

General Plan Resident Advisory Committee Regular Meeting

May 1, 2025 | 4:30 p.m.

ASU Innovation Center
249 E. Chicago Street, Chandler, AZ



Roll Call

The meeting was called to order by Chairman Boyd Dunn at 4:32 p.m.

Committee Members Attendance: Chair Boyd Dunn, Vice Chair Jack Sellers, Lisa Grayer, Michael Underwood (virtual), Jyoti Pathak, Alison Garrard, Garry Hays, Michael Monteilh, Peppur Chambers (virtual), Rene Barrios, Jess Lopez, Chris Dobson, Lori Collins, Terri Kimble, Spike Lawrence, Michael Pollack, Crystal Blackwell

Excused Absent: Brennan Ray, Rick Heumann, Shannon Portillio, Chrissy Rodriguez

Others in attendance: Lauren Schumann, Taylor Kosareff, Kevin Mayo, David de la Torre, Simone Kjolsrud, Thomas Allen, Andy Bass, Terri Hogan (Logan Simpson), Heather Garbarino (Logan Simpson, virtual), Megan Moore (Logan Simpson, virtual), Rick Merrit (Elliot D. Pollack & Company)

Consent Agenda

1. **March 26, 2025, General Plan Resident Advisory Committee Meeting**

Minutes

Move Resident Advisory Committee approve the General Plan Resident Advisory Committee meeting minutes of the March 26, 2025, meeting.

Vice Chair Sellers moves to approve, Committee Member Hays seconds.

Minutes are approved.

Discussion

Committee Member Kimble asked for clarification on the different questionnaires she's received – One was the General Plan Questionnaire, one was the Chandler Housing Study Questionnaire.

Ms. Hogan gives an overview of the General Plan process sharing that at 280,000, the population of Chandler exceeds the 50,000 statutory threshold requiring 17 elements be addressed in the General Plan. The draft plan will be available for public review for 60 days starting in October 2025, followed by open houses, an immersion lab showcase, and a hearing process with the Planning Commission and City Council.

- **Drafting Process:** drafting process involves concurrent drafting and public input. The team drafts a portion of the plan, seeks public input, and revises accordingly. This iterative process ensures that the community's voice is heard throughout the development of the plan.
- **60-Day Review:** In October 2025, a 60-day draft plan will be released for public review. This period allows the community to examine the plan and provide feedback. During this time, open houses and an immersion lab showcase will be held to facilitate public engagement and gather comments.
- **Hearing Process:** After the 60-day review period, the plan will go through a hearing process involving the Planning Commission and City Council.

- **Final Steps:** The final steps of the process include presenting the plan to the City Council for approval. If approved, the plan may be placed on the August ballot for a community vote, allowing residents to have a direct say in the adoption of the general plan.
- Community Drop-in events are coming up similar to the very successful Asian event was very successful with over 100 participants. They were very interested in the General Plan process
- Project events in May: RAC participants are encouraged to take flyers and invite their neighbors, friends, and business associates to attend.

- **ChandlerTalks:**

- **Event Details:** May 10th at the Chandler Center for the Arts from 2:00 to 5:00 PM. It will feature an expert lineup of speakers discussing important issues such as water resources and housing in Chandler.
- **Interactive Activities:** The event will also feature interactive activities, including discussions on existing conditions in Chandler and visual assessments related to housing stock. These activities aim to engage attendees and gather their input on important community issues.
- **ChandlerListens Workshops:** The primary focus will be visioning and gathering input on vision statements, housing stock, and mixed-use community maps.
 - **Workshop Dates:** The workshops will be held on May 14th and 17th at the Chandler Downtown Library. Additionally, a virtual workshop will be available during the same period to accommodate those who cannot attend in person.
 - **First workshop** will ask participants to weigh in to urban density and hands-on mapping to determine that mixed use can look like for housing.
 - **Second workshop** will take input received and translate into a map. Community will have to opportunity to review and consider whether that reflects their desires.

Committee Member Pathak commented on the need for simple communication to make the planning process more understandable for the general public. This involves avoiding technical jargon and clearly explaining the purpose and impact of the general plan.

Committee Member Pollock asked whether we would track engagement efforts. Ms. Hogan said yes, all engagement will be tracked and recorded. Ms. Hogan shared the public participation tracking system to document all outreach efforts, events, and attendance. This system also collects voluntary demographic information to ensure diverse representation in the feedback process.

