



COMMUNITY & CULTURAL DEVELOPMENT COMMITTEE MINUTES

February 6, 2025

The Community and Cultural Development Committee of the City of Mesa met in a Study Session room at City Hall, 20 East Main Street, on February 6, 2025, at 8:05 a.m.

COMMITTEE PRESENT

Julie Spilsbury, Chairperson
Jennifer Duff
Scott Somers

COMMITTEE ABSENT

None

STAFF PRESENT

Candace Cannistraro
Holly Moseley
Kelly Whittemore

Chairperson Spilsbury conducted a roll call.

1. Items from citizens present.

The following citizens addressed the Council in opposition of the proposed amendments to the City of Mesa Zoning Ordinance related to Manufactured Home Parks and Subdivisions and Recreational Vehicle Parks and Subdivisions:

- Shelly Moss-Chaney, a Mesa resident
- Rebecca Moss, a Mesa resident

The following citizens addressed the Council in support of the proposed amendments to the City of Mesa Zoning Ordinance related to Manufactured Home Parks and Subdivisions and Recreational Vehicle Parks and Subdivisions:

- Mark Sullivan, a Mesa resident
- Todd Bradley, a Mesa resident

2-a. Hear a presentation, discuss, and provide recommendations on proposed amendments to the City of Mesa Zoning Ordinance related to Manufactured Home Parks and Subdivisions and Recreational Vehicle Parks and Subdivisions modifying permitted uses, types of construction, development standards, and other minor text amendments.

Planning Director Mary Kopaskie-Brown introduced Assistant Planning Director Rachel Nettles, Principal Planner Cassidy Welch, Plan Examiner Supervisor Christopher Clark, and displayed a PowerPoint presentation. **(See Attachment 1)**

Ms. Nettles discussed the purpose of the proposed text amendments, including the diversification of housing types that are permitted for recreational vehicle (RV) and manufactured home (MH) subdivisions. (See Page 2 of Attachment 1)

Ms. Nettles provided an overview on the background of MH and RV subdivisions and presented a map illustrating the locations of subdivisions, with a total of 11,892 lots, throughout the city. She distinguished the difference between RV and MH subdivisions versus parks. (See Pages 3 and 4 of Attachment 1)

In response to multiple questions from Chairperson Spilsbury, Ms. Nettles replied that a few developments include sections available for both leasing and ownership, and she explained the differences between RV parks and the various types of lots available. She mentioned that the proposed text amendments for a conventional build must adhere to the subdivision and building regulations, which will require a connection of City water and sewer.

In response to a question from Chairperson Spilsbury, Ms. Nettles replied that only 3,600 of the approximately 12,000 RV and MH subdivision lots have direct access to City utilities. She emphasized that if a property owner wanted to extend services for direct access to water and sewer, an additional expense would be incurred to them.

Ms. Nettles discussed the ranges in lot sizes for RV or MH subdivisions beginning with under 1,000 square feet (sf) to over 3,000 sf. (See Page 5 of Attachment 1)

Ms. Nettles reviewed the recommendations and regulations for the proposed amendments to allow dwelling units of conventional construction in RV/MH subdivisions. She noted that the current city code allows for additions that are built onto the actual RV or MH, such as a sunroom, but does not permit habitual space/living area, which the proposed amendment would allow. (See Pages 6 and 7 of Attachment 1)

Ms. Nettles compared the text amendments in the surrounding jurisdictions to determine whether the recommendations are comparable to other cities. She reported that not every city within the valley allows for placement of an MH or RV, however, in the cities that allow them, conventional construction is also permitted. (See Page 8 of Attachment 1)

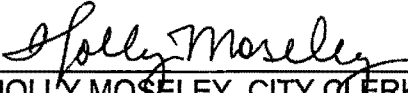
Discussion ensued relating to the various types of builds, home insurance, aging, fire and building codes, safety, lot sizes and design of subdivisions, water supply, infrastructure, annexations, affordable housing, zoning of properties, restrictions, modifications to units, homeowners associations, accessory dwelling units, conventional construction, and public outreach.

Chairperson Spilsbury thanked staff for the presentation.

3. Adjournment.

Without objection, the meeting adjourned at 9:18 a.m.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Community and Cultural Development Committee meeting of the City of Mesa, Arizona, held on the 6th day of February 2025. I further certify that the meeting was duly called and held and that a quorum was present.



