



Development Advisory Forum

Meeting Agenda

6/27/2023



Agenda

I. Introduction – 7:30am

- a. Update From Development Services
Department Director

II. Permit And Land-Use Entitlement Activity Levels – 7:45am

- a. Planning Applications
- b. Building Permit Applications
- c. Questions and Discussion For Activity Levels

III. Planning And Land Use Policy Updates – 8:00am

- a. 2050 General Plan Process Update
- b. Zoning Text Amendments
- c. Questions And Discussion For Planning and Land Use

Agenda Continued

IV. Environmental & Sustainability Department Updates – 8:30am

- a. Mesa Climate Action Plan Initiatives Update
- b. Water Conservation Update
- c. Trees Are Cool Initiative
- d. Mesa Receives SRP Sustainable Cities Program – Platinum Designation
- e. Questions and Discussion For Environmental & Sustainability Department

V. City Engineering Department Updates – 9:00am

- a. Updates To The Mesa Standard Details And Mesa Amendments To MAG Specifications – Melody Zyburt, Engineering Department
- b. Updates To The Engineering Design Manual – Julie Christoph, Engineering Department
- c. Questions and Discussion For City Engineering Department

VI. Adjourn at 9:30am

Monthly Planning Submissions (Mesa only)

May 2022- May 2023

80

70

60

50

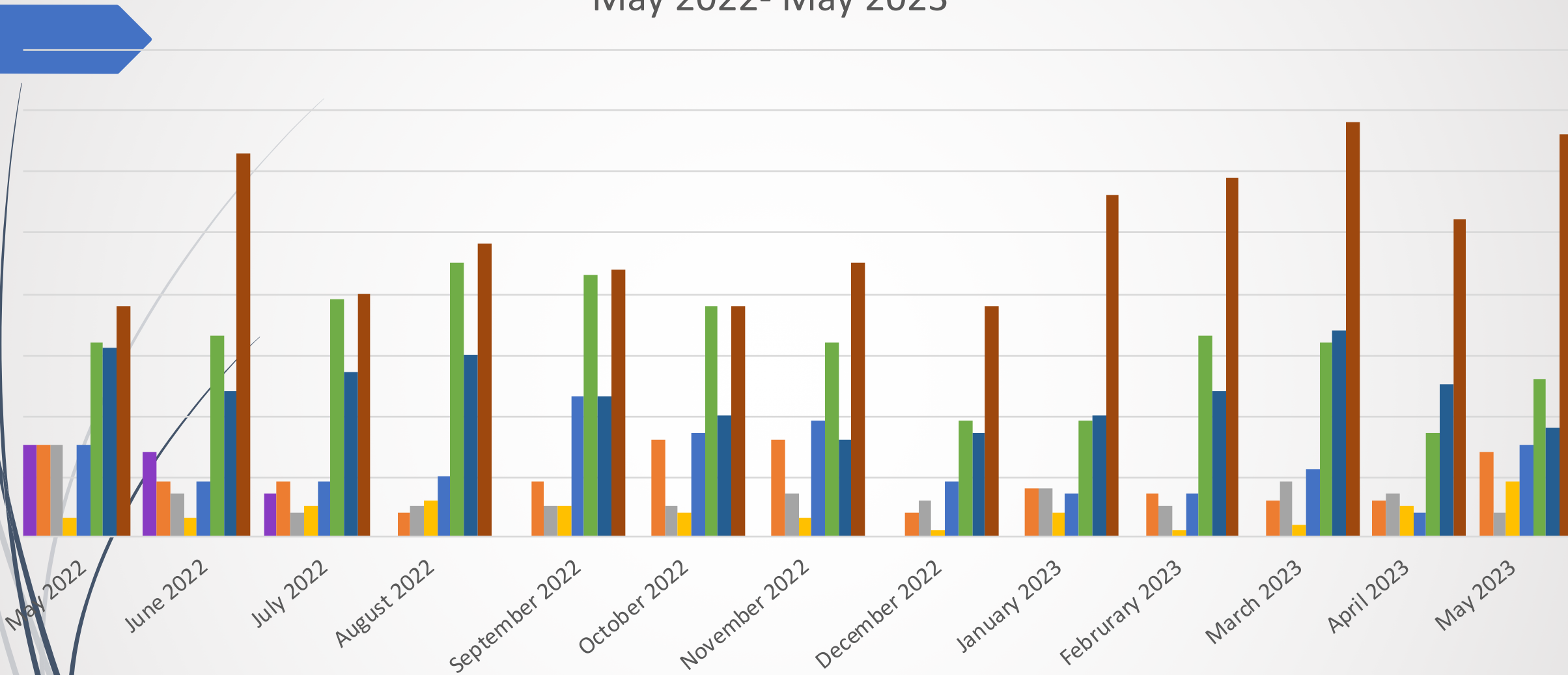
40

30

20

10

0



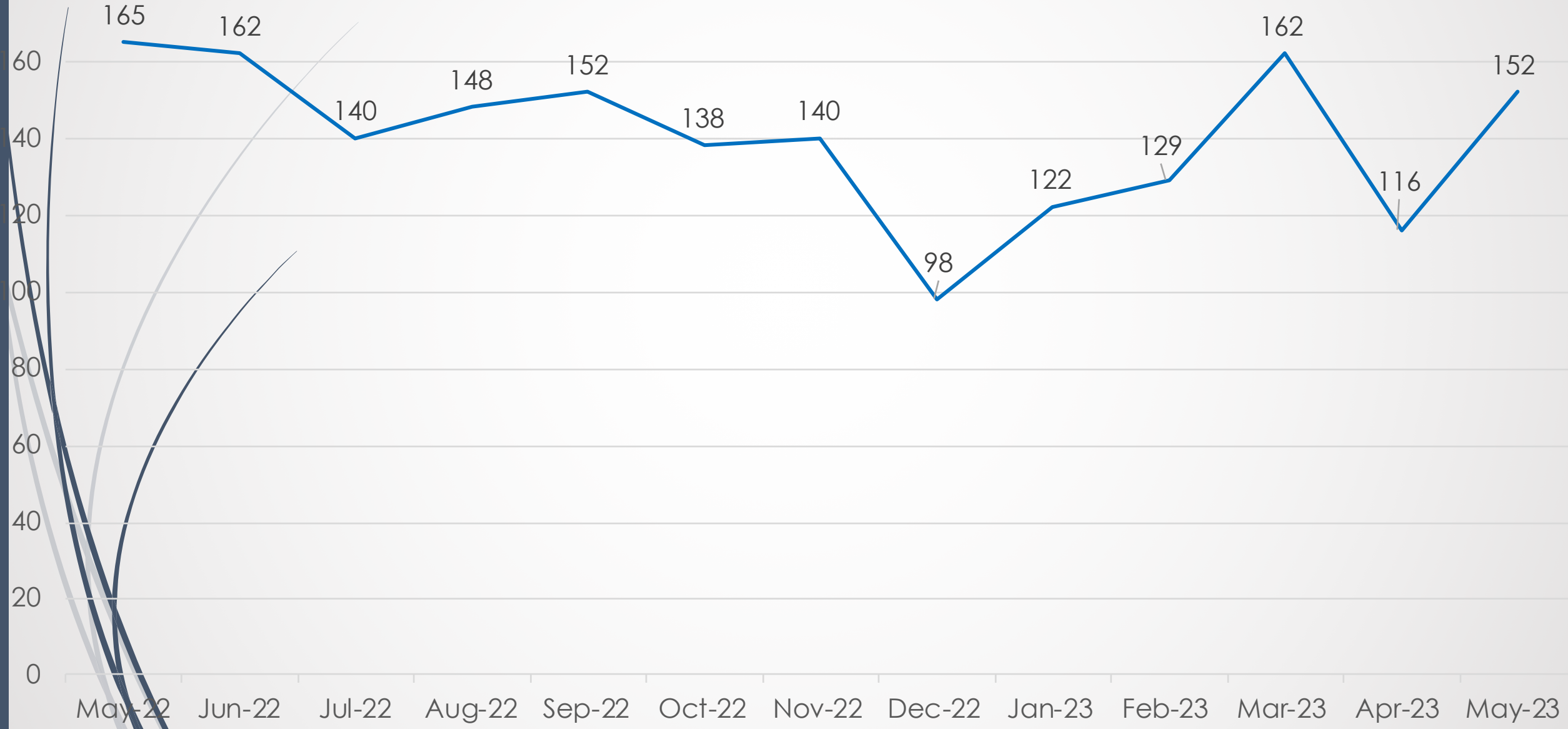
- Pre-Application
- Design Review
- Board of Adjustment
- Subdivision
- Planning and Zoning
- Administrative Review
- Presubmittal
- Resubmittal

