guidelines for rural, horse properties.

On January 23, 2024, Staff held a work session with the Planning and Zoning Commission to discuss the proposed changes to Section 1-6-3 Fences and Walls. Staff received no questions regarding the proposed changes from the Planning and Zoning Commission. As such, no additional changes, outside of minor grammatical edits,



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were made to the proposed text amendment as presented on January 23rd.

On March 18, 2023, Staff held a work session with City Council to discuss the proposed text amendment. Throughout the meeting, several items were discussed regarding the current proposed changes:

1. Timeframe of chain-link fences on vacant properties.
2. Definition of Sports Courts (Single Family Residential Zoning)
3. Definition of "reasonable"
4. Flammable materials
5. Additional clarification of permitted materials
6. Non-conforming fences

The full meeting can be viewed at the below link:

<https://apachejunction.legistar.com/MeetingDetail.aspx?ID=1132847&GUID=FB1C38D6-191D-41A8-8805-3313EDCD83CD&Options=info|&Search=>

Staff has amended the proposed text that was presented at the work session on March 18, 2024 to provide additional clarity to all items discussed during the work session.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission public hearing was held on February 27, 2024 (Planning Staff Report and exhibits attached). The Commission voted unanimously to approve the proposed text amendment. The attached draft text amendment, as well as the details found within the Planning and Zoning Commission Staff Report, represents Staff's and the Commission's recommendation.

Staff Recommendation

Staff recommends approval of the proposed text amendment Case No. P-23-14-AM, which includes Ordinance No. 1544, Ordinance No. 1545, and Resolution No. 24-03.

Attachments:

- 2024 Fence and Wall Regulations (clean)
- Ordinance No. 1544 (draft)
- Ordinance No. 1545 (draft)
- Resolution No. 24-03 (draft)
- PZ Staff Report from February 27, 2024