

## Exhibit 4 - Public Comment

**From:** [Overland RV Park Models](#)  
**To:** [Long Range Planning](#)  
**Subject:** Mesa Zoning Ordinance  
**Date:** Wednesday, December 18, 2024 4:40:38 PM

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To Whom It May Concern:

We would like to request information regarding the Mesa Zoning Ordinance that is being proposed and set to be discussed at the January 27th City Council meeting. Could you provide us with some background information? Has this proposal been voted on by the RV and Manufactured Parks HOAs that it would directly impact? What input has been gathered from the local RV businesses (RV parks, RV dealers, installers, transporters, awning and skirting installers, AC companies, etc.) to understand the impact these changes will have on the industry?

What is the City of Mesa doing about the existing stick-built homes in the RV Park Venture Out as this violates the current zoning code?

We appreciate your response and look forward to hearing from you.

Thank you,  
Shelly Moss-Chaney  
*President & Owner*



9524 E. Main Street, Mesa, AZ 85207

**Family Owned Since 1971**

**Phone:** 480-984-5637

**Line 2:** 480-984-2792

**Fax:** 480-380-7231

**Website:** [Overlandparkmodels.com](http://Overlandparkmodels.com)

**Reviews:** [Google Reviews](#)





On Thu, Dec 19, 2024 at 11:53 AM Rachel Nettles <[Rachel.Nettles@mesaaz.gov](mailto:Rachel.Nettles@mesaaz.gov)> wrote:

Ms. Moss-Chaney,

The Long Range Team received your email yesterday and we're preparing a response. In the meantime, I just wanted to clarify a few points regarding speaking on the item.

The proposed text amendments were heard by the Planning and Zoning Board at their November 13<sup>th</sup> meeting, where they recommended that the City Council adopt the amendments. Unlike City Council, Planning and Zoning Board agendas do not include a general item for public comment on items that are not on the agenda. Therefore, your next opportunity to speak on the text amendment will be at a City Council meeting.

Staff anticipates introducing the text amendment to the City Council for on January 27<sup>th</sup> with action scheduled for February 3<sup>rd</sup>.

Staff will be in touch shortly to respond to your specific questions and concerns.

Best Regards,

Rachel

Rachel Nettles, AICP

Assistant Planning Director

480-644-2762

[Rachel.Nettles@MesaAZ.gov](mailto:Rachel.Nettles@MesaAZ.gov)





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**From:** Lisa Anderson <[Lisa.Anderson@mesaaz.gov](mailto:Lisa.Anderson@mesaaz.gov)>  
**Sent:** Thursday, December 19, 2024 11:16 AM  
**To:** [overlandparkmodels@gmail.com](mailto:overlandparkmodels@gmail.com)  
**Cc:** Rachel Nettles <[Rachel.Nettles@MesaAZ.gov](mailto:Rachel.Nettles@MesaAZ.gov)>; Evan Balmer <[Evan.Balmer@MesaAZ.gov](mailto:Evan.Balmer@MesaAZ.gov)>  
**Subject:** Zoning change

Ms. Moss-Chaney,

In response to our conversation this morning regarding how to speak on an item before the P&Z board or the Council, here is a recap:

The next P&Z meetings will take place on January 8 and January 22, 2025. The meetings are located at 57 E. 1<sup>st</sup> Street, Mesa. The public hearing starts at 4:00 p.m. You can find the agenda for the meetings using this link: <https://mesa.legistar.com/Calendar.aspx>

The next Regular Council meetings will take place on January 13 and 27, 2025. The Regular Council meetings will take place in the new City Hall, located at 20 E. Main Street, Mesa.

Use this link to learn more on the P&Z Board and ways to participate in their meetings: <https://www.mesaaz.gov/Government/Advisory-Boards-Committees/Planning-Zoning-Board>

Attached is a speaker card that you can fill out and bring to the meeting to speak for either the P&Z meeting or the Council meeting.



I copied Assistant Planning Director Rachel Nettles to loop her into your concerns and your request that someone reach out to you regarding a zoning change that will affect your business, Moss Overland Park Model Homes.

Contact information for Shelly Moss-Chaney: [overlandparkmodels@gmail.com](mailto:overlandparkmodels@gmail.com); 480-984-5637 (business); 310-428-2220 (cell).

Please feel free to call or email with questions.

Thank you,

*Lisa Anderson, CMC*

Deputy City Clerk | City of Mesa Clerk's Office

480-644-2382

[Lisa.Anderson@Mesaaz.gov](mailto:Lisa.Anderson@Mesaaz.gov)



*Standard business hours are 7:00 AM – 6:00 PM Monday through Thursday. Closed on Fridays.*





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**From:** Overland RV Park Models <[overlandrvparkmodels@gmail.com](mailto:overlandrvparkmodels@gmail.com)>

**Sent:** Thursday, December 19, 2024 1:53 PM

**To:** Rachel Nettles <[Rachel.Nettles@mesaaz.gov](mailto:Rachel.Nettles@mesaaz.gov)>

**Cc:** Lisa Anderson <[Lisa.Anderson@mesaaz.gov](mailto:Lisa.Anderson@mesaaz.gov)>; Evan Balmer <[Evan.Balmer@mesaaz.gov](mailto:Evan.Balmer@mesaaz.gov)>; Mary Kopaskie-Brown <[Mary.Kopaskie-Brown@mesaaz.gov](mailto:Mary.Kopaskie-Brown@mesaaz.gov)>; Sean Pesek <[Sean.Pesek@mesaaz.gov](mailto:Sean.Pesek@mesaaz.gov)>; Cassidy Welch <[Cassidy.Welch@mesaaz.gov](mailto:Cassidy.Welch@mesaaz.gov)>

**Subject:** Re: Zoning change

Hi Rachel,

Thank you for the update. I look forward to the team's response.