*The Pre-Application record type was discontinued in August 2022

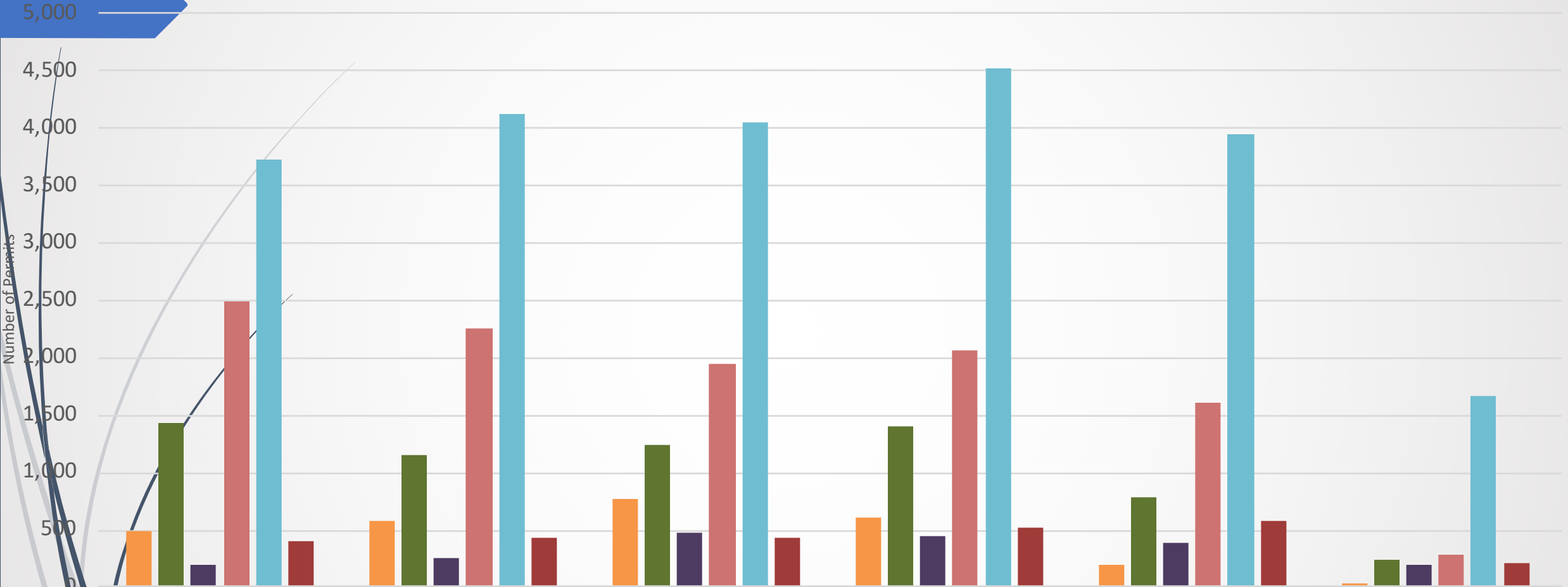
Total Monthly Planning Submissions Between May 2022 – May 2023 (Mesa only)



180

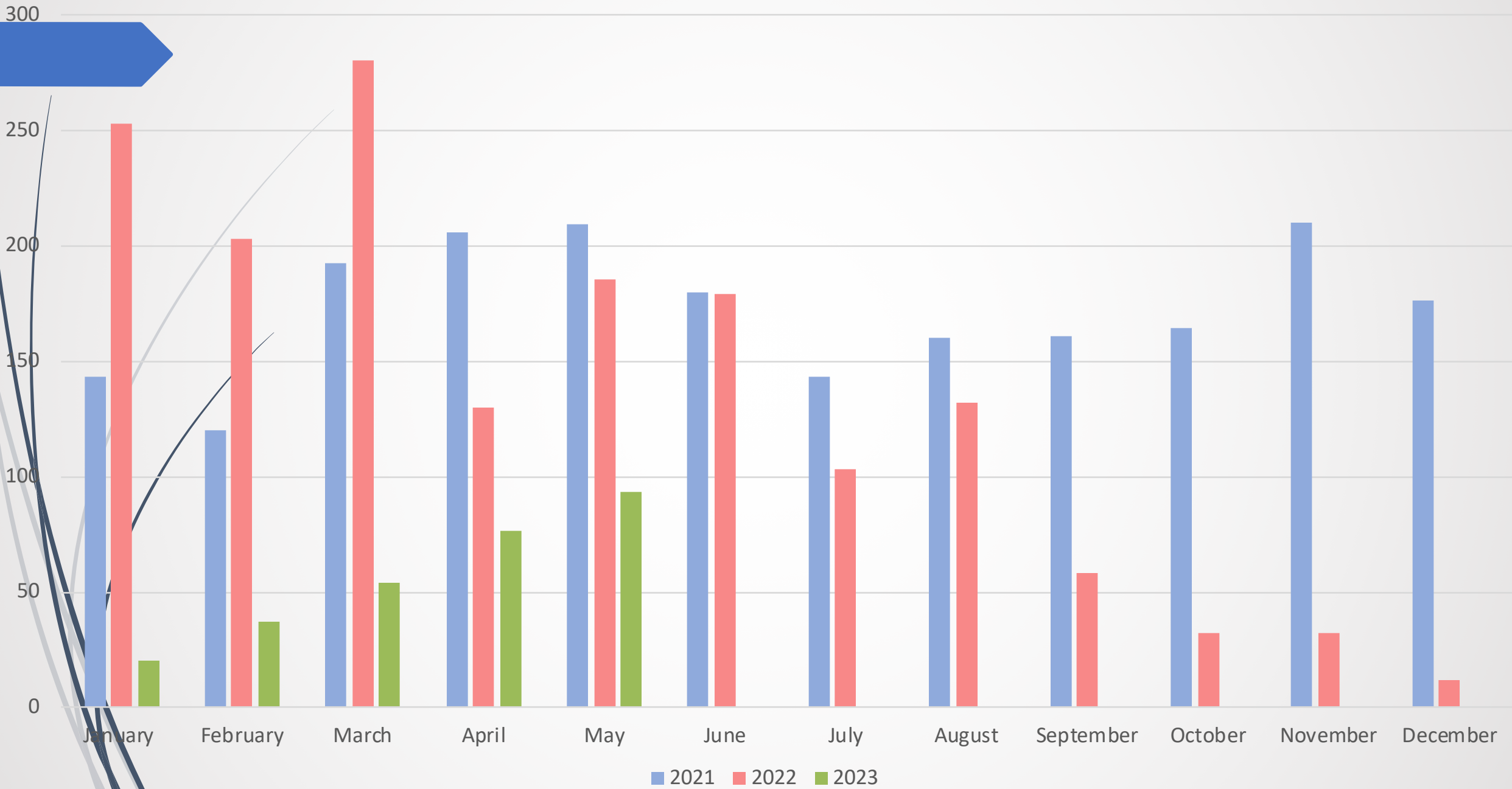
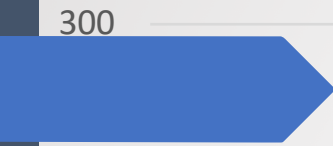


