

## DEVELOPMENT ADVISORY FORUM

### RESIDENTIAL/COMMERCIAL DEVELOPMENT INDUSTRY

Wednesday, June 1, 2011  
7:30 - 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

Recent reorganization within Development & Sustainability has occurred, with Tammy Albright now on Special Assignment as the Neighborhood Services Director. Steve Hether now manages Inspections and Code Enforcement, along with Plan Review. Beth Hughes-Ornelas manages Permits, along with Development Planning.

Over the past few years major cuts had been made in the Permits area, but now we have three Development Information Specialists back for Over-the-Counter reviews. This should shorten the plan review time, since only the more complex plans will go to the Plans Examiners. We continue to use temporary employees for Plan Review and Inspections as needed.

#### 2. 2009 Energy Code Update

Laura Hyneman

Council has endorsed the 2009 Energy Code instead of the 2006. Other cities are already looking at 2009. A handout shows the significant changes between the 2006 and 2009 energy codes. We are looking at a six-month phase-in period for implementation.

One extra inspection will be needed once the code is adopted. For compliance use ResCheck and ComCheck. Energy Star and SRP Powerwise programs do not need an extra inspection. Let us know about any alternative programs and we will check on them and follow up. There will be no charge for the additional inspection at this time. It is being considered a pilot program. City of Mesa amendments will be kept to a minimum.

A discussion followed regarding the heel of the truss on Residential homes. This is an issue that will require further discussion. Storm windows are exempt.

#### 3. Planning – Voluntary Submission on CD of PAF

John Wesley

Planning has been receiving CDs and PDFs over the last year. If you are able to submit electronically, it is appreciated. In the future, electronic submissions will be mandatory. A question was asked about preferred format of electronic submittals and John said PDF is fine and can be transferred to our file storage in that format.

#### 4. Zoning Code Update/Form Based Codes

John Wesley

The Amended Final Draft of the Zoning Code Update is available online, in the City Clerk's Office, and at the City of Mesa Libraries. The code is going to Council Study Session on June 2. There will be a sixty day phase-in period and the code will be effective in August.

There were no changes made to the Sign Code, but it will be looked at next year. A spot is being held in the Zoning Code for Form Based Code, which will hopefully be ready in the Fall.

**5. Central Main Street Plan**

**John Wesley**

The Central Main Street Plan has been driven largely by the Light Rail. A PowerPoint presentation was given that showed the objectives, the areas, guiding principles, and people-friendly goals. Final approval will be August-October, 2011. Three artists have been commissioned for public art at the Mesa Stations. There will be a public review session on June 2 at EVIT.

**6. Mesa Tax Workshops Overview**

**Mickey Tait**

The City of Mesa is presenting small workshops covering basic privilege tax information, deductions and exemptions, and hands on experience filling out Mesa TPT (sales tax) returns. The workshops are two hours in length. City staff will be available to answer all questions. All cities operate under the same sales tax code.

**7. Level of Activity – Development Services and Planning**

John Wesley spoke regarding Planning. P & Z Boards have been sparse. There has been nothing major except First Solar.

Steve Hether spoke on building permits. Residential has remained the same. Commercial is about the same, maybe up slightly. We are still bouncing along the bottom.

**Meeting was adjourned at 8:40 a.m.**

**Next Forum: Wednesday, September 14, 2011**

Kari Kent, Deputy City Manager  
Christine Zielonka, Development & Sustain. Dept. Director  
Steve Hether, Deputy Director  
Beth Hughes-Ornelas  
John Wesley, Planning Director  
Bill Jabjiniak, Economic Development Dept. Director  
Gordon Sheffield, Zoning Administrator  
Beth Huning, City Engineer  
Dan Cleavenger, Transportation Director  
Hal Key, Fire Protection Engineer  
Alan Sanderson, Traffic Engineer

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