One question, I watched the November 13th meeting video and did not see any actual review of the proposed amendments to Chapters 34 and 87 of the Mesa City Code. Was this reviewed at that specific meeting?

Thank you,

Shelly



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On Thu, Dec 19, 2024 at 3:10 PM Rachel Nettles <[Rachel.Nettles@mesaaz.gov](mailto:Rachel.Nettles@mesaaz.gov)> wrote:

Ms. Moss-Chaney,

All of the supporting documents (ie. Draft Ordinance, staff report, and presentation) were attached to the meeting agenda which was posted the Thursday prior to the meeting for Board and the public review.

Best Regards,

Rachel

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**From:** Overland RV Park Models <[overlandrvparkmodels@gmail.com](mailto:overlandrvparkmodels@gmail.com)>

**Sent:** Thursday, December 19, 2024 1:53 PM

**To:** Rachel Nettles <[Rachel.Nettles@mesaaz.gov](mailto:Rachel.Nettles@mesaaz.gov)>

**Cc:** Lisa Anderson <[Lisa.Anderson@mesaaz.gov](mailto:Lisa.Anderson@mesaaz.gov)>; Evan Balmer <[Evan.Balmer@mesaaz.gov](mailto:Evan.Balmer@mesaaz.gov)>;

Mary Kopaskie-Brown <[Mary.Kopaskie-Brown@mesaaz.gov](mailto:Mary.Kopaskie-Brown@mesaaz.gov)>; Sean Pesek

<[Sean.Pesek@mesaaz.gov](mailto:Sean.Pesek@mesaaz.gov)>; Cassidy Welch <[Cassidy.Welch@mesaaz.gov](mailto:Cassidy.Welch@mesaaz.gov)>

**Subject:** Re: Zoning change



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**From:** Overland RV Park Models <[overlandrvparkmodels@gmail.com](mailto:overlandrvparkmodels@gmail.com)>  
**Sent:** Friday, January 3, 2025 3:53 PM  
**To:** Rachel Nettles <[Rachel.Nettles@mesaaz.gov](mailto:Rachel.Nettles@mesaaz.gov)>  
**Cc:** Lisa Anderson <[Lisa.Anderson@mesaaz.gov](mailto:Lisa.Anderson@mesaaz.gov)>; Evan Balmer <[Evan.Balmer@mesaaz.gov](mailto:Evan.Balmer@mesaaz.gov)>;  
Mary Kopaskie-Brown <[Mary.Kopaskie-Brown@mesaaz.gov](mailto:Mary.Kopaskie-Brown@mesaaz.gov)>; Sean Pesek  
<[Sean.Pesek@mesaaz.gov](mailto:Sean.Pesek@mesaaz.gov)>; Cassidy Welch <[Cassidy.Welch@mesaaz.gov](mailto:Cassidy.Welch@mesaaz.gov)>  
**Subject:** Re: Zoning change

Hi Rachel,

Could someone from the planning department advise on why builders are being allowed to build stick built homes at this time in Venture Out RV Park? The proposed changes to the current zoning does not go up for review until the end of this month. It seems that the city is not enforcing its own zoning ordinances.

Thank you,

Shelly Moss-Chaney

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On Mon, Jan 6, 2025 at 2:59 PM Rachel Nettles <[Rachel.Nettles@mesaaz.gov](mailto:Rachel.Nettles@mesaaz.gov)> wrote:

Shelly,

I am not aware of any conventionally constructed units being permitted. Can you provide addresses for what you're referring to?

Best Regards,

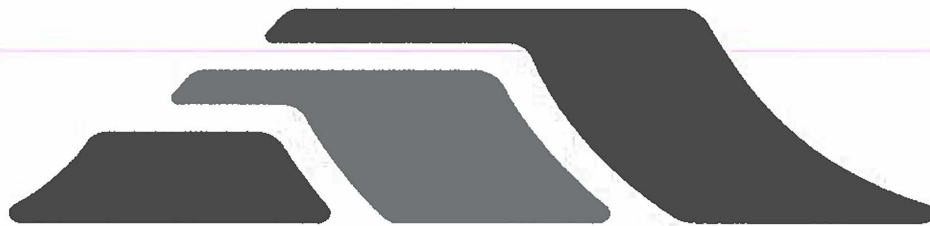
Rachel

Rachel Nettles, AICP

Assistant Planning Director

480-644-2762

[Rachel.Nettles@MesaAZ.gov](mailto:Rachel.Nettles@MesaAZ.gov)



# mesa·az





**Cc:** Lisa Anderson <[Lisa.Anderson@mesaaz.gov](mailto:Lisa.Anderson@mesaaz.gov)>; Evan Balmer <[Evan.Balmer@mesaaz.gov](mailto:Evan.Balmer@mesaaz.gov)>; Mary Kopaskie-Brown <[Mary.Kopaskie-Brown@mesaaz.gov](mailto:Mary.Kopaskie-Brown@mesaaz.gov)>; Sean Pesek <[Sean.Pesek@mesaaz.gov](mailto:Sean.Pesek@mesaaz.gov)>; Cassidy Welch <[Cassidy.Welch@mesaaz.gov](mailto:Cassidy.Welch@mesaaz.gov)>; John Sheffer <[John.Sheffer@mesaaz.gov](mailto:John.Sheffer@mesaaz.gov)>  
**Subject:** Re: Zoning change

Hi,

There are several in progress at Venture Out RV Park, 704 Boeing and 702 Debonaire.  
Could someone explain how these homes are being built as they violate the current zoning ordinance?