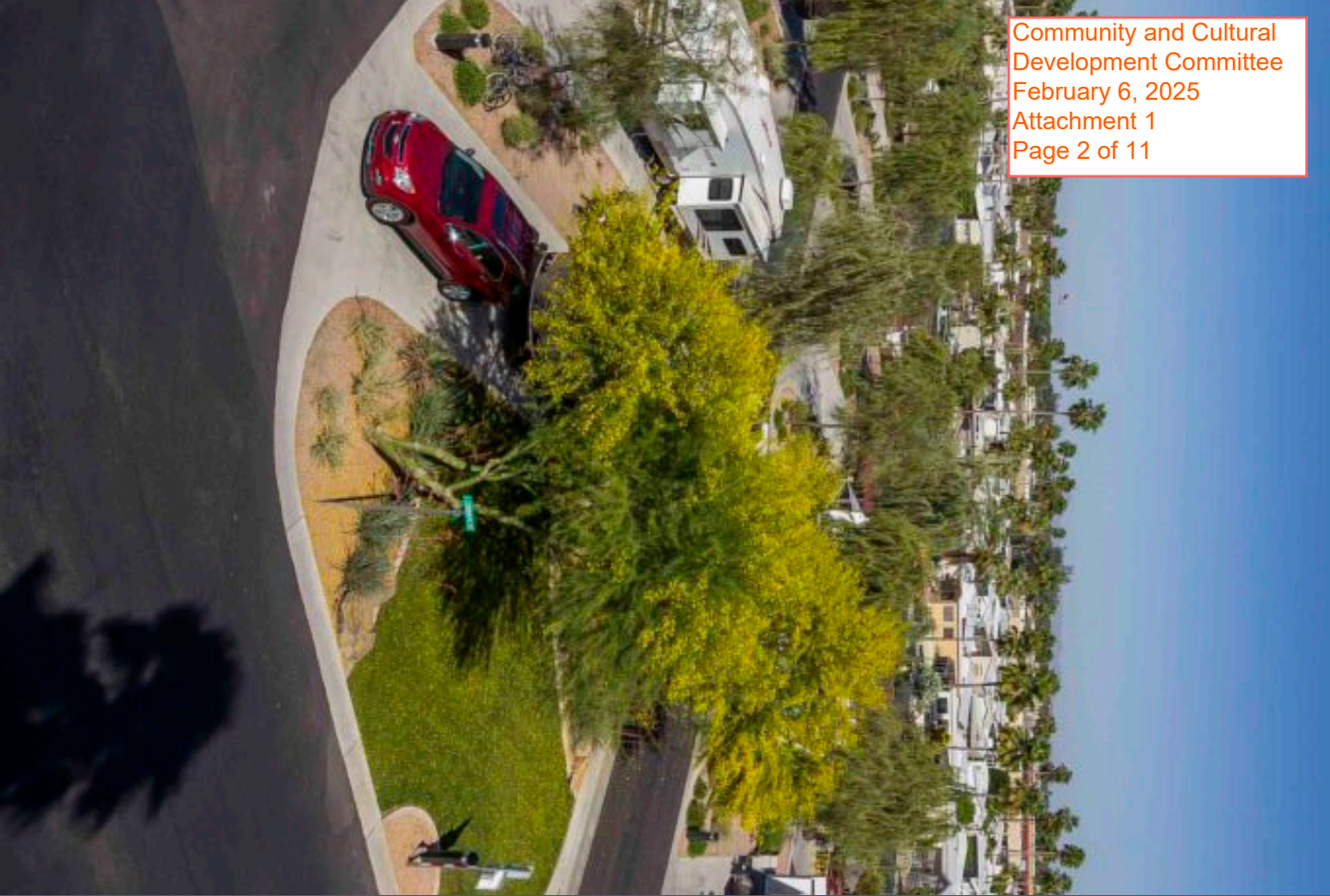
HOLLY MOSELEY, CITY CLERK

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(Attachments – 1)

