

**From:** [Sergio Solis](#)  
**To:** [Kim Van Riper](#)  
**Cc:** [Katie Brown](#); [Tanya Morgan](#); [Jennifer Merrill](#); [info@lehicommunityaz.org](mailto:info@lehicommunityaz.org)  
**Subject:** RE: Spilsbury special use permit  
**Date:** Wednesday, May 27, 2026 3:15:52 PM  
**Attachments:** [image001.png](#)

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Good afternoon Kim,

Thank you for reaching out and for sharing your concerns regarding case BOA26-00182. We appreciate the time you've taken to review the request and provide feedback.

I wanted to provide some clarification regarding the size calculations for the accessory structures. The existing residence is approximately 4,608 square feet, and the proposed detached accessory structures total approximately 9,924 square feet combined. This equates to approximately 215% of the primary residence size. It appears there may have been some confusion regarding the calculation because the attached RV carport is included as part of the primary residence square footage since it is attached to the home.

We also discussed the concerns regarding vehicle storage and property maintenance with the applicant. The applicant indicated that the intent of the proposed structures is to store vehicles and help clean up the property. Additionally, the applicant is aware of the City's Code requirements regarding unregistered vehicles.

We would also be happy to meet with you and Planning staff to discuss any specific concerns or questions you may have regarding the request and the Board of Adjustment process.

Please note that your emails and comments will be included in the packet provided to the Board of Adjustment for consideration. We also encourage you to attend the Board of Adjustment meeting, where you may share your concerns directly with the Board. You may also request that the Board consider a continuance if you believe additional discussion or information is needed.

Please let me know if you would like to schedule a meeting or discuss anything further.

Thank you,




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**From:** Kim Van Riper <vanriperart@yahoo.com>  
**Sent:** Wednesday, May 27, 2026 8:58 AM  
**To:** Sergio Solis <sergio.solis@mesaaz.gov>; Jennifer Merrill <jennifer.merrill@mesaaz.gov>  
**Cc:** Lehicommunityaz Info <info@lehicommunityaz.org>; District 1 <district1@mesaaz.gov>; Mayor Freeman <mayor.freeman@mesaaz.gov>  
**Subject:** Spilsbury special use permit

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Hello Sergio,

I am the west adjacent neighbor to the Spilsbury project in Lehi. I share 41% of the entire property boundary with the applicant. I have already exchanged several emails with Jennifer regarding questions and concerns.

The sheer size of the structures, lot coverage and intended use are excessive by any standards. That anyone would need permission to bypass mesa code by way of special use permits for so many structures and in so many manners on such a scale should give pause.

Exceeding limits on residential heights of multiple structures, exceeding their home square footage for parking by 419% with multiple structures that are at nearly the maximum coverage, both in building coverage and lot coverage is excessive and should not be passed.

Lehi has a very clear character as outlined in both the Sub-area overlay (2013) and the Lehi Heritage overlay (2023) which very clearly state and define character and property use as 'Agricultural in nature.' The storage of motorized dirt bikes/all terrain vehicles (as clearly stated in the special permit use letter sent by applicant) does not conform to the character defined in the Heritage Overlay, nor is in alignment with neighborhood character as defined in the General Plan. Storage of tractors for use on property, or barns for livestock are in alignment.

Off road vehicles are addressed in Mesa code (no more than 7 unregistered vehicles per residential property).

8-6-3 A. 4

(5124)

4.

In the RS-43 and RS-90 zoning districts, a maximum of 7 inoperable or unregistered

vehicles may be stored on a single lot. Such vehicles shall be stored within the side or rear yards and shall be screened by a 6' high opaque fence; (5124)

As per Mesa code:

Utv's and off road vehicles are considered unregistered vehicles and fall within this section.

Is the intent to store in excess of 7 vehicles? Will they all be the Applicant's own? The metal warehouse structure is equivalent to a 12 bay full size RV shop! 7 motorized off road vehicles will fit in 1 bay alone! I owned a motorcycle shop for 12 years and this amount of space is absolutely more than storage of 7 off road vehicles. You need neither the height nor the square footage for this. There is already parking for 1 rv being completed currently and as Mesa code only allows 1 Rv per household, it is reasonable to believe the 12 bay warehouse will be used for dirtbike/ATV storage and for commercial equipment, perhaps mechanic work as well.

The warehouses SUP in Lehi previously passed by planning and zoning were clearly intended for agricultural use and stated as such. The intended use of this warehouse is different than those that have been approved before in Lehi and it raises questions about intended use that should be answered prior to going before the pz board.

ATV's sit at 3-6ft tall and do not require 22 ft ceilings. It simply makes no sense to need a structure this massive to store 7 off road vehicles unless they are unaware of residential restrictions? Is this intended as a mechanical shop as well? If so, where are they disposing of oil and fluids? Flood irrigation does move between properties and vehicle fluid disposal and storage should be addressed with applicant. 2 stroke engines are recognized as excessively loud and polluting, and have been outright banned in other states for environmental impact. I am worried about fluids and odors, dust and noise. Why is a metal building being considered instead of a masonry building that would attenuate noise (required in commercial buildings)? Changing tires/chains, breaking down the engines, changing fluids is a noisy messy process, and as it is, 100 feet of warehouse will be facing my home.