Thank you,

Shelly

9524 E. Main Street, Mesa, AZ 85207Mesa, AZ 85207

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We stopped by 702 Debonair and did not observe active construction. At 701 Debonair construction similar to 704 Boeing (permit for a new park model to be built on the existing floor) was in progress.

Thank you,

**John L. Sheffer, PE, CBO**

*Deputy Director/Building Official*

*City of Mesa | Development Services*

55 N. Center St. Mesa, AZ 85201

TEL 480.644.5879

---

**From:** Rachel Nettles <[Rachel.Nettles@mesaaz.gov](mailto:Rachel.Nettles@mesaaz.gov)>

**Sent:** Wednesday, January 08, 2025 7:22 AM

**To:** Overland RV Park Models <[overlandrvparkmodels@gmail.com](mailto:overlandrvparkmodels@gmail.com)>

**Cc:** Lisa Anderson <[Lisa.Anderson@mesaaz.gov](mailto:Lisa.Anderson@mesaaz.gov)>; Evan Balmer <[Evan.Balmer@MesaAZ.gov](mailto:Evan.Balmer@MesaAZ.gov)>; Mary Kopaskie-Brown <[Mary.Kopaskie-Brown@mesaaz.gov](mailto:Mary.Kopaskie-Brown@mesaaz.gov)>; Sean Pesek <[Sean.Pesek@mesaaz.gov](mailto:Sean.Pesek@mesaaz.gov)>; Cassidy Welch <[Cassidy.Welch@mesaaz.gov](mailto:Cassidy.Welch@mesaaz.gov)>; John Sheffer <[John.Sheffer@MesaAZ.gov](mailto:John.Sheffer@MesaAZ.gov)>

**Subject:** RE: Zoning change

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Good morning Shelly,

Thank you for the additional information.

It appears that 704 Boeing (PMT24-04135) received a permit for a new park model to be built on the existing floor. The permit also included an Arizona Room addition and deck.

The property at 702 Debonair (PMT20-00727) was approved for a park model and awning in 2020. If there is conventional build construction on-site, it is likely not permitted. The City's Code Compliance office would be able to assess if a violation has occurred – this would require submittal of a Code Complaint ([Report a Code Violation - City of Mesa](#)).



**From:** [Overland RV Park Models](#)  
**To:** [John Sheffer](#)  
**Cc:** [Rachel Nettles](#); [Lisa Anderson](#); [Evan Balmer](#); [Mary Kopaskie-Brown](#); [Sean Pesek](#); [Cassidy Welch](#)  
**Subject:** Re: Zoning change  
**Date:** Wednesday, January 8, 2025 3:10:54 PM  
**Attachments:** [image002.png](#)

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Hi John,

Thank you for the follow up email. You are correct, it was meant to be space 701 Debonair.

Both of these homes were not built on the existing park model frame. The frame is under the home bolted to the ground, but nothing is built on top of it or structurally used for the new home. It's also no longer a RV park model, it's not built on a chassis, over 400 square feet, not built to the RVIA code and is a permanent structure. It does not adhere to the City of Mesa zoning ordinance. Let me know if you have any other questions or would like to discuss further. I'm happy to jump on a call.

Thank you for your time and for doing a site visit.

Best regards,  
Shelly Moss



9524 E. Main Street, Mesa, AZ 85207

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**Reviews:** [Google Reviews](#)



On Wed, Jan 8, 2025 at 3:02 PM John Sheffer <[John.Sheffer@mesaaz.gov](mailto:John.Sheffer@mesaaz.gov)> wrote:

Shelly,



From: Overland RV Park Models  
To: Rachel Nettles  
Cc: Evan Balmer; Mary Kopaskie-Brown; Sean Pesek; Cassidy Webb; Nana Anniah  
Subject: Re: Zoning change  
Date: Tuesday, January 14, 2025 4:56:33 PM  
Attachments: image001.png

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Hi Rachel,

That would be great. I will be meeting with Council Member Julie Spillsbury tomorrow at Mesa City Hall in the afternoon. If you and the team want to meet in person sometime tomorrow that would work for me. Or we could schedule another date/time that works for everyone. We could also meet at our dealership if that would be helpful.

Thank you in advance!

Best,  
Shelly Moss-Chaney

  
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On Tue, Jan 14, 2025 at 4:33 PM Rachel Nettles <[Rachel.Nettles@mesaaz.gov](mailto:Rachel.Nettles@mesaaz.gov)> wrote:

Ms. Moss,

Staff would be happy to meet with you to discuss the proposed text amendments. Please let us know if you're interested, and we will have someone reach out to you to coordinate a time.

