



City of Apache Junction

Development Services Department



CITY COUNCIL WORK SESSION STAFF MEMO

Date: March 18, 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-23-127-AM

Subject: **Ordinance No. 1546**
A proposed text amendment to Article 1-17: § 1-17-1 Definitions to revise the definition of "Recreational Vehicle" by expanding 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) gross acre to two (2) recreational vehicles or one (1) recreational vehicle and one (1) large truck vehicle.



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- 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: § 1-17-1 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: § 1-17-1 Definitions, Recreational Vehicle. One question arose about 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.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission public hearing was held on February 27, 2024 (see Exhibit 1, 2, and 3). The Commission voted unanimously to recommend approval of the proposed text amendment. Exhibit 1 titled "Amendment to the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-17: § 1-17-1 Definitions, Recreational Vehicle" represents Staff's and the Commission's recommendation.

Staff Recommendation

Staff recommends approval of the proposed text amendment case P-23-127-AM through Ordinance No. 1546 (Exhibit 4).

Attachments:

- Exhibit 1: Amendment to the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-17: § 1-17-1 Definitions, Recreational Vehicle
- Exhibit 2: Amendment REDLINE to Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-17: § 1-17-1 Definitions, Recreational Vehicle
- Exhibit 3: P-23-127-AM Planning and Zoning Commission Staff Report
- Exhibit 4: Ordinance No. 1546