



City of Apache Junction, Arizona

Agenda

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

Tuesday, February 14, 2023

7:00 PM

City Council Chambers

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Roll Call**

4. **Consent Agenda**

The commission may, at this time, take single action on any or all items listed as consent agenda items. These include acceptance of agenda and acceptance of minutes. Any member of the commission may remove any item from the consent agenda for discussion and cause a separate vote on the matter later in the agenda.

[23-065](#)

Consideration of approval of agenda.

[23-066](#)

Consideration of approval of the minutes of the December 13, 2022 regular meeting.

Attachments: [P&Z Regular Meeting Minutes 12132022](#)

5. **Public Hearings**

The following items are public hearings where members of the public are given the opportunity to speak. Once recognized by the Chairman, please come to the podium microphone and give your name and address. There is a five-minute time limit per speaker.

[23-088](#)

Presentation, discussion, public hearing, and consideration of proposed Resolution No. P-22-75-CUP (of Case P-22-75-CUP), a proposed conditional use permit to authorize the development of a two-story leased residential community requested by John Fox of William Seymour Co, Inc. on property zoned General Commercial ("B-1") at the northeast corner of W. Broadway Avenue and S. Delaware Drive. The development is to comprise twenty-eight (28) or thirty (30) units, depending on the adopted conditions of approval.

Attachments: [P-22-75-CUP Staff Report](#)
[Exhibit 1 Draft Reso. P-22-75-CUP](#)
[Exhibit 2 Project Narrative](#)
[Exhibit 3 Proposed Site Plan 11-17-22](#)
[Exhibit 4 Aerial Map](#)
[Exhibit 5 Landscape Plans](#)
[Exhibit 6 Proposed Elevations](#)
[Exhibit 7 Proposed Floor Plans](#)
[Exhibit 8 Public Participation Report](#)

6. Old Business

[23-085](#) Presentation, discussion and update for Case P-23-15-AM, a proposed text amendment addressing the direction to staff given on December 13, 2022 regarding Article 1-7: Parking, Loading and Circulation Regulations to exclude trailers with living quarters from recreational vehicle limitations in residential districts and Article 1-17: Definitions to add or revise definitions of recreational vehicles and trailers the exclusion of trailers and toy haulers with living quarters from recreational vehicle limitations in residential districts.

Attachments: [P-23-15-AM Staff Memo 2-14-23](#)

[23-086](#) Presentation, discussion and update for Case P-23-14-AM, a proposed text amendment addressing the direction to staff given on December 13, 2022 regarding Section 1-6-3 Fences and Walls to evaluate the permitted fencing and wall materials.

Attachments: [P-23-14-AM Staff Memo 2-14-23](#)

[23-087](#) Presentation, discussion and update for Case P-23-16-AM, a proposed text amendment addressing the direction to staff given on December 13, 2022 regarding Article 1-7: Parking, Loading and Circulation Regulations, including guest parking requirements and related parking requirements in multi-family residential development

Attachments: [P-23-16-AM Staff Memo 2-14-23](#)

7. New Business

The Commission shall consider any business not yet considered. Arizona Open Meeting Law prohibits public comments at this time.

[23-067](#) Election of chair and vice chair.

Attachments: [Script for Election of Chair and Vice Chair](#)

[23-068](#) Presentation and discussion on code of conduct, conflicts of interest law, open meeting law, parliamentary procedures and public record law by the city attorney.

Attachments: [_CODE OF CONDUCT 2021](#)
[_CONFLICTS OF INTEREST LAW 2021](#)
[_OPEN MEETING LAW 2021](#)
[_PARLIAMENTARY PROCEDURE 2021](#)
[_PUBLIC RECORD LAW 2021 Blue](#)

8. Information and Reports

The Chair at this time may announce information regarding activities involving Planning and Zoning matters, such as, but not limited to attendance of Commission Members at community meetings or events, seminars or conferences, or upcoming events or conferences.

9. Director's Report

The Development Services Director, members of City staff or those individuals designated by the Manager, may present information pertinent to items under consideration or information related to the operation of the City.

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

Hold a regular meeting on at 7:00 p.m. in the City Council Chambers located at 300 E. Superstition Boulevard.

[23-069](#)

Regular meeting at 7:00 pm on Tuesday, February 28, 2023, in the city council chambers located at 300 E. Superstition Boulevard, Apache Junction.

11. Adjournment

Copies of this agenda and additional information regarding any of the items listed above may be reviewed from 7:00 a.m. to 6:00 p.m., Monday through Thursday, except holidays, at the Department of Development Services, Planning Division, City Hall Complex, 300 East Superstition Boulevard, Apache Junction, Arizona, 85119-2889, telephone number is (480)474-5083.

The City of Apache Junction invites and welcomes people of all abilities to use our programs, sites and facilities. Specific requests may be made by contacting the Human Resources Office at (480) 474-2617 or TDD (480) 983-0095.