Best Regards,

Rachel

Rachel Nettles, AICP  
Assistant Planning Director  
480-644-2762  
[Rachel.Nettles@MesaAZ.gov](mailto:Rachel.Nettles@MesaAZ.gov)



From: Overland RV Park Models <[overlandrvparkmodels@gmail.com](mailto:overlandrvparkmodels@gmail.com)>  
Sent: Wednesday, January 8, 2025 3:11 PM  
To: John Sheffer <[John.Sheffer@mesaaz.gov](mailto:John.Sheffer@mesaaz.gov)>  
Cc: Rachel Nettles <[Rachel.Nettles@mesaaz.gov](mailto:Rachel.Nettles@mesaaz.gov)>; Lisa Anderson <[Lisa.Anderson@mesaaz.gov](mailto:Lisa.Anderson@mesaaz.gov)>; Evan Balmer <[Evan.Balmer@mesaaz.gov](mailto:Evan.Balmer@mesaaz.gov)>; Mary Kopaskie-





**From:** Overland RV Park Models  
**To:** Rachel Nettles; Mary Kopaskie-Brown; Cassidy Welch; John Sheffer  
**Subject:** Park Model Amendments Meeting  
**Date:** Friday, January 24, 2025 9:37:40 AM

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Good afternoon,

Thank you for taking the time to meet with us this week. We were glad for an opportunity to voice our concerns regarding conventional construction in park model communities. We appreciated the background information you provided motivating these amendments. Thank you for also providing the information on the February 24th meeting. We look forward to continuing the conversation regarding park models and ADU's.

Thank you,

Shelly, Roxanna, and Rebecca



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meeting will be held in the Study Session Room, located at 20 E Main St.

We received confirmation that the public is allowed to speak at the meeting. Public comment will be heard at the beginning of the meeting before staff presentation.

If you have any items that you would like submitted as part of the committee agenda packet for the committee members to review beforehand they must be submitted by the end of day Monday the 3<sup>rd</sup>. You can email any items to me and I will deliver it to the appropriate staff person.

Best Regards,

Rachel

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**From:** Rachel Nettles <[Rachel.Nettles@mesaaz.gov](mailto:Rachel.Nettles@mesaaz.gov)>

**Sent:** Tuesday, January 28, 2025 11:13 AM

**To:** Overland RV Park Models <[overlandrvparkmodels@gmail.com](mailto:overlandrvparkmodels@gmail.com)>; Mary Kopaskie-Brown <[Mary.Kopaskie-Brown@mesaaz.gov](mailto:Mary.Kopaskie-Brown@mesaaz.gov)>; Cassidy Welch <[Cassidy.Welch@mesaaz.gov](mailto:Cassidy.Welch@mesaaz.gov)>; John Sheffer <[John.Sheffer@MesaAZ.gov](mailto:John.Sheffer@MesaAZ.gov)>

**Subject:** RE: Park Model Amendments Meeting

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Ms. Moss,

We just got word today that we will likely not be able to attend the February 24<sup>th</sup> Community and Cultural Development Committee due to timing constraints with the agenda. We're awaiting confirmation for when this can be placed on the committee's agenda. I will pass along the information once we know.

Best Regards,

Rachel

Rachel Nettles, AICP

Assistant Planning Director



**From:** Overland RV Park Models  
**To:** Rachel Nettles  
**Subject:** Re: Park Model Amendments Meeting  
**Date:** Tuesday, February 4, 2025 8:08:29 AM  
**Attachments:** Mesa Zoning Ordinance (MZO) Amendments.pdf

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Good morning Rachel,

Thank you for the information, unfortunately we have been out of the office due to my father being hospitalized. Could you please let us know a bit more about the purpose of this meeting? Or where can we find the agenda? I'm attaching the presentation that we provided Council Member Spilsbury. Could you submit this for the meeting?

We will be in attendance for the meeting this Thursday, February 6th at 8:00 am.

Thank you,  
Shelly



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On Thu, Jan 30, 2025 at 11:46 AM Rachel Nettles <[Rachel.Nettles@mcsaaz.gov](mailto:Rachel.Nettles@mcsaaz.gov)> wrote:

Ms Moss.

We just word today that the City Council Sub-committee has been rescheduled. See information below.

A Community and Cultural Development Committee meeting has been scheduled for **Thursday, February 6 at 8:00 a.m.** (Study Session for February 6 was cancelled). The



**John L. Sheffer, PE, CBO**

*Deputy Director/Building Official*

*City of Mesa | Development Services*

*55 N. Center St. Mesa, AZ 85201*

*TEL 480.644.5879*

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**From:** Brett Hansen <[ovabrett@gmail.com](mailto:ovabrett@gmail.com)>

**Sent:** Wednesday, January 15, 2025 4:27 PM

**To:** John Sheffer <[john.sheffer@mesaaz.gov](mailto:john.sheffer@mesaaz.gov)>

**Subject:** Re: PAD Modification for Venture Out

Good afternoon

This is Brett Hansen.

We have talked before.

In hopes that the zoning amendment passes to continue the rebuild of park models as we have been doing in Venture Out for quite some time, I have been talking with the condo board about what is going to be required from the city as far as building regulations.

Based on our conversations, I told them that you would be requiring all new builds to comply with applicable IRC code for building and NEC code for electrical. I also told them that the IRC code has some things in it that will be different that how we have been building in the past. One of the biggest differences being the additional footings that are going to be required.

We also talked about the requirement for a 1 hour firewall being 5/8 Type X drywall being installed anywhere that a wall is within 5 feet of an adjoining structure. This will mean that on rebuilds we will need the 5/8 drywall everywhere that the structures are within 5 feet. For most properties this will mean the long wall on the park model side as well as the long wall on the Arizona room addition side. In addition, when a park

model is placed on a lot and an Arizona room is added, it is likely that the outside wall will also need the 5/8 drywall.

They are open to just requiring the 5/8 Type X drywall as required by IRC code because it has proven to meet the one hour requirement in their testing.

They have asked me to reach out to you for a letter indicating that if we build to IRC code, they will no longer require the AZ room side of the homes to be build with steel framing and fire rated plywood.

