



*City of Apache Junction*  
*Development Services Department*



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**CITY COUNCIL  
PUBLIC HEARING STAFF MEMO**

**DATE:** October 1, 2024

**TO:** Honorable Mayor and City Council Members

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

**FROM:** Erika Hernandez, Associate Planner

**CASE NUMBER:** P-24-71-AM

**SUBJECT:** **Ordinance No. 1553**  
Text Amendment to the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-6: § 1-6-5 Accessory Structures. The text amendment proposes to modify the current accessory structure regulations by removing the restriction of bathing facilities.

**SUMMARY**

During the July 16, 2024, City Council meeting, a resident spoke during the call to the public to address his need to add a shower in a future accessory structure.

On August 6, 2024, the Development Services Director brought the item before Council seeking direction for a possible text amendment to allow bathing facilities in accessory structures. The Council voted unanimously to give a direction to Staff to review and consider updates to § 1-6-5 Accessory Structures to remove the restriction of bathing facilities for accessory structures.

On September 10, 2024, a drafted text was presented to the Commission, during which Staff answered questions about the need for showers and the increased potential for accessory structures to be utilized as an accessory dwelling unit ("ADU") if the proposal is approved. The Commission voted five (5) to two (2) to recommend approval for the proposed text amendment to the Apache Junction City Council.

Staff proposes to amend the affected portions of Article 1-6: § 1-6-5 Accessory Structures with the text provided in Exhibit 2 "Amendment to the Apache Junction City Code, Volume II, Land Development Code, Chapter



# City of Apache Junction

## Development Services Department



1: Zoning Ordinance, Article 1-6: § 1-6-5 Accessory Structures. The affected portions are identified in the redlined version of this document, provided as Exhibit 3 "Amendment REDLINE to Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-6: § 1-6-5 Accessory Structures.

### **Attachments:**

- Exhibit 1: Ordinance No. 1553
- Exhibit 2: Amendment to the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-6: § 1-6-5 Accessory Structures
- Exhibit 3: Amendment REDLINE to Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-6: § 1-6-5 Accessory Structures
- Exhibit 4: P-24-71-AM Planning and Zoning Commission Staff Report