

DEVELOPMENT ADVISORY FORUM

RESIDENTIAL/COMMERCIAL DEVELOPMENT INDUSTRY

Wednesday, October 10th, 2007

7:30 to 9:00 A.M.

City Council Chambers, Lower Level Conference Room

57 E. 1st Street

Minutes

1. **WELCOME AND INTRODUCTIONS** TERRY WILLIAMS
2. **2006 FIRE CODE ADOPTION STATUS** TERRY WILLIAMS
INFORMATION AND TIMETABLE FOR ADOPTION OF 2006 INTERNATIONAL
FIRE CODE & AMENDMENTS
 - The final 2006 Fire Code is ready to go out for review.
3. **BUILDING CODE UPDATES** TERRY WILLIAMS
DISCUSSION OF COMPANION BUILDING CODE CHANGES TO 2006 FIRE
CODE ADOPTION, ADMINISTRATIVE CODE CHANGES TO SHELL BUILDINGS, ETC.
 - No change to requirement to provide a sprinkler option. Signed copy stating buyer received the information will stay with builder and not be forwarded to the city.
 - Fire fighter breathing air replacement system for high rise buildings.
 - Liquid oxygen requirements – storage in homes
 - PBI also known as **Permit By Inspection**. The program is being expanded to TI type project but not hazardous projects. Regular process still applies hazardous projects. Release for review next week.
 - On Nov. 5th GED will meet prior to the Council meeting. Introduce new changes on Nov. 19th, proposed changes to go into effect Feb. 4th, 2008. A packet will be going out to developers/builders for review. Suggest that all review the Council Report first then delve into the particulars. We need your feedback
 - Steve Hether proposed a new Super-expedited-Process for Plan reviews. It would cost 3 times the price of a regular permit but would be completed even quicker than expedited. City and builder would set down and negotiate a timeline for both sides.
4. **KAIZEN STATUS REPORT** TAMMY ALBRIGHT
 - Tammy gave a presentation and explained how the recently held Kaizen event centered on process improvement for errors on outgoing permits.
5. **PROPOSED CHANGES TO UTILITIES SCHEDULE OF FEES** CHRISTINE ZIELONKA
 - Christine spoke to the fee changes coming to the Utility Dept. Fees have not changed in 8 to 9 years. The adjustments are due to inflation. The Audit and Finance Committee will review the new fee schedule first then the proposed changes will go council
 - **SCREENING CHANGE UPDATE** STEVE HETHER
BSD IS PROPOSING one BSD screener and one Planning screener instead of

the current four positions and no screeners for 2nd or 3rd plan reviews.
Looking at first of year for changes to be effective.

6. **PLANNING DIVISION UPDATES**

JOHN WESLEY

- “PC” district is a new district type to the city. It will give the builder flexibility for a piece of property that is 160 acres or more and will allow a builder to create his own zoning which can be a combination of commercial, residential and industrial.
- There is a study being done for the SE Mesa Williams Gateway area. The study should be done by the end of May 2008
- Christine mentioned that there is a Visioning Exercise taking place on Oct. 26th from 8-10. John Kosarda will be the featured speaker at the exercise and everyone is invited to attend.

7. **BUILDING SAFETY UPDATES**

TERRY WILLIAMS

- Christine posed a challenge to John and Terry to craft a presentation to GED explaining all the wonderful things BSD and Planning had been doing over the past year and a half. Once completed, the presentation will be posted on the City of Mesa webpage for all to see.
- The code changes will be looked at by GED prior to the council meeting on Nov. 15th.
- Nov. 6th are the presentations by BSD, Planning and Environmental at MesaStat. The intent is to show how each division is doing or not doing in achieving their goals and desired outcomes.

8. **INFORMATION GATHERING DISCUSSION - DAF MEETING FORMAT**

ALL

PLEASE COME PREPARED TO DISCUSS IDEAS ON HOW THESE
QUARTERLY MEETINGS CAN BETTER MEET THE NEEDS OF THE DEVELOPMENT
COMMUNITY

- **Craig Ahlstrom**, A quarterly meeting is sufficient. He attends to hear what is going on. Developer’s concerns are put on the agenda to be heard and the city is receptive to the builder’s concerns. He wishes that more of his colleague’s would attend the forum. He cautioned BSD that the small group that does attend is not representative of the home building industry only a small part.
- **Linda Flick**, Said that Mesa is a leader in holding this forum. Many other cities are following our lead. She said that introductions would be good because everyone thinks that all the builders/developers know one another but they don’t. Could the city give the builders a list of things that get missed in the screening process. Create a “Top 10 List” for the next meeting in Jan.
- **Rex Griswold**, Likes Tidemark as it is a great tool for looking up information. He said the city gets “blamed” for holding up a project. Tidemark lets him check a project to see if there is a hold up on the cities part. Typically though, it’s a problem with the project engineer and the plans are actually on his desk.
- **Dan Brock**, Asked the question “Is there a problem with civil engineers”? What can we, the architects, do to resolve the issues. **Steve Hether** commented that the city looks at the civil plans very carefully because the civil part of the development will be owned by the city once the project is complete. **Cory Smith** indicated that civil engineers are rushed so much that

they don't do due diligence on their part of the plans and then when the City does the review many of the corrections needed are on the civil part of the plans. Sometimes comments from the city are not clear. The developer needs to pick up the phone and get clarification right away. It all comes down to open communications. **Dave Heinert** said that **Beth Hughes-Ornelas's** group is doing a thorough job on pre-submittals and the results are much improved submissions.

- **Steve Hether**, If other agencies need to be involved early in the building project they should engage them first before they come to the city with their plans. **Linda Flick** said that SRP now has project coordinators that can help people through their process.

OPEN DISCUSSION