Could you email me a memo/letter indicating that going forward for either complete rebuilds or AZ room additions to an existing park model, that the city will expect us to follow the IRC code in our building practices?

If you could do that, it would really help us get this change made and still allow us to build homes that will meet the 1 hour requirement. In fact, because we will now be putting the 5/8 drywall on the exterior AZ room and park model sides, we would be building an even safer home for residents.

If you have a question, please call me at 801 866-8120.

Thank you very much for your help.

---



If the zoning ordinance is amended to allow conventional construction in RV/MH subdivisions, the City would permit building per the IRC for homes, additions, and patio enclosures (Arizona rooms). In the case of structures less than 5 feet from a property line IRC Table R302.1 would be applicable. Any wall less than 5 feet from a property line would be limited to 25% openings and walls less than 3 feet would have 0% openings. This may be challenging for Arizona rooms that are 5 feet or less from a property line due to the required openings.

Additionally, HOA or condominium requirements may be more restrictive than the City. It would be prudent to verify that any construction is compliant with both requirements.

Thank you,

**John L. Sheffer, PE, CBO**

*Deputy Director/Building Official*

*City of Mesa | Development Services*

55 N. Center St. Mesa, AZ 85201

TEL 480.644.5879

---

**From:** Brett Hansen <ovabrett@gmail.com>  
**Sent:** Wednesday, January 15, 2025 4:27 PM  
**To:** John Sheffer <john.sheffer@mesaaz.gov>  
**Subject:** Re: PAD Modification for Venture Out

Good afternoon

This is Brett Hansen.

We have talked before.

Brett,

I'll chime in on the question of what happens if the proposed text amendments don't pass and let John address the building code.

Last December as part of a text amendment that mainly dealt with Accessory Dwelling Units, changes were made to the definition of Manufactured Home Accessory Structures to allow them to be used for living purposes. Attached is the adoption by reference document. You'll want to refer to Sections 16, 17, and 20.

If the proposed text amendments which include similar changes to Recreational Vehicle Accessory Structures and the allowance for conventional builds in subdivisions don't pass these are still in effect.

Best,

Rachel

Rachel Nettles, AICP

Assistant Planning Director

480-644-2762

[Rachel.Nettles@MesaAZ.gov](mailto:Rachel.Nettles@MesaAZ.gov)



---

**From:** John Sheffer <[john.sheffer@mesaaz.gov](mailto:john.sheffer@mesaaz.gov)>

**Sent:** Tuesday, January 28, 2025 10:19 AM

**To:** Rachel Nettles <[Rachel.Nettles@MesaAZ.gov](mailto:Rachel.Nettles@MesaAZ.gov)>

**Subject:** FW: PAD Modification for Venture Out

---

**From:** Brett Hansen <[ovabrett@gmail.com](mailto:ovabrett@gmail.com)>  
**Sent:** Friday, January 24, 2025 6:53 AM  
**To:** John Sheffer <[john.sheffer@mesaaz.gov](mailto:john.sheffer@mesaaz.gov)>  
**Subject:** Re: PAD Modification for Venture Out

One additional clarification if you would. The City would permit building per the IRC for homes, additions, and patio enclosures (Arizona rooms) You are saying the City would permit building to IRC code for the construction. Shouldn't those items noted be required to be built to IRC? And if the amendment should happen to not pass, would you not still require additions and AZ rooms to be built to IRC guidelines?

I still understand that HOA requirements may be more restrictive than City requirements but I am assuming that IRC guidelines will be the minimum requirement in any case. Is that correct?

I am working with one of the HOA committees on building requirements. Just want it clear that IRC code is going to be the minimum requirement going forward, whether the amendment passes or not. (Of course we are really hoping that it will pass. If you have any suggestions as to what we can do as members of this committee to help get it passed, we would appreciate your thoughts.)

On Thu, Jan 23, 2025 at 4:09 PM John Sheffer <[john.sheffer@mesaaz.gov](mailto:john.sheffer@mesaaz.gov)> wrote:

Brett,

If the zoning ordinance is amended to allow conventional construction in RV/MH subdivisions, the City would permit building per the IRC for homes, additions, and patio enclosures (Arizona rooms). In the case of structures less than 5 feet from a property line IRC Table R302.1 would be applicable. Any wall less than 5 feet from a property line would be limited to 25% openings and walls less than 3 feet would have 0% openings. This may be challenging for Arizona rooms that are 5 feet or less from a property line due to the required openings.

Additionally, HOA or condominium requirements may be more restrictive than the City. It would be prudent to verify that any construction is compliant with both requirements.

Thank you,

**From:** Brett Hansen <[ovabrett@gmail.com](mailto:ovabrett@gmail.com)>  
**Sent:** Wednesday, January 29, 2025 7:32 AM  
**To:** Rachel Nettles <[Rachel.Nettles@mesaaz.gov](mailto:Rachel.Nettles@mesaaz.gov)>  
**Subject:** Re: PAD Modification for Venture Out

One last question. Have you heard of any opposition to the proposed amendment?

On Tue, Jan 28, 2025 at 10:34 AM Rachel Nettles <[Rachel.Nettles@mesaaz.gov](mailto:Rachel.Nettles@mesaaz.gov)> wrote:

Brett,

I'll chime in on the question of what happens if the proposed text amendments don't pass and let John address the building code.