Total Number of New Single Family Permits Issued Per Year 2018-2023YTD



	2018 Total	2019 Total	2020 Total	2021 Total	2022 Total	2023 YTD
Chandler	486	564	758	602	180	24
Gilbert	1,427	1,144	1,227	1,393	782	236
Glendale	191	246	468	437	379	192
Mesa	2,483	2,243	1,937	2,063	1,599	280
Phoenix	3,716	4,112	4,049	4,510	3,944	1,654
Scottsdale	387	416	421	506	565	209

New Single Family Residential Permits Issued by Month (Mesa only)



■ 2021 ■ 2022 ■ 2023

Number of Building Permits Issued Each Month between May 2022 – May 2023 (Mesa only)

800

700

600

500

400

300

200

100

0

May-22

Jun-22

Jul-22

Aug-22

Sep-22

Oct-22

Nov-22

Dec-22

Jan-23

Feb-23

Mar-23

Apr-23

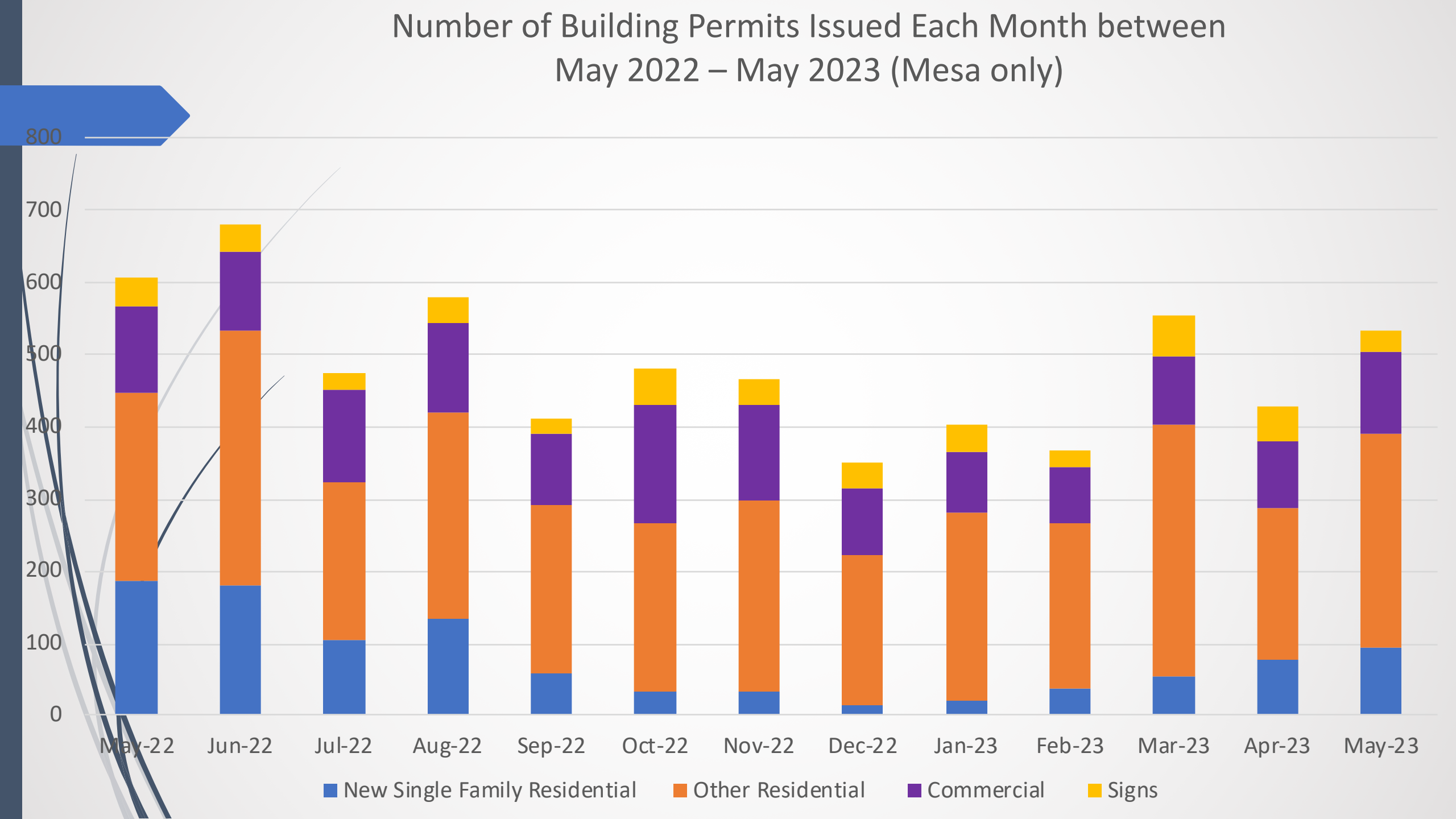
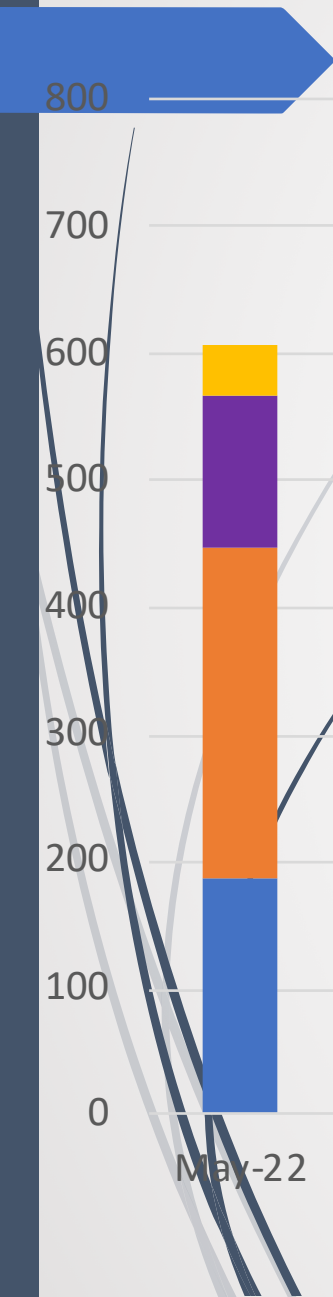
May-23

■ New Single Family Residential

■ Other Residential

■ Commercial

■ Signs





2050 General Plan Process Update



<https://www.mesalistens.com/hub-page/tomorrow-s-mesa>

DEVELOPERS ADVISORY FORUM | June 27, 2023



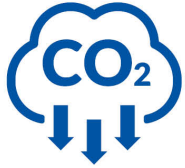
CLIMATE ACTION PLAN

For a Sustainable Community

MCAP UPDATE | [MESAAZ.GOV/CLIMATEACTION](https://mesaaz.gov/climateaction)

