



**DRAFT**



# CITY OF CHANDLER

## GREEN BUILDING TASK FORCE MEETING SUMMARY

**Tuesday, February 12, 2008 • 6:30 p.m. • South Atrium Conference Room; Planning and Development Building; 215 E. Buffalo St.**

Persons in attendance were:

### **Green Building Task Force**

Kendall Baxley	James Donley
Marian Norris	Chris Samila
Mike Flanders	Brion Boucher
Rus Brock	Deborah Dupee
Jerry Ufnal	Robert Sty
Mark Eckhoff	Brennan Ray
Sheree Sepulveda	Garry Hays
Jim Stack	

### **City of Chandler Staff**

David de la Torre, General Plan Coordinator  
Hank Pluster, Interim Long Range Plng Mgr  
Jason Crampton, City Planner

### **Guests**

Lee Feliciano  
Elaine Stack  
Gary D’Oria  
Philip Hettmansperger  
Scott Lyon  
Jim Westberg  
Ted Donley

## **I. WELCOME AND INTRODUCTORY REMARKS**

Jason Crampton, City Planner, welcomed Task Force members at 6:41 p.m. He thanked participants and noted that Staff was very pleased with the first Green Building Task Force meeting and that Staff hoped for the same quality discussion tonight. Task Force members and guests were given the opportunity to introduce themselves.

## **II. STAFF PRESENTATION**

Jason Crampton delivered the Staff Presentation. Mr. Crampton first discussed three events pertinent to the Green Building Task Force: Focus the Nation, Green Building Program Manager’s meeting, and the General Plan Update (the Energy Element in particular).

Mr. Crampton then discussed the progress that Staff had made over the past two months on drafting the Green Building Program. He emphasized that drafting the program was a cross-departmental effort.

He continued by outlining the tentative timeline for the Green Building Program, stating that there would be a Planning and Zoning Commission working session before the next and final Task Force meeting. Staff hoped to bring the program to Council in June.

Mr. Crampton next summarized the draft Green Building Program, beginning with Green Development Standards, including Building Code modifications, Zoning Code modifications, and the Green Development Policy. The International Energy Conservation Code could go to Council for adoption as early as April. He noted that Zoning Code modifications are no longer being pursued due to the flexibility provided by the Zoning Code. He stated that the Green Development Policy provides general goals that would be considered during the rezoning process. The goals are meant to be encouraged rather than mandated.

## DRAFT

Proposed incentives for private development are based on LEED Certification and include LEED Certification Fee reimbursement, Awards and Recognition, Expedited Plan Review, Education, and Technical Assistance.

City commitments include commitments to new and existing City buildings as well as other City efforts. New City buildings should attain LEED Gold Certification when feasible, and existing buildings should be improved through energy audits, energy management system improvements, and water conservation strategies. Other City efforts include recruiting green industries, expanding recycling efforts, green building technical assistance, education and the involvement in green building events.

### III. TASK FORCE DISCUSSION

Mr. Crampton opened the Task Force Discussion. David de la Torre, Principal Planner, helped field questions and recorded Task Force comments. Questions and Comments included:

#### General Questions and Comments

- We should consider more water conservation strategies, including rainwater harvesting and grey water reuse.
- Fountains should only be allowed where effluent is available.
- The 1992 Energy Policy Act sets minimum standards for flow rates for water fixtures. The City could consider amending the plumbing code to incorporate the standards of the EPA Act of 1992.
- A great way to conserve water is to raise prices.
- Other places have rationed water use by limiting water use on certain days of the week. A Task Force member wondered about such a strategy in our desert environment. Staff responded by stating that the City of Chandler has adequate water supplies, thus, not necessitating water rationing at this point. Discussion pursued regarding the broad source of our water and our dependence upon snow runoff in Colorado.

#### Green Development Standards

- The Task Force asked whether these standards would apply to all new development or only certain types. Staff clarified that the IECC would apply to both residential and non-residential development. The Green Development Policy goals are more geared toward non-residential development and would apply to all new non-residential and multi-family residential developments that pursue PAD zoning and PDP approval.
- The standards seemed vague and could be difficult to enforce. Perhaps the green building practices should be more clearly defined. Staff noted that examples of green building practices that meet the green development policy goals could be included.
- We should create a system to encourage individuals to make the right choice, rather than creating a system dependent upon mandates. We need to stress education to make people aware of the options that exist. For example, we can provide construction teams with information on construction waste recycling providers. The three “R”s are critical to green building – we need to promote the information to encourage reduction, reuse, and recycling.
- Private development should be held to the same standards as the City. Scottsdale is considering incorporating such a strategy.

## **DRAFT**

### Incentives for Private Development

- Have we set the bar high enough for expedited plan review? Staff responded that the bar is currently set very high (requiring development to pursue LEED Gold).
- A Task Force member claimed that LEED Gold is too stringent, and that expedited plan review should be offered at the LEED Silver level. To verify that projects are seriously pursuing LEED, the City should require developers to show their receipt for LEED registration.
- Is expedited plan review enough of an incentive to encourage green building (when compared to the costs of getting LEED Certification)? Staff responded that these incentives might not be enough to encourage developers that previously had no interest in building green, but the incentives could be enough to push green developers to attain higher levels of LEED Certification.
- The expedited review for zoning and for plan review need to be clarified. The Task Force debated whether or not zoning fast track review should be given – most projects do not know at that point in time whether or not they want to pursue LEED Certification.
- Utilizing a pre-application handout would be a good method to make developers aware of the City's green building incentives and of the green development policy goals and possible strategies to achieve these goals. This information should also be provided on the Green Building and UDM websites
- The Task Force asked if Staff had considered what the fiscal impacts to the City would be in regard to the LEED Certification fee reimbursements. The Task Force suggested that the City cap the amount of total money available for these fee rebates.
- Can sales tax money be used for green building revenue? Can the City waive the sales tax on solar panels? The State currently waives sales tax for solar panels.
- The City should consider a voluntary contribution source to fund the Green Building Program (include a donation form in water bills?)

### City Commitments

- This program needs an implementation plan, including more specific and quantifiable goals and methods to measure achievement of these goals.
- Utilize alternative fuel vehicles and fuels from local companies (Arizona Bio-diesel).
- Encourage E-85 fueling stations.
- The Task Force asked who would be performing the energy audits on city buildings. Staff said that it would most likely be contracted out.
- What happens when it is not feasible to attain LEED Gold? Define feasible.
- Continue promoting water rebates for landscaping and water-efficient appliances.
- Encourage diversion of Construction and Demolition debris through business partnerships. Match up construction firms with recycling services.
- Consider waiving the rental tax on multi-family properties that provide on-site recycling collection services.
- Can the City provide green waste services?
- Look for grant opportunities from other agencies. Promote any grants that other agencies may have.

## **IV. AROUND THE TASK FORCE**

No final comments were given.

## **DRAFT**

### **V. ADJOURNMENT**

Mr. Crampton thanked the Task Force for their time and for all the outstanding comments on the Green Building Program. The meeting adjourned at approximately 8:15 P.M.