If Mesa intends to push this through, I would much prefer they are asked to flip the 100 ft side to face their home. Better, would be a reduction in size of the warehouse to the current code standards in a residential neighborhood!

With such a large warehouse for only 7 off road motorized vehicles I would ask very seriously if they intend to use the vehicles on Property. Do they know this is not an option? We have already had serious issues with dirtbike noise and illegal use in the area. Is the 'Sports field' planned adjacent to the warehouse, intended to be used as a

dirtbike or off road vehicle park? Do they intend to build burms and tracks and run these motorized vehicles in the backyard of a residential lot? Have you made them aware that this does not conform with residential land use?

If they do not intend to use all of the warehouse for ATV's, do they realize that under 11-32-2 that commercial vehicles over 13,000 lbs may not be stored on any residential property? The presence of heavy commercial equipment which exceeds these standards needs to be addressed.

Between the warehouse and additional parking structure in back they are asking permission to build 9,000 square ft of parking! This is in addition to 1,269 feet of rv parking erected and approved over the last couple of months! This is A QUARTER OF AN ACRE DESIGNATED FOR PARKING OF OFF ROAD VEHICLES/Equipment. Does this not raise questions? This far exceeds even the commercial rv dealer request on country club last month! This scale of metal warehouse has no place in residential areas.

Further, I have serious concerns with lighting. If the sports field is intended for dirtbike use, do they plan to illuminate it at night? Do they intend to place lights all along the side of their building at the 20 ft height? What about the barbeque ramada at 20 ft high? There are very real restrictions on lighting in this area as per Mesa 'Dark skies' document. This area falls under Zone 1 of that document. Has he been made aware of this? Does he intend to conform and ensure that shielding and lumen limits are in place to avoid light trespass?

We share 41% of the entire property perimeter and most activity areas are planned on our adjoining side. Having the area lit inappropriately will be an enormous burden. We have bats that feed here at night and the entire neighborhood has historically been opposed to night illumination. Please provide the zone 1 dark sky document for them to read! Please ensure they do not intend to light up the sports field and warehouse and the 20 ft tall barbeque ramada late into the night with bright flood lights and that all planned lighting conform to regulations even though this may be outside your purview.

Is planning and zoning asking that they complete the primary home revisions prior to the Accessory use structures as per Mesa Code 11-30-7?

I realize this is a long email but the sheer scope of the changes to the property and the consequences of effectively altering the land use from rural residential with agricultural character to industrial storage is simply unacceptable. Lighting, land use and neighborhood character conflict need to be addressed and resolved in the design prior to going before planning and zoning! More than this, before this goes before the board,

which has a clear history of just letting everything pass (im sure its on your calendar already as approval with recomendations) please please please talk with the applicant and make him aware of restrictions so he may temper his expectations as to how he intends to use his land.

I would appreciate an in person meeting with the applicant, the Lehi board, perhaps our councilman, other adjoining neighbors and planning and zoning staff to have a discussion prior to the meeting June 3.

Bottom line and honestly, I do not mind applicant changing the property for appropriate use. I am glad he has given care to the residence. I do not mind the addition of a barn, especially a masonry or wood built barn that could serve his needs now and be converted to livestock use later. If there was the craftsmanship applied to the storage structure the same as the house it would be a different story. The addition of a massive metal warehouse, likely to be done in blinding white is not only out of character with the current work he is doing, but it is out of character with the neighborhood at large.

I do not want to face hours of dust and noise and fuel odors from an off road park lit up in the evening hours, or noise and odors from mechanic work or moving in and out of industrial equipment, or the towering barbeque area that sits 15 ft above the fenceline, or floodlights that interfere with use and enjoyment of my property.

As it is I am opposed to this project in its current form. Modifications and clarifications could be made to assuage fears and see the project move forward in a more character appropriate manner. As it is now, I ask that staff consider moving this forward on the calendar to allow time for neighbors to weigh in on the impact and perhaps find constructive discourse that might satisfy all impacted parties.

Sincerely,  
Kim van Riper  
505 e Lehi rd

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**From:** [Kim Van Riper](#)  
**To:** [Jennifer Merrill](#)  
**Subject:** RE: Boa26-00182  
**Date:** Monday, April 13, 2026 6:58:03 PM  
**Attachments:** [image001.png](#)

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Thank you so much for your response. Much appreciated.

Kim Van Riper

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On Mon, Apr 13, 2026 at 5:16 PM, Jennifer Merrill  
<[Jennifer.Merrill@MesaAZ.gov](mailto:Jennifer.Merrill@MesaAZ.gov)> wrote:

Hi Kim,

Thank you for your email. I'm providing responses to your questions below. I'm also copying Tanya Morgan, who is the Council District Coordinator for Councilmember Adams, and two members of our Planning staff including Sergio Solis who is the case planner for this particular request.

Please let me know if you have any additional questions or concerns; I'm happy to discuss.

