



## DEVELOPMENT ADVISORY FORUM

### RESIDENTIAL/COMMERCIAL DEVELOPMENT INDUSTRY

Wednesday, October 12, 2011

7:30 to 9:00 A.M.

City Council Chambers, Lower Level Conference Room  
57 E. 1<sup>st</sup> Street

## MINUTES

### 1. Welcome and Introductions

**Christine Zielonka**

Christine Zielonka began the meeting with introductions, and noted the meeting was to review some recent changes and or upgrades within the Development & Sustainability Department.

### 1. Deposits – Customer Service

**Tim Meyer**

Tim Meyer spoke on the updates to the deposits in relation to residential and commercial refunds. Going forward the City of Mesa will be more proactive in obtaining and enforcing deposits for meters on construction projects. This is in an effort to not only comply with City policies, but also help to reduce the amount of defaulting accounts. Customers who are in good credit standing with the City will not be required to provide a deposit. A company must not have more than two (2) late payments within one year to be considered a satisfactory rating company.

A discussion followed pertaining to if this action was to help the City recover from past bad accounts, and if new construction and residential meter deposits are required. Tim noted that the deposits are site specific, and will be refunded once project is completed. Construction and residential projects will only require a deposit if a company is not in good standing.

### 2. Zoning Code Update

**John Wesley**

The Zoning Code has been revised and became effective on September 3, 2011. Gordon Sheffield spoke and presented a slideshow stating the revised Zoning Code was designed to provide more flexibility for complying with code verbiage. The Alternative Landscape Plan (ALP) in particular allows flexibility and possible reconsiderations of tree substitutes, ground treatments, landscape islands, and alternative evaluation requirements. Eligible designs are required to meet six (6) of the eleven (11) design principals.

### 3. Impact Fees

**Steve/Christine**

Impact Fees are being restructured per the Senate Bill 1525 which notes all cities must revise their Impact Fees in an effort to be more consistent across cities within the State of Arizona.

A model ordinance will be sent out for review and the City plans to adopt by the first quarter of 2012. Christine Zielonka noted that that the Permitting system will need to be updated no later than August 2014 to accommodate the updates such as; creating zones for water, wastewater, fire, police, and parks and recreation. This bill also notes that cities must establish an advisory committee or opt for an audit to ensure compliancy.

#### 4. Energy Code

Laura Hyneman

Laura Hyneman spoke and provided a handout outlining compliance paths and resources for more information about the Energy Code. Laura noted that the code was approved and to be effective starting January 1, 2012. Information on the code, as well as development checklists will be available through the City's website and lobby area as it comes available.

#### 5. 2012 ICC

Steve Hether

Steve Hether spoke on the Building Code noting that the City is looking to adopt the 2012 ICC in 2013 depending on the budget. Steve noted that alternatives will be considered if a customer can benefit from the advantages of 2012 code over the current 2006 code. Management is looking into products that could help establish electronic plan reviews; however this may be a 2-year process. Permitting's end goal is to update the current Tidemark program to help assist with electronic plan reviews which is dependent on the budget and the City's Procurement office.

#### 6. Central Main Street Plan

John Wesley

John Wesley spoke and provided a slideshow stating how the Central Main Street Plan and the light rail system will help move Mesa to a more people and business friendly environment. Approval of the plan is set to go forward to Council in December 2011. The presentation showed the light rail boundary areas, guiding principles as well as people-friendly goals.

#### 7. Activity Levels - Development Services & Planning

Steve Hether/John Wesley

John Wesley spoke regarding Planning. Residential Plans have slightly increased with one plat being submitted; however Commercial Plans are still slow.

Steve Hether spoke regarding Permitting. Residential Permits have been steady, whereas the Commercial Permits have remained slow.

A discussion followed pertaining to inspection roll-overs. Christine Zielonka noted that per State Statute 1598 all cities must publish plan review timelines. This is under review and approval with the Planning & Zoning Board and City Council.

#### 8. Open Discussion

Group

There was no discussion.

**Meeting adjourned at 8:41 a.m.**

**Next Forum: Wednesday, February 8, 2012**

For more information regarding the Central Main Street Plan please visit

<http://www.mesaaz.gov/bettermesa/downtownfocus/cmsplan.aspx>

Kari Kent, Deputy City Manager  
Christine Zielonka, Development Services Dept. Director  
Steve Hether, Dev & Sustainability Deputy Director  
John Wesley, Planning Director  
Bill Jabjiniak, Economic Development Dept. Director  
Gordon Sheffield, Zoning Administrator  
Beth Huning, City Engineer  
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