

UDALL
SHUMWAY
& LYONS COUNSELORS AT
LAW SINCE 1965
A PROFESSIONAL LIMITED LIABILITY COMPANY

September 15, 2008

Study Session
September 18, 2008
Attachment 1
RECEIVED

SEP 15 2008

CITY OF MESA
MAYOR'S OFFICE

Mesa City Council
City Hall

Hand Delivered

RE: Code Amendment on RV Parks

Dear Mayor and Council,

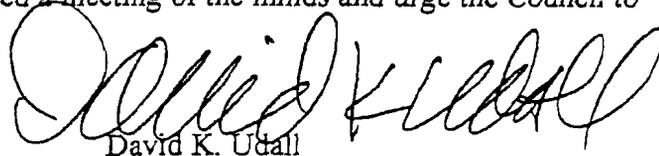
I represent Palm Gardens RV Park. Last Monday night we were before you for the introduction of an ordinance for a code amendment. At the meeting we agreed with the interested parties to have you amend the ordinance to include a size limitation of 1,100 square foot limitation.

We met this morning with all of the parties who attended last Monday and have come to a meeting of the minds. They are Nelson Stewart Sr. & Nelson Stewart Jr. of Palm Gardens, Silver Ridge represented by Al LaCanne and Charles Huellmantel, The Thesman Properties represented by Todd Lutz and Sean Lake; and The Manufactured Housing Communities of Arizona represented by Neal Haney, its president and Susan Brenton its executive director. On behalf of this group we ask that the Council instruct staff to prepare a new ordinance for introduction on Sept. 22 which changes the square footage limitation from 1,100 square feet to 950 square feet. This will allow for the final Council action on October 6. The new language for paragraph 11.F follows:

F) THE MAXIMUM ENCLOSED FLOOR AREA OF A MANUFACTURED HOME PLACED IN A RECREATIONAL VEHICLE PARK, INCLUDING ALL ENCLOSED SPACE AND BUILDING ADDITIONS, SHALL BE NO LARGER THAN NINE HUNDRE FIFTY SQUARE FEET (950 SF). STORAGE AND OPEN CARPORTS SHALL NOT BE INCLUDED IN THE CALCULATION OF THE FLOOR AREA OF THE MANUFACTURED HOME.

It was also acknowledged by the parties that existing RV Subdivisions will not be subject to the 950 SF limitation in paragraph F.

We are pleased to have reached a meeting of the minds and urge the Council to pass the ordinance as indicated.



David K. Udall

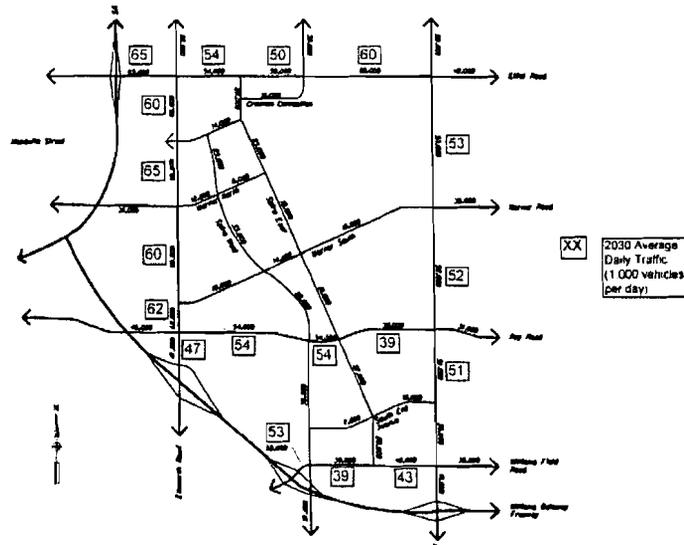
CC: Thesman Properties to Sean Lake and the
Charles Huellmantel for Silver Ridge
Manufactured Housing Communities of Arizona via Susan Brenton Director

Traffic Model Land Use Assumptions

Dev Unit	Dwelling Units			G.F.A. of Non-Residential* (1,000,000 square feet)		
	Min	Max	Assumed	Min	Max	Assumed
1 & 2	590	4,000	3,600	4.425	14.250	10.210
3	1,120	3,540	3,000	0.050	1.000	0.100
4	200	1,350	1,000	2.250	6.500	3.900
5	710	1,680	1,010	1.875	8.750	1.900
6	890	3,310	890	0	2.000	0.100
7	1,270	4,060	2,500	0	0.375	0.200
8	890	2,810	2,000	0	0.350	0.300
9	430	1,250	1,000	0	3.250	3.200
TOTAL	6,100	22,000	15,000	8.600	36.475	19.900

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2030 Traffic Volumes



TP 19

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