Last December as part of a text amendment that mainly dealt with Accessory Dwelling Units, changes were made to the definition of Manufactured Home Accessory Structures to allow them to be used for living purposes. Attached is the adoption by reference document. You'll want to refer to Sections 16, 17, and 20.

If the proposed text amendments which include similar changes to Recreational Vehicle Accessory Structures and the allowance for conventional builds in subdivisions don't pass these are still in effect.

Best,

Rachel

Rachel Nettles, AICP

Assistant Planning Director

480-644-2762

[Rachel.Nettles@MesaAZ.gov](mailto:Rachel.Nettles@MesaAZ.gov)

**To:** Rachel Nettles <Rachel.Nettles@mesaaz.gov>

**Subject:** Re: PAD Modification for Venture Out

Thank you for taking the time to call me yesterday. I appreciate the help and advice.

We are working on a petition and would like to turn that in next Wednesday. What would be the best way to get that to those involved in the decision?

Also, I would appreciate it if you could take a few minutes and look at the attached letter we will submit along with the petition and let me know changes you would suggest.

Thanks again.

On Wed, Jan 29, 2025 at 2:23 PM Brett Hansen <ovabrett@gmail.com> wrote:

So I am going to submit an email with the reasons why we think what has been going on the past 25 years should continue and then on Monday I am going to show up for the meeting and request a blue card to speak as well.

Anything else that might help us out. A lot of people really want to see this continue. Several have purchased lots with the intention of rebuilding them. One of the builders was going to stop doing rebuilds but he had to change his mind and continue doing them because not very many people in the park want to bring in a park model and add an AZ room onto it. They would much rather build what they want.

On Wed, Jan 29, 2025 at 9:11 AM Rachel Nettles <Rachel.Nettles@mesaaz.gov> wrote:

Hi Brett,

Yes, there is a business that sells Park Models that has met with Councilmembers and staff to express their opposition.

Best,

Rachel

**From:** Brett Hansen  
**To:** Rachel Nettles  
**Subject:** Re: PAD Modification for Venture Out  
**Date:** Thursday, January 30, 2025 12:06:39 PM

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Thank you for the update. I will get the information to you on Monday. One final question. It is my understanding that there are 5 developments in this zone where lots are owned by the residents. I believe as well as ours, there is Greenfield Village and Carriage Manor. What are the other two if you happen to know?

On Thu, Jan 30, 2025, 11:31 AM Rachel Nettles <[Rachel.Nettles@mcsaz.gov](mailto:Rachel.Nettles@mcsaz.gov)> wrote:

Brett,

We received confirmation today on the City Council Sub-committee meeting. See information below.

A Community and Cultural Development Committee meeting has been scheduled for **Thursday, February 6 at 8:00 a.m.** (Study Session for February 6 was cancelled). The meeting will be held in the Study Session Room, located at 20 E Main St.

If you would like to speak on the item, public comment will be taken at the beginning of the meeting before staff presentation. If you would like your letter and petition to be part of the committee agenda packet for them to review beforehand it must be submitted by the end of day Monday the 3<sup>rd</sup>. You can email them to me and I will get it over to the correct person. You may also deliver your letter and petition at the committee meeting itself.

Best Regards,

Rachel

---

**From:** Brett Hansen <[ovabrett@gmail.com](mailto:ovabrett@gmail.com)>  
**Sent:** Thursday, January 30, 2025 7:23 AM

**From:** [Brett Hansen](#)  
**To:** [Rachel Nettles](#)  
**Subject:** Fwd: Petition for Mesa City  
**Date:** Monday, February 3, 2025 12:18:02 PM  
**Attachments:** [Petition for Mesa City.pdf](#)

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Attached is the petition that was signed by residents of the community.

Let me know if there is anything else I can do to help.

**From:** [Brett Hansen \(via Google Docs\)](#)  
**To:** [Rachel Nettles](#)  
**Subject:** Petition to Allow Rebuilds in VO Zoning  
**Date:** Monday, February 3, 2025 12:13:58 PM  
**Attachments:** [Petition to Allow Rebuilds in VO Zoning.pdf](#)

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## Brett Hansen attached a document



Brett Hansen (ovabrett@gmail.com) has attached the following document:

Thank you for your help. I am sending a second email shortly that has the signatures of everyone we talked to that is in favor of offering the option of rebuilding on the lot.



Petition to Allow Rebuilds in VO Zoning

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA

You have received this email because ovabrett@gmail.com shared a document with you from Google Docs.





**From:** Brett Hansen  
**To:** Rachel Nettles  
**Subject:** Re: Petition for Mesa City  
**Date:** Monday, February 10, 2025 8:13:00 AM

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Good morning.

I don't know if you attended the committee meeting last Thursday morning or not. I heard from the two guys that went from Venture Out that the members of the committee had some questions.

If it would help anyone, I am more than willing to provide one or all of the members oa tour of Venture Out so they can see what it is like here. It may help answer some of their questions that they were bringing up in the meeting.

Thanks

On Mon, Feb 3, 2025 at 1:19 PM Rachel Nettles <[Rachel.Nettles@mcsaaz.gov](mailto:Rachel.Nettles@mcsaaz.gov)> wrote:

Thank you Brett. I passed along these documents.

Best,  
Rachel

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**From:** Brett Hansen <[ovabrett@gmail.com](mailto:ovabrett@gmail.com)>  
**Sent:** Monday, February 3, 2025 12:14:12 PM  
**To:** Rachel Nettles <[Rachel.Nettles@mesaaz.gov](mailto:Rachel.Nettles@mesaaz.gov)>  
**Subject:** Fwd: Petition for Mesa City

Attached is the petition that was signed by residents of the community.

