



## DEVELOPER'S ADVISORY FORUM

### RESIDENTIAL/COMMERCIAL DEVELOPMENT INDUSTRY

Wednesday, December 14, 2016  
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 opened the meeting at 7:35 a.m. with a welcome and introductions. Larry Snyder, recently promoted to Senior Building Inspector, was introduced to the group.

#### 2. Pavement Preservation

Lori Greco/  
Matt Manthey

Stephan Ganstrom, Deputy Engineer, gave a brief overview of the new Schedule of Fees and Charges for Engineering. There will be QA charges added to the schedule this year. Phoenix and Chandler's methods are being examined. Next DAF meeting there will be more information.

Lori Greco, Engineering Right of Way Manager, gave a PowerPoint presentation on the Pavement Preservation Program. Currently there are several valley cities that have a Pavement Restoration Program. The program consists of no cuts in pavement less than 2 years old except for emergencies and essential services. There is a tiered fee structure. One pothole approved within the first year of new pavement, per project. The Restoration fee will be used for pavement maintenance. **See attached PowerPoint.**

The question was asked about Sunland Springs restoration. There were many 50 foot cuts in patches, instead of the traditional overlay. Matt Manthey, Pavement Manager Supervisor, explained that the city will patch so that the street will not crack and so that no potholes will occur. Later, usually within the next year, seal coat will be applied.

Another question was asked about informing the residents or HOA. The residents only receive notice that work is being done, not why it is being done that way. It was suggested that it might be a good idea to reach out to the HOA's in this case.

Questions were raised about manhole covers and when they are adjusted after overlay. Manholes are usually adjusted about 2-3 months later.

The fees for Pavement Preservation will go to Council on January 9.

#### 3. DIMES (Accela/Tidemark Upgrade)

Christine Zielonka

Go-live date for Accela is set for February 27, 2017. Accela is cloud-based and not hosted at City. There will be electronic plan review. This is a whole new product. Currently staff are system testing and acceptance testing. We will be offering training for the development community on February 22, 2017. There will be 3 classes offered that day. We will be doing a lot of outreach, looking over the last 2 years at groups who have submitted plans. Invitations will be sent to regular customers. There will be a Hotline established for help.

**4. Transportation Changes to Engineering and Design Standards, Mesa Standard Details on Signing & Site Visibility**

**Sabine Ellis**

Sabine Ellis, City Traffic Engineer – Transportation, presented updates on Mesa Standards for Sight Distance and Visibility, Public Street Access Guidelines, Signing and Cluster Homes. **Please see the attached PowerPoint presentation for details.**

**5. Activity Levels**

**John Wesley  
Steve Hether**

John Wesley, Planning Director, noted that over the past 2 years about 650 applications were received. This year there has been 900, and a wide variety of applications.

Steve Hether, Deputy Director, informed the group that Residential housing is strong. Gilbert has dropped off, leaving Phoenix and Mesa at the top. There are a lot of pools and additions being submitted. Commercial is also strong and we are seeing a lot of Tenant Improvements on older buildings. Revenue is above projections. Inspectors are up to about 17 inspections per day per inspector and another temporary building inspector will be added to help bring those numbers down.

**6. Open Discussion**

A question was asked about a Sign Code Update. Christine Zielonka explained that since Gilbert was sued and lost over their sign code a few of the smaller cities are waiting to see what happens next. Christine has temporarily stopped work on Mesa's Sign Code. Tempe and Phoenix have both published drafts that will be looked at. The suggestion was made to create shareholder groups like Phoenix did, once a draft has taken form. This helps to make the Sign Code more business friendly. Christine said the intent is to take the code to Study Session in February and then form stakeholder groups.

**Meeting adjourned at 8:20 a.m.**

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