



DEVELOPMENT ADVISORY FORUM

RESIDENTIAL/COMMERCIAL DEVELOPMENT INDUSTRY

Wednesday, September 30, 2015
7:30 to 9:00 A.M.

City Council Chambers, Lower Level Conference Room
57 E. 1st Street

MINUTES

1. Welcome and Introductions

Christine Zielonka

Christine opened the meeting at 7:30 a.m. with a welcome and introductions.

2. New Permitting/Land Development/Business Registry

Christine Zielonka

[Development Information Management Enterprise Solution \(DIMES\)](#)

The permitting system is being updated to Accela Automation and will be a cloud-based system. After the first of the year we will be asking architects and engineers to help with some testing before we go live. Testing stations are currently being set up. We will also be asking for some practice plans to be submitted electronically before we go live. At this time we are expected to go-live the first quarter of 2016. This system will be more transparent for external users.

3. Low Impact Development Toolkit

Jeff McVay

The [Low Impact Development Toolkit](#) is now available for use. The LID Toolkit is intended to guide the city, its businesses and residents toward more sustainable stormwater design practices. Water can be managed in a way that reduces the impact of built areas by reducing pollution and flooding while providing additional benefits. It is a sustainable approach that utilizes the landscape to absorb stormwater runoff in order to reduce offsite flows that can contribute to the pollution of natural waterways, urban flooding, and infrastructure costs. Engineering will have links in the [2015 Engineering and Design Standards](#) once it is posted this week. The Toolkit is very visual and can be tailored to your site.

4. Timing on Information for Boards

John Wesley

There will be changes going into effect the first of the year on timelines for Entitlement cases. This should help avoid crunch times and get the cases back to the developers sooner.

5. Changes in Fire code Access Requirements

John Sheffer/Joe Tenorio

Fire apparatus roads are not required for One and Two Family Group R3/R5 dwellings that comply with the following:

5.1 The dwelling shall not exceed 5000 square feet of conditioned space as defined by the Mesa Energy Conservation Code.

5.2 The dwelling must have a minimum lot frontage of 50 feet on a fire apparatus access road complying with section 503 of the Fire Code.

5.3 The dwelling shall not be located in a residential development taking advantage of section 508.3.3 for reduced fire flow.

You can view the [Fire Code](#) on the web.

6. Electronic Plan Review

Steve Hether

We have been testing different configurations and monitors for electronic plan review. Engineering will submit all drawings electronically so that we can test the system internally. Comments will be returned as layers on documents, plus a sidebar of comments.

Information on [Self-Certification](#) is on the city web.. We have had a few small commercial projects submitted. If you are certified in Phoenix, we accept your certification in Mesa.

7. Levels of Activity

John Wesley/Steve Hether

John Wesley noted that Planning activity levels have been steadily increasing and are similar to 2013 at this time. There have been more commercial submittals. Steve Hether remarked that we are getting back into a typical cycle prior to 2009. Residential submittals may begin to slow down. Commercial submittals keep increasing (retail, industrial). The last stalled Residential plans from 2009 is starting back up again. It seems that a labor shortage is current a big issue.

8. Open Discussion

Christine spoke about open data. Mesa is going to make city data as transparent as possible. We have to implement some security measures, but all data will be out there for everyone to see and download and use for reports or whatever is needed. After the first of the year you should begin seeing this on the web.

There were no other discussions or questions.

Meeting adjourned at 8:10 a.m.

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