Laura Hyneman,
Environmental & Sustainability Department, Deputy Director

ASPIRATIONAL GOALS



ASPIRATIONAL GOAL #1: **Carbon Neutrality**

- Achieve carbon neutrality by 2050 by reducing greenhouse gas emissions and enhancing carbon sinks
- Strive to reduce the greenhouse gas emissions from City Operations by 50% by 2030



ASPIRATIONAL GOAL #2: **Renewable Energy**

- Prioritize the use of renewable, resilient energy to achieve 100% renewable energy by 2050



ASPIRATIONAL GOAL #3: **Materials Management**

- Manage material responsibly and divert 90% waste from the landfill by 2050



ASPIRATIONAL GOAL #4: **Climate Ready Community**

- Enhance community resilience through collaboration and inclusive engagement

CITY OF MESA CLIMATE ACTION PLAN: FOR A SUSTAINABLE COMMUNITY



CITY OF MESA CLIMATE ACTION PLAN: FOR A SUSTAINABLE COMMUNITY

MCAP Update – Council Priority



**Sustainable
Environment**

- ✓ Reduce Urban Heat
- ✓ Reduce Carbon Emissions
- ✓ Conserve Water
- ✓ Vibrant, prosperous and thriving city for generations to come

- ✓ Tracking Progress on the Open Data Portal:

