

## **Gilbert Planning Commission**

*September 22, 2022*

*Present:*

*Jake Sisson, Aaron*

*Kester, Doug Stephens,*

*Sonia Arellano*

*Sundberg*

*Guests:*

*Steve Mahoney, Safe*

*Building representatives*

*Karen and Ron Frazee*

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### **I. Discussion/ Action**

Kester made a motion to approve the agenda for September 22, 2022, meeting and the minutes of the August 18, 2022, regular meeting. Motion seconded by Sisson. All ayes: motion order 09-22-22A passed.

Open Forum –no comments were made or presented.

Work session to review property maintenance code options. K. and R. Frazee spoke about the system Safe Building currently has in place for rental inspections they complete in other cities. The Frazee's mentioned Rental Inspection Certificates are typically non-transferrable and properties must be re-inspected when ownership changes. They also explained their fee schedule and provided copies of the information, check lists and other documentation they use to complete inspections. S. Mahoney was invited to speak, and he stated concerns about; working smoke/carbon monoxide detectors, and trash regulations.

Sisson made a motion to recommend to the Gilbert City Council implement a rental inspection program by:

- Adopting a mandatory rental inspection program for all landlords.
- Ensuring rental inspection certificates are non-transferable between owners.
- Adopt Safe Building inspection program for rental properties with certain items tailored specific to Gilbert such as costs.
- Give landlords 6 months' notice before program takes effect or begin program July 1, 2023.
- Complete inspections in a phases with all known rentals to have initial inspections within a year. Possibly 10 inspections a month.
- Requiring single-family homes and duplexes to be inspected on a 5-year rotation.
- Requiring building with 4 or more units to be inspected on a 3-year rotation.
- Requiring a certificate fee to cover administrative costs.

Motion seconded by Kester. All ayes; motion order 09-22-22B passed.

Kester made a motion to adjourn. Sisson seconded the motion. All ayes: motion order 09-22-22C passed.

Respectfully submitted,

Sonia Arellano Sundberg