

Meeting Minutes

City Council Special Meeting

April 29, 2025 | 9:30 a.m.
Chandler Museum, Saguaro Room
300 S. Chandler Village Dr., Chandler, AZ



Call to Order

The meeting was called to order by Mayor Kevin Hartke at 10:00 a.m.

Roll Call

Council Attendance

Mayor Kevin Hartke
Vice Mayor Christine Ellis
Councilmember Angel Encinas
Councilmember Jane Poston
Councilmember Matt Orlando
Councilmember OD Harris
Councilmember Jennifer Hawkins

Appointee Attendance

Joshua Wright, City Manager
Kelly Schwab, City Attorney
Dana DeLong, City Clerk

Staff in Attendance

Tadd Wille, Assistant City Manager
Dawn Lang, Deputy City Manager / Chief Financial Officer
Andy Bass, Deputy City Manager
Matt Burdick, Communications & Public Affairs Director
Brittany Barba, Digital Content Creator
Kevin Snyder, Development Services Director
Micah Miranda, Economic Development Director
Judy Tincher, Lancaster Leadership

Welcome

JUDY TINCHER, Lancaster Leadership, provided introductions and presented the following presentation.

- Agenda
- Rules of the Day / Polarities

- Judy Tincher

Discussion

1. Strategic Framework Common Themes from Interviews

MS. TINCHER continued the presentation.

- Strategic Framework
- What Sticks Out?
- What I know about ground rules
- Establish Ground Rules
- Common Themes from Interviews

2. Staff Presentations

Economic Development - Micah Miranda

MICAH MIRANDA, Economic Development Director, presented the following presentation.

- Economic Update: History of Target Industry Projects
- Targeted Industries
- History of Key Industry Projects
- History of Key Industry Projects
- History of Key Industry Projects
- History of Key Industry Projects
- Target Industry Employment
- Employment Base
- Jobs to Households
- Prosperous Community
- Summary
- Things to Think About

COUNCILMEMBER HARRIS suggested that Chandler should look at healthcare services and policies to help Chandler move forward and asked if policies would be continually updated to give more flexibility for developments coming in.

MR. MIRANDA responded that he had discussed doing code updates more frequently which makes it easier for staff and meets the market proactively.

COUNCILMEMBER POSTON commented that Chandler is looking for things to move forward. Making investments and developing sites to be shovel ready can assist in economic development.

COUNCILMEMBER ORLANDO asked when it becomes more economical to repurpose or infill an area versus starting new, what is the economic model.

MR. MIRANDA said there is not a simple explanation as each site is unique. The breakeven point has to do with verticality. If developers change use, it may affect the capacity of water and wastewater systems. Use is driven by the infrastructure.

COUNCILMEMBER POSTON thanked staff for the presentation and emphasized creative messaging for improvements made to business areas.

MAYOR HARTKE said underground utilities are difficult to upgrade in North Chandler.

VICE MAYOR ELLIS emphasized that creativity in infill and development projects are essential to pursue.

MR. MIRANDA said some more tangible ideas will be coming in the visioning project.

Development Services - Kevin Snyder

KEVIN SNYDER, Development Services Director, presented the following presentation.

- State of Development & A Little Bit of Housing...
- Chandler Development Process
- Current Performance of Development Services
- Plan Review Performance Measures
- Rezoning Applications Performance Measures
- Housing Update
- Residential Units Approved Not Built
- Remaining Land
- Recent State Legislative Changes Affecting Housing
- Recent State Legislative Changes Affecting Housing (cont.)
- Proposed Legislative Changes Still Under Consideration
- Proposed Legislative Changes That Did Not Pass
- Next Steps/ Projects in Process
- Thank you! Questions?

COUNCILMEMBER POSTON asked if developers are waiting for the implementation of HB 2721 allowing for middle housing which is allowed on all lots zoned for single-family residential use.

MR. SNYDER said there has been a lot of conversation around middle housing. HB 2721 allows for middle housing by right. The market might wait for that to be in place before moving forward with developments. Middle housing projects are more complex.

COUNCILMEMBER POSTON said middle housing is allowed for by right, but it would still need to follow Chandler housing standards.

MR. SNYDER said that is correct.

COUNCILMEMBER ORLANDO said that infill and redevelopment has been a focus of the community.

MR. SNYDER said Chandler is looking at things differently, where new developers looking for infill and redevelopment requires more problem solving and more resources. Staff investigates current and future needs for development.

COUNCILMEMBER ORLANDO asked about the timeframe.

MR. SNYDER said it depends on some projects already in the works. One is the housing assessment study, which aims to define Chandler's housing priorities in the market.

VICE MAYOR ELLIS asked about what Development Services is working on for Chandler's infrastructure.

MR. SNYDER said there has been some reorganization within the department for efficiency. The department has also been engaged in continuous process improvement to refresh procedures.

MAYOR HARTKE commented that they need to engage with the legislative session differently, to anticipate what will come back to cities and towns.

MR. SNYDER said Chandler is in a unique position to take a leadership opportunity in answering questions from the legislature early on.

COUNCILMEMBER ENCINAS commented that the infill and redevelopment projects may be a key piece in the future of Chandler. He asked how staff engages with developers who may need more time and resources from Chandler.

MR. SNYDER said there is room for improving processes and empowering people to be decision makers and problem solvers. The department has been also working to implement succession planning to ensure processes are consistent.

COUNCILMEMBER HARRIS asked about creativity in problem solving.

MR. SNYDER said engaging and finding solutions early contributes to the problem-solving process for creative infill and redevelopment. Looking at corridors as a solution for housing and business development may be a step to creativity in the marketplace, as not many other municipalities are looking into this.

COUNCILEMEMBER HARRIS asked if he meant creativity in the types of projects, or creativity used to get those projects on the ground.

MR. SNYDER answered that staff has to get creative with the development community to be comfortable with the risk of new types of development: designs, styles, and products.

COUNCILMEMBER POSTON asked if there are staff with experience with redevelopment.

MR. SNYDER answered that he and Mr. Miranda have professional experience with redevelopment, but their staff does not always have the same experience with redevelopment.

COUNCILMEMBER POSTON commented that encouraging growth in this area is a key point for new members joining the team or for education and training for existing employees.

3. Four-Step Work Session on Strategic Framework

MS. TINCHER continued the presentation and led the discussion and activity.

- 7 Responsibilities of This Council
- Work Session
- Individual Reflection: 1-2 sub-priorities
- Stations: 10 minutes each
- Gallery Walk
- Roundtable

4. Council Topics and Closing Exercise

Council discussed the following priorities

- Economic Vitality
- Neighborhoods
- Quality of Life
- Sustainability & Technology
- Connectivity
- Community Safety

MS. TINCHER thanked Council for their participation during the session, and asked Council to provide any other topics they came up with.

Public Comment

None.

Adjourn

The meeting was adjourned at 3:20 pm.

ATTEST: _____
City Clerk

Mayor

Approval Date of Minutes: June 12, 2025

Certification

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Special Meeting of the City Council of Chandler, Arizona, held on the 29th day of April 2025. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of June, 2025.

City Clerk