<https://data.mesaaz.gov/stories/s/Sustainable-Environment/ezpt-8p2j>

CITY OF MESA CLIMATE ACTION PLAN: FOR A SUSTAINABLE COMMUNITY

MESAAZ.GOV/CLIMATEACTION



Renewable Energy – Innovative Solutions

Mesa Electric Utility

- Climate Action Plan (MCAP)
- Utility-scale solar
- On-site generation
- Flare to Fuel – Food Waste to Energy



mesaaz.gov/sustainability

Partnership

Salt River Project

- 2035 Sustainability Goals
- Utility-scale solar with storage
- Innovative energy strategies



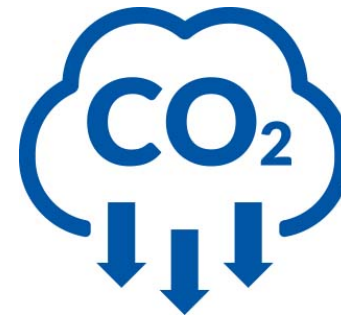
CITY OF MESA CLIMATE ACTION PLAN: FOR A SUSTAINABLE COMMUNITY

MESAAZ.GOV/CLIMATEACTION



Accelerating the Adoption of Electric Vehicles

- ✓ Community Adoption Plan
- ✓ Regional Partnerships



Reducing
Carbon Emissions



mesalistsens.com/ev-project

CITY OF MESA CLIMATE ACTION PLAN: FOR A SUSTAINABLE COMMUNITY

[MESAAZ.GOV/CLIMATEACTION](https://mesaaz.gov/climateaction)



Water Conservation – Sustainable Development

- ✓ Using water efficiently in our beautiful desert city
- ✓ Outdoor water use
 - ✓ Eliminate non-recreational grass
 - ✓ Select low-water use, desert adapted plants and trees (many varieties available!)
 - ✓ Controllers, weather stations, efficient irrigation equipment
 - ✓ Capture rainwater and use it on site
 - ✓ Use technology – budgets, leak detection, monitor use
- ✓ Resources



CITY OF MESA CLIMATE ACTION PLAN: FOR A SUSTAINABLE COMMUNITY

Water Conservation – Sustainable Development

- ✓ Indoor water use
 - ✓ Use efficient fixtures/WaterSense standards
 - ✓ Perform water audits
 - ✓ Equipment
 - ✓ Monitor water use
 - ✓ Use technology
- ✓ Resources
 - ✓ Water Shortage Management Plan
 - ✓ Large Customer Sustainable Water Agreement



CITY OF MESA CLIMATE ACTION PLAN: FOR A SUSTAINABLE COMMUNITY

[MESAAZ.GOV/CLIMATEACTION](https://mesaaz.gov/climateaction)



Drought Resilience/Forest Health

- ✓ Watershed protection
- ✓ Forest health
- ✓ Renewable Energy



CITY OF MESA CLIMATE ACTION PLAN: FOR A SUSTAINABLE COMMUNITY

[MESAAZ.GOV/CLIMATEACTION](https://mesaaz.gov/climateaction)





- ✓ Reduce Urban Heat
- ✓ Tree & Shade Plan(s)
- ✓ Planting – right tree/right place
- ✓ Caring for community trees
- ✓ Green Stormwater Infrastructure

[MesaListens.com/trees-are-cool](https://mesalistsens.com/trees-are-cool)

Record Your Newly Planted Tree!

CITY OF MESA CLIMATE ACTION PLAN: FOR A SUSTAINABLE COMMUNITY

[MESAAZ.GOV/CLIMATEACTION](https://mesaaz.gov/climateaction)



Trees & Shade – Sustainable Development

- ✓ Shade Corridors
- ✓ Working in disadvantaged neighborhoods with low tree canopy cover, and high MFMD calls for heat related issues
- ✓ Community goal 15% tree canopy cover w/50% vegetative cover



CITY OF MESA CLIMATE ACTION PLAN: FOR A SUSTAINABLE COMMUNITY

Sustainable Cities

“Actively working and making significant progress in addressing economic health, the environment and social/cultural impact through urban planning and city management.”