Have a good evening,  
Jennifer



**Jennifer Merrill** | Senior Planner | Development Services  
Tel: (480) 644-6439  
55 N. Center St | Mesa | AZ | 85201  
Office Hours: M-Th 7am to 6pm | Closed Fridays & Holidays

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**From:** Kim Van Riper <[vanriperart@yahoo.com](mailto:vanriperart@yahoo.com)>  
**Sent:** Monday, April 13, 2026 10:03 AM  
**To:** Jennifer Merrill <[Jennifer.Merrill@MesaAZ.gov](mailto:Jennifer.Merrill@MesaAZ.gov)>  
**Cc:** Councilmember Adams <[Councilmember.Adams@MesaAZ.gov](mailto:Councilmember.Adams@MesaAZ.gov)>  
**Subject:** RE: Boa26-00182

Hi Jennifer,

Where is the information on the east rv carport being built currently and west side concrete porch extension poured last week? I see them listed as ext structures in this

diagram? Have these already gone through PZ? What does ext refer to? **The carport and porch extension have been approved through building permit no. PMT25-23363. No formal review through Planning was required for those additions. On the Site Plan provided with their new request (Case No. BOA26-00182), they identify several features as existing, including the permitted structures that are currently in construction.**

I have several concerns as an adjacent neighbor after seeing the desired future plans:

1. The sheer size of the proposed metal structure seems to me, inappropriate for residential use. I would like to register my concern at this point, as adjacent neighbor. It exceeds the length of recently proposed Commercial rv storage on country club (boa25-00815) by 25 ft, and that is a commercial lot zoned for commercial use while this remains only residential zoning. 150 ft long metal warehouse is a commercial structure and it likely will see commercial use. Please inform that commercial vehicles over a certain axle weight are not allowed to be stored or parked on residential properties so that they know upfront. Please do not allow a metal structure of this size here. **Staff will discuss the size and will outline the context of the Lehi area in the Staff Report that will be available to the Board for their review . Your concerns about compatibility with surrounding residential properties have been noted and will be included in the public record.**

2. Please carefully address the lighting standards of Lehi (as seen in general plan ) with applicant so they can comply with the dark sky standards Mesa has set for this area (zone1) regarding lumens, shrouding and times set for dimming and so that they are aware of the standards up front and can plan accordingly, especially as they plan what I assume will be a very tall warehouse. 35 ft tall flood lights... **Staff will ensure that the applicant is aware of and complies with Mesa's applicable outdoor lighting standards, including dark sky requirements for this area. These standards address factors such as fixture type, shielding, illumination levels, and operational controls.**

3. If an off road motorcycle park is planned as the 'sports' field please inform on residential restrictions with regards to dust and noise and fumes/odors. Please carefully address this with them and make sure that is not their intent in designing a sports field. We already are subjected to motorcycles running up and down the property and it creates dust and noise inappropriate for residential zoning. A recreation motorcycle field simply should not be encouraged in the backyard of a residence. **Staff has not been made aware of any plans for a motorcycle or motorized recreation use on the property. However, based on your concerns, we will work with the applicant to gather additional clarification.**

4. Might be prudent to ask for a lot line survey as fences are not reliable indicators for

setbacks. There is existing metal sheeting fences and chain link. They have been moved and redone repeatedly over the last 8 years. **Thank you for this suggestion. Surveys are not required documents for requests for Special Use Permits (SUPs); however, they are helpful between neighbors when there are property line disputes.**

FYI: I would be much more ok with a structure more reasonable in size if the exterior and roof was an earth tone; browns or darker greys. Design review with the last warehouse in Lehi refused to weigh in on exterior treatment. Though exterior treatment may be outside your purview, it would be really nice if it was adressed at some point in the planning process, or simply discussed as a possible point of contention.

A 7500 ft warehouse towering above the surrounding homes in white or light grey is an eyesore and gives an industrial feel to the area rather than a sense of a heritage area. It limits neighbors ability to grow plants from reflection and light blockage as well. Lehi has a very specific description in the heritage document, and barns/outbulidings are widely described as/for stick built livestock/agricultural use, not warehouses, and certainly not metal.

We already have people moving out of the neighborhood from the last structure (75 ft long metal warehouse) that was pushed through. The sunlight glare is terrible, and indeed is being used to house industrial commercial equipment. Yet another company built a warehouse like this for use as commercial business and ended up moving out, leaving the commercial warehouse intact (floor dozers). Yet another approved by pz is now housing 18 wheelers, and another, commercial brick warehouse. **Thank you for these concerns and suggestions. Please let me know if you need information about reporting a code violation.**

This is not an agricultural barn. A tractor barn is not this big. A workshop is not this big. This is sized for a full rv auto shop with 12 bays, larger than the actual rv shop on country club is proposing!

Please, as you go through this with applicant, refer back to general plan and make sure it complies with place type and residential zoning restrictions for use. Please make sure it does not conflict with the Lehi heritage overlay and that any design standards and planner discretion that would be applied to higher end neighborhoods be applied here as well.

I will look forward to public comment on this project.

Thank you,  
Kim Van Riper

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