



APPROVED 7/20/2022

SUMMARIZED MEETING MINUTES
City of Scottsdale
Scottsdale Environmental Advisory Commission
Regular Meeting
4:30 p.m. Wednesday, June 15, 2022
ONE CIVIC CENTER, Community Development Conference Rooms
7447 E. Indian School Road, Scottsdale, 85251

Call to Order: 4:38 p.m.

PRESENT: Chair Natalie Chrisman Lazarr, Vice Chair Anthony Coletta (via Teams); Commission Members: Tammy Bosse (arrived at 4:44 p.m.), Ute Brady, Walter Cuculic (arrived at 5:04 p.m.), and Andrew Scheck

ABSENT: Commissioner Ryan Johnson

STAFF PRESENT: Lisa McNeilly, Sustainability Director; Tim Conner, Manager, Anthony Floyd, and Sam Brown - the Office of Environmental Initiatives; Caitlyn Gulsvig, Ryan Garofalo, Current Planning; Brent Stockwell, Assistant City Manager; Cindi Eberhardt, Acting Planning & Development Area Director; Erin Perreault, Acting Planning, Economic Development & Tourism Executive Director (via Teams).

PUBLIC COMMENT: Three members of the public were present. One public comment was - received for Item #2.

1. Approve Regular Meeting Minutes for May 18, 2022

Commissioner Brady stated these are nice, detailed notes and appreciates them.

Commissioner Brady made a motion to approve the Summarized Meeting Minutes from May 18, 2022, with Commissioner Scheck providing a second for the motion, which carried 4-0. Chair Chrisman Lazarr, Vice Chair Coletta, and Commissioners Brady and Scheck voted in the affirmative; there were no dissenting votes.

2. Energy and Green Construction Code Updates

Staff member Anthony Floyd updated the Commission on three construction codes being recommended for adoption: Energy Code (IECC); Residential Code (IRC); and Green Construction Code (IgCC), while fielding questions. The Home Builders Association of Central Arizona (HBACA) oppose any form of on-site EV charging infrastructure while proposing less insulation for ceilings and air supply ducts located over garages. Staff recommended amendments include cool roofs for single family, multifamily, and commercial buildings; EV-capable charging infrastructure for single family, multifamily, and hotels; and solar-ready zones on the roof tops of single family, multifamily and commercial buildings.

The IgCC is only mandatory as a tradeoff for zoning bonuses (increased building height and density) and where stipulated in the Planned Block Development (PBD) and Planned Regional Center (PRC) overlay zoning districts. There are a number of IgCC provisions that are already addressed in current city ordinances including site development, ESLO, native plants, stormwater management, light pollution, water conservation, energy (cross reference to IECC), indoor environmental quality, and material resources. Plumbing codes in accordance with the International Plumbing Code (IPC) have been amended in line with the IgCC. Drinking fountains are required to have water bottle filling stations in accordance with SEAC's recommendation. The Water Department has also proposed several measures that support the IgCC water conservation measures. The IgCC requires solar PV systems be installed that supply at least 3 percent of annual estimated energy use or that produce at least two watts per square foot. These requirements offer options and flexibility to developers and builders. Based on the current 2015 IgCC, the 2021 IgCC requires at least 85 percent of interior finishes must be low VOC (volatile organic compound). In regard to construction waste management, currently only those buildings that receive zoning bonuses or stipulations are required to comply with waste diversion from the landfill.

Currently, the proposed recycling requirements for single family homes are under the IRC, and commercial recycling is under by the IgCC. There is a proposal to have recycling provisions added to the IBC, which will be voted on by the Building Advisory Board of Appeals. Recycled content and regional materials are only part of the IgCC.

The proposed I-codes with amendments will be presented to the Building Advisory Board of Appeals on June 16, 2022, and later to City Council on August 23, 2022. Staff will reconcile recommendations from SEAC and the Building Advisory Board of Appeals.

A discussion ensued regarding mandatory versus voluntary green construction code (IgCC) and the reasoning behind the various requirements as well as how they all can become mandatory. Currently, the IgCC is voluntary unless required through zoning bonuses or stipulations. The lack of staff and resources are the main barrier to making the IgCC's mandatory. The IgCC applies to commercial building projects including multifamily. There are a number of IgCC provisions that have been incorporated into other I-codes including the IPC, IMC, and IRC.

Chair Chrisman Lazarr explained changes to the SEAC recommendation letter, noting recommendations not being brought forward by staff include an electric receptacle requirement for major appliances in homes plumbed for natural gas, which provides homeowners the option to use either electricity or natural gas for these appliances. Items for highlight in the letter include EV charging facilities, low VOC paints and finishes, recycle bins and chutes, and reduced impact materials. As a result of the discussion at the last meeting there was strong agreement for making on-site solar PV energy mandatory. This proposal is supported by Commissioner Cuculic's recognition of approximately thirty building projects that complied with the IgCC and on-site solar PV provisions.

Commissioner Scheck asked for a revote on HBACA amendment #5, to be 100 percent high-efficacy lighting. Commissioner Brady shared a 2021 study done in Sweden that showed energy reduction with use of efficient lighting. Mr. Floyd noted the 10 percent is in place for exceptions. A brief discussion ensued.

Commissioner Scheck made a motion to recommend requiring 100 percent high efficacy lighting, with Commissioner Brady providing a second for the motion, which carried 6-0. All members present voted for APPROVAL.