Let me know if there is anything else I can do to help.

**From:** [Brett Hansen](#)  
**To:** [Rachel Phillips](#)  
**Subject:** Developments within our zone where lots are owned  
**Date:** Tuesday, March 11, 2025 3:42:38 PM

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Hi Rachel

Carriage Manor, Citrus Gardens, Greenfield Village and Venture Out are the only developments that I was able to verify that the homeowners are the lot owners.

Silver Ridge is not owned by Cal Am. It is owned by someone else that also owns a second development.

I thought there was a fifth one but couldn't find it.

I called the office of the other 3 and asked them what my options were if I didn't like the unit on my lot and wanted to replace it. All of them said the only option was to pull it out and bring in a new park model. I followed up by asking if building a new unit was an option. They all said that it wasn't allowed.

---

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★ 3030 N Central Ave Suite #710, Phoenix, AZ 85012  
☎ 602-741-9162  
@ Info@homes-design.com



**From:** Emily Johnson <[emily.johnson@mesaaz.gov](mailto:emily.johnson@mesaaz.gov)>  
**Sent:** Tuesday, January 7, 2025 11:41:04 AM  
**To:** Ivan Arroyo <[ivan@homes-design.com](mailto:ivan@homes-design.com)>  
**Cc:** Mallory Ress <[Mallory.Ress@mesaaz.gov](mailto:Mallory.Ress@mesaaz.gov)>  
**Subject:** RE: 2705 E BIRCHWOOD AVE MESA 85204

Hi Ivan,

The resident came into the office on Thursday of last week and he was advised to stop construction and submit for permits for his livable addition. At this point, the code does not allow for livable additions to manufactured homes but there is an amendment to the code going to City Council later in January that would permit this. Please reach out to [LongRangePlanning@mesaaz.gov](mailto:LongRangePlanning@mesaaz.gov) for any questions on the amendment.

Thanks,

Emily Johnson  
Planner I  
[Emily.Johnson@mesaaz.gov](mailto:Emily.Johnson@mesaaz.gov)  
(480)644-3952  
M-Th 7 AM-6 PM



**From:** [Creative Home Design Team](#)  
**To:** [Long Range Planning](#)  
**Cc:** [Ivan Arroyo](#)  
**Subject:** Additions to manufactured homes - Amendments  
**Date:** Wednesday, January 29, 2025 7:06:32 PM  
**Attachments:** [image.png](#)  
[Outlook-1wbm0bdv](#)

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Hello,

I hope you're doing well.

We are interested in submitting a proposal for a livable addition to a manufactured home, and Emily Johnson mentioned that an amendment was going to the City Council that would permit this. I was wondering if the amendment has already been passed. Additionally, do you have an estimate of when we would be able to submit our application for this addition?

Thank you so much for your assistance!

---

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✦ 3030 N Central Ave Suite #710, Phoenix, AZ 85012  
☎ 602-741-9162  
@ [Info@homes-design.com](mailto:Info@homes-design.com)



**From:** Emily Johnson <[emily.johnson@mesaaz.gov](mailto:emily.johnson@mesaaz.gov)>  
**Sent:** Tuesday, January 7, 2025 11:41:04 AM  
**To:** Ivan Arroyo <[ivan@homes-design.com](mailto:ivan@homes-design.com)>  
**Cc:** Mallory Ress <[Mallory.Ress@mesaaz.gov](mailto:Mallory.Ress@mesaaz.gov)>  
**Subject:** RE: 2705 E BIRCHWOOD AVE MESA 85204

Hi Ivan,

The resident came into the office on Thursday of last week and he was advised to stop construction and submit for permits for his livable addition. At this point, the code does not allow for livable additions to manufactured homes but there is an amendment to the code going to City Council later in January that would permit this. Please reach out to [LongRangePlanning@mesaaz.gov](mailto:LongRangePlanning@mesaaz.gov) for any questions on the amendment.

Thanks,

Emily Johnson

Planner I

[Emily.Johnson@mesaaz.gov](mailto:Emily.Johnson@mesaaz.gov)

(480)644-3952

M-Th 7 AM-6 PM



**From:** [Creative Home Design Team](#)  
**To:** [Rachel Nettles; Long Range Planning](#)  
**Cc:** [Ivan Arroyo](#)  
**Subject:** Re: Additions to manufactured homes - Amendments  
**Date:** Friday, February 7, 2025 7:49:18 AM  
**Attachments:** [image002.png](#)

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Hello Rachel,

I hope you're doing well. I also hope everything went smoothly with the Community and Cultural Development Committee regarding the recent amendment for livable additions to manufactured homes.

When do you think we should submit our application for a livable addition to manufactured homes to the City? Could submitting it now be beneficial for the progress of the amendment? Or should we wait for the amendment to proceed.

Thank you for your help!

---

**From:** Rachel Nettles <Rachel.Nettles@MesaAZ.gov>  
**Sent:** Thursday, January 30, 2025 12:14 PM  
**To:** Creative Home Design Team <info@homes-design.com>; Long Range Planning <LongRangePlanning@MesaAZ.gov>  
**Cc:** Ivan Arroyo <ivan@homes-design.com>  
**Subject:** RE: Additions to manufactured homes - Amendments

Hi Ivan,

No, the amendment has not yet been to City Council for their consideration. Our next step is to take it to the Community and Cultural Development Committee on Thursday, February 6 at 8:00 a.m for their recommendation. After the text amendment has been presented to the committee we will work on placing it on a City Council agenda.

