

DEVELOPMENT ADVISORY FORUM

RESIDENTIAL/COMMERCIAL DEVELOPMENT INDUSTRY

Wednesday, September 22, 2021
7:30 to 9:00 a.m.

Meeting was conducted via Zoom

MINUTES

1. Welcome and Introductions

Christine Zielonka

Christine opened the meeting at 7:30 a.m. with a welcome and introductions. She informed attendees that all City offices are open and that attendance to DAF seems higher when the meetings are virtual. She solicited feedback to let us know if participants had a preference of virtual or in person meetings.

2. Planning Updates

Nana Appiah

P&Z continues to work closely with the development community by soliciting feedback as we continue to improve the land use processes including long-range planning.

- There has been much emphasis for the last few years on multi-family. There seems to be a perception that we are opposed to multi-family, however we are not opposed to multi-family, but we are in support of balance between multi-family, single family and commercial.

- The Historic Preservation Office is working with the community to give updates to the design guidelines for historic properties and the historic preservation sections of the Mesa Zoning Ordinance

- We are reviewing the number of drive through business proposals due to concerns about pedestrian safety; carbon emissions, traffic accidents, overall aesthetic etc.

- We are also working to balance the demand for new, large commercial properties and current property owners of existing structures and previously developed sites. Adaptive reuse and urban infill concepts can boost efficiency and profitability.

3. Subdivision Regulations Update

Veronica Gonzales

For the first time since 1989 we have not had any significant updates.

Of the 8 Text Amendments four will have minor changes and 4 will have substantial changes

Minor changes:

Platting, Subdivision Design Principles and Standards, Public Improvement, Changes and Corrections to Recorded Plats

Substantial changes:

Purpose and Applicability, Desert Uplands, Mods to Development Standards and Appeals

Adoption is targeted for Spring of 2022

Timeline:

- Preliminary Redline - October 2021
- Finalize Text Admendments - Winter 2022
- P&Z Board Study Session - Spring 2022
- City Council

4. Building and Fire Code Update

John Sheffer

No update to fees

We adopted the ICC 2018 Codes in 2019 but we have some updates

Some of our codes will synchronize with other valley cities

Updated some language to provide clarity

Permits will be required for large solar panel projects that are 10,000 sq ft or greater

Added options for pool barriers similar to other valley municipalities

Fewer fire sprinkler requirements for care homes

As always, we welcome feedback and comments from the development community, and we anticipate going to City Council for approval in early 2022.

5. Climate Action - Working Together

Laura Hyneman

We released the Climate Action Plan in June 2021

Focus areas: energy, air quality, heat mitigation, water stewardship, materials management and food systems

Aspirational goals for 2050

Carbon neutrality

Reduce the city's carbon footprint 50%

Achieve 100% renewable energy

The development community is invited to visit our website and participate in our virtual meetings

<https://www.mesaaz.gov/residents/environmental/climate-action-plan>

6. Stormwater Requirements for Construction

Ryan Cavalier

July 2021 we added a requirement to all permit applications to ensure erosion and sediment control compliance; this is in addition to current federal, state, county and city requirements.

Your feedback is always welcome.

<https://www.mesaaz.gov/business/environmental-requirements-for-construction-activities>

7. Open Discussion

Meeting adjourned at 8:25 a.m.

NEXT MEETING: TBD

| | | |
|--|--------------|--|
| Natalie Lewis, Deputy City Manager | 480-644-4938 | natalie.lewis@mesaaz.gov |
| Christine Zielonka, Development Services, Director | 480-644-3833 | christine.zielonka@mesaaz.gov |
| Nana Appiah, Planning Director / Zoning Admin | 480-644-2181 | nana.appiah@mesaaz.gov |
| John Sheffer, Dev Services, Deputy Director | 480-644-5879 | john.sheffer@mesaaz.gov |
| Beth Hughes-Ornelas, Dev Services, Deputy Director | 480-644-3254 | beth.hughes-ornelas@mesaaz.gov |
| Robert Apodaca, Dev Services, Deputy Director | 480-644-4296 | robert.apodaca@mesaaz.gov |
| Michelle Dahlke, Principal Planner | 480-644-2182 | michelle.dahlke@mesaaz.gov |
| Rachel Prelog, Principal Planner | 480-644-2782 | rachel.prelog@mesaaz.gov |
| Bill Jabjiniak, Economic Development Director | 480-644-3561 | william.jabjiniak@mesaaz.gov |
| Beth Huning, City Engineer | 480-644-2512 | beth.huning@mesaaz.gov |
| RJ Zeder, Transportation Director | 480-644-3125 | rj.zeder@mesaaz.gov |
| Erik Guderian, Deputy Transportation Director | 480-644-3123 | erik.guderian@mesaaz.gov |
| Sabine Ellis, City Traffic Engineer | 480-644-5641 | sabine.ellis@mesaaz.gov |
| Laura Hyneman, Deputy Director Enviro & Sustain | 480-644-2490 | laura.hyneman@mesaaz.gov |
| Steven Ward, Deputy Fire Battalion Chief | 480-644-5950 | steven.ward@mesaaz.gov |
| Kevin Bush, Assistant Fire Marshall | 480-644-5174 | kevin.bush@mesaaz.gov |