- ✓ **Environmentally Responsible**
- ✓ **Resilient**
- ✓ **Prepared for Change**
- ✓ **Inclusive**
- ✓ **Competitive**

Platinum





Thoughts & Ideas

Laura.Hyneman@mesaaz.gov

**CITY OF MESA
STANDARD DETAILS & SPECIFICATIONS AND ENGINEERING &
DESIGN STANDARDS MANUAL**

**DEVELOPMENT ADVISORY FORUM
UPDATES**



General Overview

- Mesa Standard Details
- Mesa Amendments to MAG Specifications
- Engineering Design Standards
 - Access to Existing Infrastructure
 - Protection of Existing Infrastructure
- Water General Notes – 20" Diameter+ Pipe

Mesa Standard Details & Specifications 2023 Edition

- ▶ Highlight Major Changes
 - ▶ Refer to complete list in draft document for minor updates
- ▶ Publishing for Review June 29th
- ▶ Comment Period thru July 27th
- ▶ Effective Date August 10th

Mesa Standard Details & Specifications

Amendments to MAG Uniform Standard
Details & Specifications for
Public Works Construction



MESA STANDARD DETAILS
AVAILABLE ON-LINE
WWW.MESA.AZ.GOV/ENGINEERING
EFFECTIVE DATE JUNE 29, 2023

Updates – Details

- ▶ M-17 Detail – Typical Right In/Right Out Driveway with Raised Median
 - ▶ New detail
- ▶ M-19.04.1 Detail – Standard Trench Backfill Detail Arterial, Collector & Local
 - ▶ 1-ft maximum lift placement for pipe zone and initial backfill
- ▶ M-19.04.3 Detail – Pavement Restoration
 - ▶ New Note 13 clarifying full lane restoration width and length
- ▶ M-19.05 Detail – Standard Trench Backfill Detail for Trenches Within Future Roadway Prisms and Alleys
 - ▶ Added new Alley Section

Updates – Details

- ▶ M-19.06 Detail – Water & Sewer Access Path (Outside of City Right-of-Way) and Easement Requirements
 - ▶ New detail developed for operations and maintenance access path
- ▶ M-25.01 Detail – Parks Accessible & Van Accessible Parking Signs
 - ▶ New detail for non-federally funded Parks installations outside of Right-of-Way
- ▶ M-38.03 Detail – ARV / WV / Sewer Manhole Marker Detail
 - ▶ Added Sewer Manhole decal, associated notes, and updated title
- ▶ M-38.04.3 Detail – Water Main Cathodic Protection System Details
 - ▶ New detail for water main installations

Updates – Details

- ▶ M-46.01.4 detail – Median Stamped Concrete / Paver Detail
 - ▶ Provided stamped concrete class, integral color and subgrade information
- ▶ M-46.05.3 detail – Transition From Striped to 4' Raised Median (4 Lanes)
 - ▶ New detail
- ▶ M-46.05.4 detail – Transition From Striped to 8' Raised Median (4 Lanes)
 - ▶ New detail
- ▶ M-46.06 detail – Right Turn Deceleration Lane Detail
 - ▶ New detail

Updates – Details

- ▶ M-62.02.2 Detail – Single And Double-Wide Bin Enclosures - Notes
 - ▶ New notes providing clearance around enclosure and gates
- ▶ M-62.07 Detail – Residential Solid Waste Guidelines
 - ▶ New note providing clearance requirements in front of gates
- ▶ M-90.05 Detail – Traffic Signal Construction Procedures II
 - ▶ Added new Traffic Signal Activation Requirements
- ▶ M-104.08 Detail – Calsense Solar Irrigation Controller and Solar Panels
 - ▶ Replacement of previous LEIT controller detail

Updates – Details

- ▶ M-104.09 Detail – Motorola IRRInet Ace PED Detail
 - ▶ Updated detail for IRRInet Ace Pedestal
- ▶ M-104.10 Detail – Motorola IRRInet M Ac PED Detail
 - ▶ New detail for IRRInet M Ac Pedestal
- ▶ M-109.01.1 Detail – Remote Control Valve Assembly In Right-of-Way or Roadway
 - ▶ Updated title and provided clarification for when to use PVC valves
- ▶ M-109.01.2 Detail – Remote Control Valve Assembly In Park
 - ▶ New detail for remote control valves in Park applications

Updates - Specifications

- ▶ Adoption of MAG Updates (2023 revision to 2020 version)
- ▶ Section 106.2.5 – Required Minimum QC Testing Frequencies
 - ▶ Updates to Table 1 with new QC and/or QA frequencies for Structure Foundation Subgrade, Gyratory Asphaltic Concrete and Marshall Asphaltic Concrete.
- ▶ Subsection 321.10.2 – Gradation, Binder Content and Air Voids
 - ▶ Provided clarification on pavement signs of instability and removal limits

Updates - Specifications

- ▶ Section 326- Placement And Construction Of Polymer Modified Asphalt Concrete
 - ▶ Changes throughout section providing guidance to follow the East Valley Asphalt Committee Criteria and approved mixes
- ▶ Section 360.1– Description
 - ▶ Provided requirements and guidance on Small Wireless Facilities and a link to the City's Right of Way Management Group
- ▶ Section 402 – Pavement Marking
 - ▶ Updated City of Mesa's Specification providing types of markings, removals/obliterations, materials and payment requirements