MANUFACTURED HOME / RECREATIONAL VEHICLE TEXT AMENDMENTS

Mary Kopaskie-Brown, Planning Director

Rachel Nettles, Assistant Planning Director



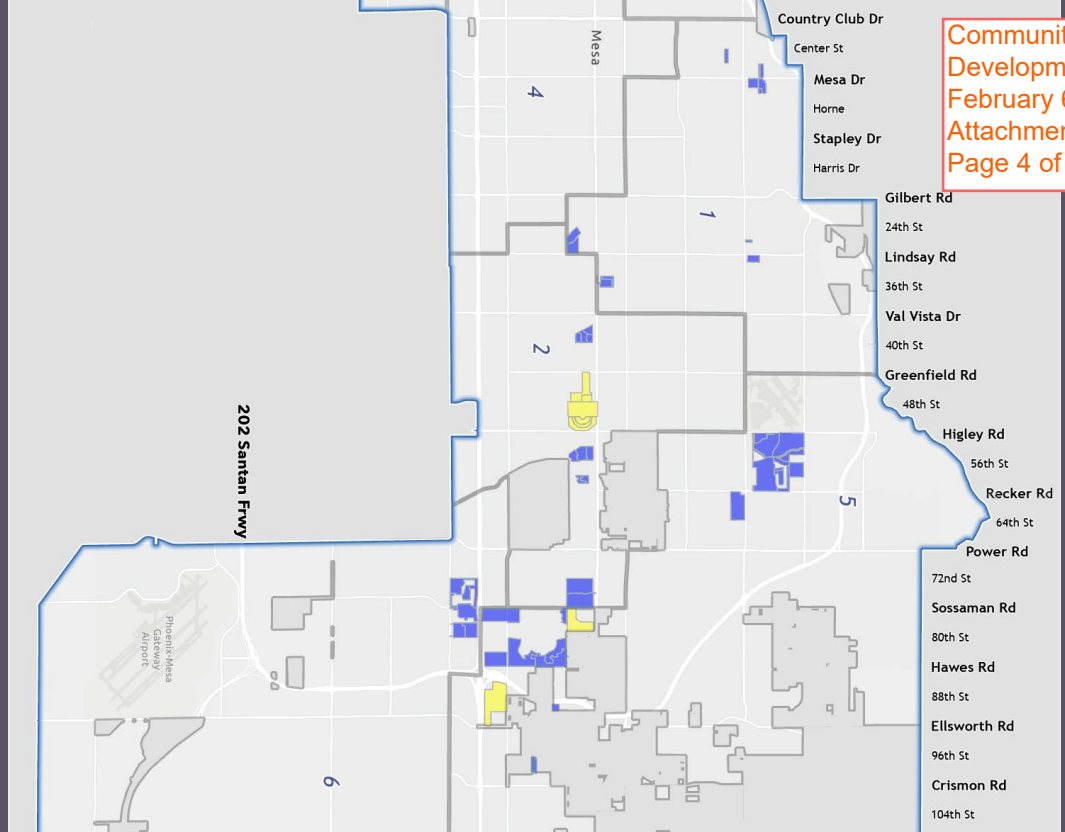
PURPOSE

- Diversify housing types in Recreational Vehicle (RV) and Manufactured Home (MH) Subdivisions
- Provide housing choice in alignment with recommendations of the Balanced Housing Plan
- Address construction demands experienced in RV & MH Subdivisions



BACKGROUND

- Dwelling units of conventional construction prohibited in MH/RV parks and subdivisions
- Aging and limited floor plans of existing MH/RV units - increased demand for conventional construction
- Led to creative, sometimes unsafe, solutions to get around conventional construction prohibitions
- Prohibition of conventional construction restricts Accessory Dwelling Units (ADUs)



BACKGROUND

- 26 MH/RV Subdivisions
 - 5 RV Subdivisions
 - 21 MH Subdivisions
- 11,892 total lots
 - 5,282 RV Subdivision lots
 - 6,610 MH Subdivision lots
- 3,615 lots w/ direct access to services (water & sewer)

BACKGROUND

Subdivision Type	Lot Size ≤1,000 SF	Lot Size 1,001 to 2,000 SF	Lot Size 2,001 to 3,000 SF	Lot Size ≥3,001 SF
RV Subdivisions (~400 SF unit)	0	3,437	1,698	147
MH Subdivisions (500-3,000 SF units)	0	276	573	5,581

PROPOSED AMENDMENTS

- Allow dwelling units of conventional construction in RV/MH **Subdivisions only**, subject to the following:
 - Compliance with Building Regulations
 - Compliance with Subdivision Regulations
 - Connections to utilities
 - Compliance with all applicable development standards
 - Limit height to 1 story



PROPOSED AMENDMENTS

- Modify RV Accessory Structure definition and development standards to match Manufactured Home Accessory Structure
- Limit to 1 story
 - Directly accessible through RV
 - Max. 100% of RV floor area
 - Removed 30 days after RV removal
 - Compliance with Building Regulations
 - Conforms to development standards

MUNICIPAL COMPARISON

Municipality	Conventional Construction Permitted		Notes
	Yes	No	
Apache Junction	X		
Phoenix	X		Only permitted in existing legal non-conforming MH subdivisions
Tempe	X		No MH subdivisions have been approved
Suprise	X		Does not allow new MH/RV subdivisions
Glendale	X		
Peoria	X		



QUESTIONS



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PARK MODEL VS RV

The main differences between park models and RVs are:

- **Size:** Park models are more spacious than RVs, with higher ceilings, bigger rooms, and more kitchen and bathroom space.
- **Portability:** RVs are designed to be highly portable, either with a built-in engine or simply being towed with a pickup truck or SUV. On the other hand, while park models can be moved, they are designed to be semi-permanent, and it may require specialized equipment to move them.
- **Sturdiness:** Since park models are designed to be set in one place, they're usually sturdier than RVs, which are built for lightweight portability.
- **Plumbing:** RVs are designed with holding tanks for water and waste, while park models are usually designed to be hooked up to local water and sewage utilities.