If you're interested in attending the meeting, once again it will be on Thursday, February 6 at 8:00 a.m and will be held in the Study Session Room, located at 20 E Main St. Citizens are allowed to speak on the item. Public comment will be taken at the beginning of the meeting before staff presentation. You may also submit items for the committee to

review beforehand and those must be submitted by the end of day Monday the 3<sup>rd</sup>. Those can be emailed to me.

Please let me know if you have any other questions.

Best Regards,  
Rachel

Rachel Nettles, AICP  
Assistant Planning Director  
480-644-2762  
[Rachel.Nettles@MesaAZ.gov](mailto:Rachel.Nettles@MesaAZ.gov)



---

**From:** Creative Home Design Team <info@homes-design.com>  
**Sent:** Wednesday, January 29, 2025 7:06 PM  
**To:** Long Range Planning <LongRangePlanning@mesaaz.gov>  
**Cc:** Ivan Arroyo <ivan@homes-design.com>  
**Subject:** Additions to manufactured homes - Amendments

Hello,

I hope you're doing well.

We are interested in submitting a proposal for a livable addition to a manufactured home, and Emily Johnson mentioned that an amendment was going to the City Council that would permit this. I was wondering if the amendment has already been passed. Additionally, do you have an estimate of when we would be able to submit our application for this addition?

Thank you so much for your assistance!

**From:** Kirk Holmes  
**To:** Long Range Planning  
**Subject:** City of Mesa  
**Date:** Tuesday, March 11, 2025 11:00:27 AM  
**Attachments:** VO COM Public Comment 03 13 2025.pdf

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Good morning -

I will be attending the virtual public meeting on March 13 to read the attached comments into the record. Thank you for the diligent work put forward by the city planning team.

Kirk Holmes  
Property Owner  
804 and 420 Merlin  
Venture Out



**From:** Bob Nesbit  
**To:** Long Range Planning  
**Subject:** conventional build in manuf home subdivisions  
**Date:** Wednesday, March 12, 2025 6:23:53 PM

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Mesa city planning division -

Please do not pass this zoning ordinance text amendment allowing conventional build in manufactured home subdivisions.

This will allow folks to build "mother-in-law" apartments on their property.

Experience shows that these are often rented out as apartments, usually by low-income, bad-influence people. We already have too many of these negative-influence "homeless" type people in our neighborhoods.

Robert Nesbit  
337 E Lynwood Ln, Mesa, Az.

623-247-8024

**From:** Rachel Phillips  
**To:** Bob Nesbit: Long Range Planning  
**Subject:** RE: conventional build in manuf home subdivisions  
**Date:** Thursday, March 13, 2025 7:34:54 AM  
**Attachments:** image001.png

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Mr. Nesbit,

Thank you for your input. In regard to the mother-in-law suites, I did want to let you know that state actually passed legislation last year (House Bill 2720) that mandated that municipalities allow accessory dwelling units (aka mother-in-law suites) on single-family properties. There are still certain development standards that the accessory dwelling unit must meet such as setbacks, so not every property may feasibly be able to construct one, but the City can not prohibit it.

Staff will keep your email as part of the public record which will be part of the agenda packet that goes to City Council. Please let us know if you have any questions or comments.

Best Regards,  
Rachel

***Please note that I have recently changed my last name from Nettles to Phillips.  
Please direct all future emails to the address below.***

Rachel Phillips, AICP  
Assistant Planning Director  
480-644-2762  
[Rachel.Phillips@MesaAZ.gov](mailto:Rachel.Phillips@MesaAZ.gov)



---

**From:** Bob Nesbit <obobbyboy@gmail.com>  
**Sent:** Wednesday, March 12, 2025 6:23 PM  
**To:** Long Range Planning <longrangeplanning@mesaaz.gov>  
**Subject:** conventional build in manuf home subdivisions

**From:** karen Hummel  
**To:** Long Range Planning  
**Subject:** Upcoming meeting on 3/10  
**Date:** Tuesday, March 4, 2025 5:45:28 PM

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Hello

We currently live in a multi residence community. Fountain of the sun which has stick built, manufactured, condos, town houses and patio homes.

Will this effect this type of community?

Thank you

Karen Hummel

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**From:** Rachel Phillips  
**To:** karen Hummel: Long Range Planning  
**Subject:** RE: Upcoming meeting on 3/10  
**Date:** Wednesday, March 5, 2025 1:55:00 PM  
**Attachments:** image001.png

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Ms. Hummel,

I do not believe the proposed text amendments would have an effect on the Fountain of the Sun. The zoning which was approved in 1986 (Z86-48) allowed for conventionally built units as you mentioned.

The amendments as presently written would limit single-family units to one story but I believe that the conventionally built single-family homes in the Fountain of the Sun are single-story.

Please let me know if you have any further questions.

Best Regards,  
Rachel

***Please note that I have recently changed my last name from Nettles to Phillips.  
Please direct all future emails to the address below.***

Rachel Phillips, AICP  
Assistant Planning Director  
480-644-2762  
[Rachel.Phillips@MesaAZ.gov](mailto:Rachel.Phillips@MesaAZ.gov)



---

**From:** karen Hummel <[khummel10@hotmail.com](mailto:khummel10@hotmail.com)>  
**Sent:** Tuesday, March 4, 2025 5:45 PM  
**To:** Long Range Planning <[longrangeplanning@mesaaz.gov](mailto:longrangeplanning@mesaaz.gov)>  
**Subject:** Upcoming meeting on 3/10

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