Updates - Specifications

- ▶ Subsection 610.3 (B) – Materials
 - ▶ Deleted welded steel as a pipe material
- ▶ Subsection 610.13 – Meter Service Connections
 - ▶ Added a new paragraph that prohibits meter box installations in roadways, driveways, washes or retention/detention basins
- ▶ Subsection 610.13 (A) – Meter Service Connections
 - ▶ Replaced paragraph (A) with new paragraph discussing that extensions of service lines are prohibited and guidance for relocations

Updates - Specifications

- ▶ Subsection 615.2 – Materials
 - ▶ Added new paragraph removing references to HDPE, SRPE, PP and DIP
- ▶ Subsection 625.3.2 – Sanitary Sewer Drop Connections
 - ▶ Removed City's requirement for 'Type B' inside drop connections

Comments

- ▶ Proposed changes posted on Mesa website
<https://www.mesaaz.gov/business/engineering/mesa-standard-details-specifications>
- ▶ Return comments by July 27th, 2023 to Melody.Zyburt@mesaaz.gov

2023 Mesa Engineering & Design Standards

- General Updates
- Highlight Major Changes
- Comment Period thru July 28th
- Effective Date August 10th



Update Highlights

- Section 106: Easements
 - Utility-specific instead of generic PUE/PUFE
- Section 204: Signing & Pavement Marking
 - Masterseal to be applied following obliteration
 - Traffic paint to be reflectorized, high-build
- Section 204: Traffic Impact Studies
 - Include Crash History and Safety Analysis

Update Highlights

- Section 316: Water Main Minimum Cover
 - 60" for pipe not in street (new for <12" diameter)
- Section 317: Fire Lines
 - No service taps or other connections
- Section 317: Backflow for Fire Sprinkler Systems
 - Required for all systems connected to potable water

Update Highlights

- Section 418: Sewer Easement Access Path
 - Revise max cross-slope to 5%
 - Revise max longitudinal slope to 10%
- Section 426: Sewer Force Main Design
 - Air-release valves shall be located above-ground in lockable, powder-coated enclosures
 - Cleanout spacing increased 800' to 1300' for 2-way, 400' to 650' for 1-way

Update Highlights

- Section 806: Ultimate site drainage outfalls to a public R/W or dedicated drainage easement.
- Section 1102: Irrigation plans shall include pressure calculations
- Minor updates throughout – list will be posted on-line
- As-builts
- CADD files

Comments

- ▶ Proposed changes posted on Mesa website
<https://www.mesaaz.gov/business/engineering/mesa-standard-details-specifications>
- ▶ Return comments by July 27, 2023 to Julie.Christoph@mesaaz.gov

Water General Notes

16. FOR PROJECTS INVOLVING PUBLIC WATER MAINS WITH DIAMETERS 20" AND LARGER, THE FOLLOWING SHALL APPLY:
- A. PROCUREMENT OF PIPES AND APPURTENANCES SHALL NOT COMMENCE UNTIL SHOP DRAWINGS AND PRODUCT DATA SUBMITTALS HAVE BEEN REVIEWED AND ACCEPTED IN WRITING BY THE CITY OF MESA WATER RESOURCES DEPARTMENT.
 - B. SUBMITTALS AND SHOP DRAWINGS SHALL INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
 - i. PIPE AND FITTINGS
 - ii. PIPE APPURTENANCES (ISOLATION VALVES, AIR RELEASE VALVES, HYDRANTS, ETC)
 - iii. CORROSION MONITORING AND PROTECTION SYSTEMS (WHERE APPLICABLE)
 - iv. FABRICATION/LAY DRAWINGS (FOR C200 STEEL OR C303 CONCRETE CYLINDER PIPE)
 - v. VALID WELDER'S CERTIFICATIONS (FOR C200 OR C303 CONCRETE CYLINDER PIPE)
 - C. ALL FIELD WELDS SHALL BE MADE AVAILABLE FOR INSPECTION BY THE CITY OR THE CITY'S REPRESENTATIVE PRIOR TO GROUTING.
 - D. ADDITIONAL REQUIREMENTS FOR C200 STEEL AND C303 CONCRETE CYLINDER PIPE WITH DIAMETERS 30" AND LARGER ARE AS FOLLOWS:
 - i. EACH PIPE SECTION SHALL BE MADE AVAILABLE FOR VISUAL AND SOUNDING INSPECTIONS BY CITY STAFF OR THE CITY'S REPRESENTATIVE PRIOR TO INSTALLATION. PIPES FAILING INSPECTIONS SHALL BE REPAIRED OR REPLACED AS DETERMINED BY THE CITY.
 - ii. INSTALLED PIPE SHALL BE MADE AVAILABLE FOR INTERNAL VISUAL AND SOUNDING INSPECTIONS BY CITY STAFF OR THE CITY'S REPRESENTATIVE PRIOR TO FILLING. PIPES FAILING INSPECTIONS SHALL BE REPAIRED OR REPLACED AS DETERMINED BY THE CITY.

Questions?