



City of Apache Junction, Arizona

Meeting Minutes Planning and Zoning Commission

Meeting location:
City Council Chambers
at City Hall
300 E Superstition Blvd
Apache Junction AZ
85119

apachejunctionaz.gov
P: (480) 474-5083

Doors are open to the public at least 15 minutes prior to the posted meeting start time.

Tuesday, September 10, 2024

7:00 PM

City Council Chambers

1. Call to Order

Chair Hantzsche called the meeting to order at 7:00 pm.

2. Pledge of Allegiance

Chair Hantzsche led the Pledge of Allegiance.

3. Roll Call

Present: 7 - Chairperson Hantzsche
Vice Chair Barker
Commissioner Gage
Commissioner Begeman
Commissioner Cantwell
Commissioner Kalan
Commissioner Bigelow

Staff present:

Joel Stern, City Attorney
Rudy Esquivias, DS Director
Sidney Urias, Planning Manager
Patrick Ainsworth, Economic Development Director
Erika Hernandez, Assoc. Planner

4. Consent Agenda

Vice Chair Barker moved to accept the agenda as presented and approve the minutes of the April 23, 2024 regular meeting. Commissioner Cantwell seconded the motion.

Yes: 7 - Chairperson Hantzsche, Vice Chair Barker, Commissioner Gage, Commissioner Begeman, Commissioner Cantwell, Commissioner Kalan and Commissioner Bigelow

No: 0

Chair Hantzsche called for a motion.

[24-620](#) Consideration of approval of agenda.

[24-621](#) Consideration of approval of the minutes of the April 23, 2024 regular meeting.

6. Old Business

None.

7. New Business

[24-743](#) Discussion on the update for the concentrated Downtown Master Plan document (this item is for discussion only).

Director Ainsworth introduced Jeff Denzack of SWABACK, the consultants on the downtown master plan. Mr. Denzack addressed the commission and stated he was the partner/owner of the firm, located at 7550 E. McDonald Drive in Scottsdale. Mr. Denzack stated a lot of input was received from the community. He stated it was a good idea for the city to purchase the 10 acre parcel in the downtown, but there is a 6 acre parcel to the south that the city does not own. He stated he will have a report for Director Ainsworth to review, along with the Development Services team. The potential 16-acre development is aimed at creating a vibrant downtown that could attract both residents and visitors. The plan is scheduled to be presented to city council work session on September 30th, and involves integrating various uses, such as hotels, retail and restaurants. Mr. Denzack closed the presentation and discussion by asking the commission if they had any questions.

Vice Chair Barker asked if the focal point was still on the diagram that was presented. -
 Response: Yes, it is.

Commissioner Cantwell inquired about the development east of Idaho and north of Junction. -
 Response: Project was delayed due to financing issues, but will move forward. The project will be a 3-story multi-family development. The project is currently zoned B-3, and will require a CUP.

Commission Cantwell inquired about the diagram: A (hotel), B (retail) and C (restaurants) -
 Response: Yes, A is a hotel, B is a mixture of uses, restaurant, retail, C is the private 6 acre property that Mr. Denzack referred to previously.

5. Public Hearings

[24-744](#) Presentation, discussion, public hearing and consideration of case P-24-71-AM, text amendment to the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-6: Supplemental Regulations, Section 1-6-5 Accessory Structures. The text amendment proposes to modify the current accessory structure regulations by removing the restriction of bathing facilities.

Commissioner Kalan moved that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of text amendment case P-24-71-AM, an amendment to the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-6: Supplemental Regulations, Section 1-6-5 Accessory Structures. Vice Chair Barker seconded the motion.

Yes: 5 - Chairperson Hantzsche, Vice Chair Barker, Commissioner Gage, Commissioner Cantwell and Commissioner Kalan

No: 2 - Commissioner Begeman and Commissioner Bigelow

Associate Planner Hernandez gave a presentation on case P-24-71-AM, which is a proposed text amendment to modify current accessory structure regulations. Associate Planner Hernandez stated on August 6th, city council made a direction to staff to review and provide

recommendations for the proposed text amendment due to interest from the community. The text amendment would propose to remove bathing facilities or stove/oven and add no sleeping, living, or cooking activities, which is actually consistent for the rest of the section, and in section A-8, propose to remove the text "sanitary plumbing and bathing" which are very slight revisions. Associate Planner Hernandez closed her presentation by asking if the commission had any questions.

Vice Chair Barker stated in 2014-15, the shower was removed because people were using it as living spaces. She asked what changed and stated she was confused. - Response: We are trying to accommodate resident's needs and this text amendment was initiated as a convenience for the residents.

Chair Hantzsche inquired if the rules applied to an open sided accessory structure (over 250 sf). - Response: That would be a ramada; code states if it works like a ramada, then it's a ramada, but if it's enclosed it's a room.

Commissioner Bigelow inquired as to how many residents were asking for this. She was concerned this would turn into a tiny home. - Response: It's a frequent request throughout the year. Code Compliance will monitor for unauthorized uses.

Commissioner Cantwell inquired about doing this on an exception basis instead of changing the code. - Response: No, this wouldn't create fairness and it would be a legal liability.

Commissioner Gage inquired about plumbing codes and permits. - Response: Yes, that's correct, regulations would have to be met.

Chair Hantzsche opened the public portion of the hearing.

Having no one speak, Chair Hantzsche closed the public portion of the hearing.

Chair Hantzsche called for a motion.

8. Information and Reports

None.

9. Director's Report

Director Esquivias stated Mr. Denzack's downtown draft will go to city council work session on September 30 and the text amendment recommended for city council approval this evening will go to the council on October 1. Future text amendments due to changes in state law will be forthcoming.

10. Selection of Meeting Dates, Times, Location and Purpose

[24-622](#) Regular meeting at 7:00 pm on Tuesday, September 24, 2024, in the city council chambers located at 300 E. Superstition Blvd., Apache Junction.

Vice Chair Barker moved that the Planning and Zoning Commission hold a regular meeting on September 24, 2024 at 7:00 pm in the city council chambers located at 300 E. Superstition Boulevard. Commissioner Begeman seconded the motion.

Yes: 7 - Chairperson Hantzsche, Vice Chair Barker, Commissioner Gage, Commissioner Begeman, Commissioner Cantwell, Commissioner Kalan and Commissioner Bigelow

No: 0

Chair Hantzsche called for a motion.

11. **Adjournment**

Chair Hantzsche adjourned the meeting at 7:42 pm.

Chair Dave Hantzsche