

## DEVELOPMENT ADVISORY FORUM

### *Meeting Minutes*

October 11, 2006– 7:30 AM

<u>Item No.</u>	<u>Discussion Item</u>	<u>Remarks</u>
10.11.06.I	<p><b>Welcome and Introductions</b></p> <ul style="list-style-type: none"> <li>• Terry Williams welcomed group and thanked everyone for taking the time to attend.</li> <li>• Christine Zielonka has stepped into Kari Kent's position and will be attending the next session. Christine was previously in Environmental Services and Solid Waste.</li> </ul>	
10.11.06.II	<p><b>Building Code Adoption Update (Steve Hether)</b></p> <ul style="list-style-type: none"> <li>• Building Code Adoption will go before Council in November.</li> <li>• Steve and Terry just recently met with Jim Smith, City Attorney, to make the final corrections.</li> <li>• There have been no new amendments since the last set of documents were sent out. The new code will be effective January 2007. The documents should be available on the website by the end of this week. By request, documents will also be emailed to forum members.</li> </ul>	
10.11.06.III	<p><b>Solid Waste Residential Development Tax Increase</b></p> <ul style="list-style-type: none"> <li>• This item has been tabled at this time, but will be back on the agenda in the near future.</li> </ul>	
10.11.06.IV	<p><b>Permit Services Update (Tammy Albright)</b></p> <ul style="list-style-type: none"> <li>• Tammy introduced the two new Permits Supervisors. Tina Phillips is from Courts, where she has worked for 15 years. Scarlett Wright has spent the last 18 months as a Permits Technician. Permits Services is comprised of approximately 80% new staff.</li> <li>• A fourth Development Project Coordinator will be named shortly. You will be notified in the next email update.</li> <li>• A Planning case type will be added to Tidemark.</li> </ul>	
10.11.06.V	<p><b>Sign Permits (David Harding)</b></p> <ul style="list-style-type: none"> <li>• Sign inspections will be handled through Building Inspections instead of Code Compliance. Zoning will do the final inspection. If anyone has any questions or concerns they are encouraged to call David Harding.</li> <li>• Permit by Inspection has been a pilot program since June, for TI Completions and Shell permits. The normal fee is charged, but there is a dramatic savings in time. The pilot program will end in December and it is hoped this will be implemented as a program thereafter.</li> </ul>	
10.11.06.VI	<p><b>Plan Review Update (Steve Hether)</b></p> <ul style="list-style-type: none"> <li>• All vacant positions have been filled with the exception of one Civil and one Building Plans Examiner.</li> <li>• Plan Review outsourcing is being utilized; staff is ensuring outsourcing vendors are apprised of Mesa requirements.</li> <li>• The number of plans being submitted is still at a high level.</li> </ul>	
10.11.06.VII	<p><b>Proposed Change to Zoning Application Fee Schedule (John Wesley)</b></p> <ul style="list-style-type: none"> <li>• The fees will be going down slightly and a graduated fee program will be used that will reduce the cost per acre for projects larger than 100 acres in size. There will be a re-zoning fee, site-plan fee, and a combined fee. Planning and Zoning will meet next week regarding this issue and then to Council. The Simplified Site-Plan modification will also be considered.</li> </ul>	

10.11.06.VIII	<p><b>Zoning Code Update (John Wesley)</b></p> <ul style="list-style-type: none"> <li>• A consultant was hired to review the code. Feedback has been heard from stakeholders and the consultant is now prepared to compile the data. The consultants will return the end of this month or next month to hear more feedback. There is a 16-month timeframe. A community workshop is being planned to allow all citizens the opportunity to provide input on the zoning code. Information on the date and location of that meeting will be sent out once it is established.</li> </ul>	
10.11.06.IX	<p><b>Screening of Zoning Applications (Laura Hyneman)</b></p> <ul style="list-style-type: none"> <li>• Screening function for Planning and Zoning and Design Review Board applications will be implemented as soon as automation occurs. Plans can be brought in at any time, or on submittal day. Lines tend to be long on submittal day.</li> <li>• Appointments are encouraged so that Planning screener is available.</li> <li>• It is hoped this process will improve the quality of review comments.</li> <li>• Design Review and Planning and Zoning board applications may be screened at the same time.</li> </ul>	
10.11.06.X	<p><b>Title IV and XI Changes (John Wesley and Terry Williams)</b></p> <ul style="list-style-type: none"> <li>• John and Terry have submitted companion language for Title IV and Title XI changes. This proposal introduction will go to Council Monday evening</li> <li>• Plans may be accepted prior to the completion of all planning processes, where the applicant acknowledges they are proceeding “at risk”</li> <li>• If there are any questions or comments, please speak to Terry or John.</li> </ul>	
10.11.06. XI	<p><b>Construction Site Theft (Steve Hether)</b></p> <ul style="list-style-type: none"> <li>• Steve introduced Detectives Koliboski and Milbourn.</li> <li>• Copper is currently being sold for \$2.80/lb. The detectives are trying to find ways to discourage and slow down theft on construction sites.</li> <li>• A Power Point presentation was given. The Homebuilder’s Association of Central Arizona, in conjunction with the Mesa Police Department, held a meeting on September 25 regarding construction site theft. The suggestion was put forth to spray paint copper different colors from each homebuilder.</li> <li>• Salvage yards must document receipt of copper. If copper is painted a certain color per homebuilder, it is simple for the police to identify where the copper was taken from. There is nothing in the building code that states copper cannot be painted.</li> <li>• Photos were shown of signage used by Farnsworth Homes. The sign states that copper is marked and salvage yards have been notified. Farnsworth states there have been no thefts since copper was painted and signs went up. Lights and cameras help also.</li> <li>• Anyone who would like to participate in this program can call the Mesa Police at 644-3077, or Lauren Barnett.</li> <li>• The police receive 1600 reports a month from the scrap yards. Tools and equipment should all be labeled.</li> </ul>	
10.11.06. XII	<p><b>Remodel Update (Terry Williams)</b></p> <ul style="list-style-type: none"> <li>• The fourth and nearly last portion of the renovation of 55 N. Center is complete. There is one more move in the lobby area. The lobby will be set up similar to the tower. In the first part of December, Building Safety and Customer Service will host an open house to celebrate completion of the renovation.</li> </ul>	

<b>10.11.06.XIII</b>	<b>Open Discussion</b> <ul style="list-style-type: none"><li>• A problem with phoning the Zoning Inspection line was discussed. A message was left and the call was never returned. Laura will follow up on this issue.</li><li>• Terry Williams informed the group that shells with common areas would need a separate TI by the developer for all common areas so that all square footage is considered.</li><li>• Terry Williams and Stacy Cheaney-Thompson attended the National Impact Fee Round Table Conference last week.</li><li>• Jack Friedline and Steve Hether attended a Green Building Conference. Jack would like feedback if this is something the development community is interested in.</li><li>• Impact fee study is underway. It is fairly certain that the water and wastewater methodology will change. Notice of Intent will go to Council sometime in December.</li></ul>	
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Meeting Adjourned 9:10 a.m.