Chair Chrisman Lazarr noted the proposed letter to City Council does not include proposing IgCC be mandatory. A discussion ensued among the Commission highlighting how far other countries are with green buildings, the possibility of doing a phased/step-up process, and conducting a special meeting for further discussion prior to voting.

Commissioner Scheck made a motion to recommend adopting the 2021 IgCC as mandatory, with Commissioner Brady providing a second for the motion. After discussion Commissioner Scheck WITHDREW this motion.

Commissioner Scheck made a motion to defer conversation on recommending adoption of the 2021 IgCC as a mandatory part of the other building codes, with Commissioner Brady providing a second for the motion, which failed 1-5, with Chair Chrisman Lazarr voting in the affirmative and Vice Chair Coletta, Commissioners Bosse, Brady, Cuculic, and Scheck opposing.

Public Comment: Alisa McMahon provided additional information on the historical and current position of the City Council, noting if IgCC was recommended to be mandatory it will likely be with reduced stringency as currently amended.

Commissioner Scheck made a final motion to recommend adopting the 2021 IgCC as a mandatory part of the other recommended building codes, with Commissioner Cuculic providing a second for the motion, which carried 6-0. All members present voted for APPROVAL.

Chair Chrisman Lazarr will update and share the SEAC recommendation letter with the Commission for review prior to the next meeting.

3. Development of the Scottsdale Sustainability Plan

Ms. McNeilly provided an overview of the development and timeline of the plan, noting a second draft will be presented to the Commission in August or September with a scheduled work session with City Council in September and final adoption in December.

Dr. Rajesh Buch, along with Prof. Mark Roseland, Bill Campbell, and Richard Hauck from ASU, facilitated a discussion with the Commission on the draft Sustainability Plan strategies and actions. Dr. Buch first asked if Commissioners had any overarching comments. A discussion ensued where Commissioners provided comments such as including discussion of the greenbelt, discouraging paving of dirt roads, connecting housing affordability with total cost of ownership, and adding more specific actions. Additional suggestions include an inspirational introduction and definition page. Ms. McNeilly and Dr. Buch responded to Commissioners' comments, noting this is a draft that is not yet complete.

Dr. Buch asked the Commission if the current strategies and actions strike an appropriate balance between regulatory or policy, expenditures, financial incentives, and voluntary approaches. A discussion ensued where Commissioners offered feedback, noting the plan is too broad, and it is difficult to identify what strategy applies. This could be remedied by using color coding. One Commissioner commented that the community needs a tangible document with a realistic implementation timeline as well as how it will be financially and environmentally beneficial and including anticipated results of each pathway. Ms. McNeilly noted going forward the plan will include more detail.

Dr. Buch inquired of the Commission if any focus areas should be prioritized over others and if there are specific focus areas to be discussed in more detail this evening. A discussion ensued

where Commissioners offered feedback, suggesting prioritizing economy, including ideas from Professor Darnall's green purchasing report, focusing on savings and economic benefits, and water resources and air quality. Commissioners discussed the plan being smart, educational, measurable, cost saving, environmentally friendly, and good for the community.

A discussion ensued pertaining to developing an implementation framework of the sustainability plan, with the understanding that it is better to have a plan in place than to hold back for the quest of perfection. The plan will be continuously reviewed and refined to ensure there is no overlap and contradiction with other policies.

4. Pilot Tree Inventory Project

Commissioner Brady updated the commission on the status of the Tree Inventory Project, highlighting steps taken to promote the project, including collaboration with the Scottsdale Library system and Saguaro High School, as well as plans going forward to bring awareness and participation into the project. Results to date were provided while noting low participation. Commissioners offered additional organizations for collaboration with and promotion of the project.

5. Scottsdale Environmental Advisory Commission (Annual Work)

Chair Chrisman Lazarr led a brainstorming session with the Commission to develop future agenda items and allow staff to invite those being asked to present. It was determined the July agenda will include a continued discussion of the code updates and a presentation by Scottsdale Water. The Sustainability Plan, a presentation on green purchasing, and any additional building code update discussions will be part of the August meeting. Further meeting agendas will be reevaluated based on Commissioners' requests and staff availability. Solid Waste, Transportation, and Parks and Recreation will be invited to later meetings.

6. Staff Updates:

- Sustainability updates: Lisa McNeilly, Sustainability Director
Ms. McNeilly advised that work on heat mitigation and energy plans will be initiated. They will be shared with the commission when further along.
- OEI updates: Tim Conner, Environmental Manager
Mr. Conner provided an overview of the U.S. EPA engaged lawsuit filed for ozone nonattainment.
- Green Building updates: Anthony Floyd, Senior Building Consultant
None.
- Green Team: Sam Brown, Environmental Planner
Mr. Brown noted the first meeting will be on June 16, 2022, at 9:30 a.m., and Mr. Conner provided an overview of the team's purview.

7. Identification of Future Agenda Items:

Previously discussed under agenda item #5

8. Start Time for July 20, 2022, Meeting

Commissioner Cuculic made a motion to change the start time of the July 20, 2022, meeting to 5:00 p.m., with Commissioner Scheck providing a second for the motion, which carried 5-1. Chair Chrisman Lazarr and Commissioners Bosse, Brady, Cuculic, and Scheck voted in the affirmative and Vice Chair Coletta opposed.

9. Adjournment: 7:37 pm