The Immersion Lab will be the final let of the General Plan's overall community engagement effort. Virtual reality will be the culmination of the comments received at that point

Chair Dunn: Asked about how we target stakeholders (key business owners, landholders, etc) Ms. Hogan shared that the team plans to engage with the community through various methods, including pop-up events, school visits, and targeted outreach interviews to connect with underrepresented groups as well as known stakeholders. The goal is to gather input from all segments of the community to create a comprehensive and inclusive plan.

2. Existing Conditions report:

Ms. Hogan explained the importance and purpose of Existing Conditions report as a good practice to inventory what Chandler has today as a springboard towards planning for the future. It reads like a 'snapshot' of Chandler and highlights likely subjects on interest.

Chandler is about 94% built out. About 6% left vacant are currently zoned commercial or mixed use. Areas of change have been identified for potential redevelopment in Chandler's downtown as well. Chandler's density mixtures will be determined largely by the community's appetite and the reception from developers and their willingness to build expensive multifamily product.

Hands on mapping will help depict what that might look like in the and bring the responses into the Immersion Lab.

Chair Dunn asked whether the GP was responsible for housing? We need to determine what's reasonable for median workforce housing?

Members discussed the challenges of affordable housing in Chandler, including the high cost of new and resale homes.

Rick Merrit shared some numbers and stats:

- How we define workforce housing.
- Public housing authority does a good job
- What are the barriers to housing affordability?
- **Balance** in housing types is key.

Rick also mentioned the Comprehensive Housing Study is being developed to address these issues and provide housing for essential personnel such as police officers, teachers, and firefighters, as well as low-income residents as well as low-income residents.

- o **Housing Costs:** Rick highlighted the high costs of new and resale homes in Chandler, with new single-family homes averaging over \$800,000 and resale homes around \$565,000. These prices are beyond the reach of many residents, including those earning \$100,000 annually.
- o **Public Housing:** Chandler has a public Housing Authority with approximately 1,500-1,600 public housing units. The comprehensive housing plan will also consider the needs of residents who earn too much for public housing but cannot afford market-rate homes.
- o **Barriers to Affordable Housing:** Participants discussed various barriers to affordable housing, including high land and construction costs, and the need for a balanced approach to development that protects economic assets while addressing housing needs.

Committee Member Kimble asked protecting the economic engines such as the airport area, while addressing affordable housing needs. She emphasized the need for a balanced approach to development.

Committee Member Pathak asked about the balance between 'workforce' and 'wealthy' so affordability doesn't 'crowd' the wealthy citizens.

Committee Member Barrios said he appreciates the approach of balance – 'one city for all'

Committee Member Blackwell asserted that affordable housing should be rebranded to thwart the stereotype to encourage diversity in social economics.

Committee Member Grayer felt Chandler should reward good behavior – grants for upward mobility in housing.

Chair Dunn wondered about unique developments that fold in affordability

Committee Member Hays reminded the members that the finances have to make sense in order for developers to want to build the projects that are needed.

Committee Member Pollock said the appetite for affordable housing is not willing to subsidize/offset the costs.

Chair Dunn commented some of the issue of affordability is regional rather than localized in Chandler.

Vice Chair Sellers asked about the LU map. Asserts the map is more important than the words in the plan.

Mr. Mayo confirmed and echoed the comments and reminded the members that Chandler does things 'different'.

3. Vision Statement and visioning exercise

Rapid Fire Exercise: Ms. Hogan led a visioning exercise, asking participants to describe their vision for Chandler's future with descriptive words conveying their desires for a future Chandler. Words shared by members include:

- **Regional Catalyst**
- **Prosperous**
- **Adaptable**
- **Salient**
- **Opportunistic**
- **Dynamic**
- **Resilient**
- **Family oriented**
- **Thriving**
- **Balanced**
- **Sustainable**

- **Remain fiscally responsible**
- **Inclusive**
- **Innovative**
- **Safe**

Vision Statement Development: Ms. Hogan guided participants in developing vision statements for Chandler's future. Participants worked in small groups to create vision statements that are aspirational, inclusive, and action oriented.

Small group vision statements:

1. The City of Chandler, through thoughtful foresight and collaborative decision-making planning by previous and present citizen groups and city officials, has established itself today as a well-planned, regionally influential, and model family and business community. Chandler leadership desires and strives to continue excelling in, and maintaining, the sought after economic, recreational, multicultural, educational, housing options and transportation design qualities and opportunities that have made this city a preferred national destination for individuals, families, small businesses, large corporations, and educational institutions. Each decision-making aspect related to city growth, planning, spending, services and challenges is objectively reviewed, determined, and adapted as needed, by means of a thorough due diligence process. The City of Chandler motto is future focused and ready for tomorrow.
2. Chandler is a vibrant and inclusive community that fosters innovation, growth and opportunity for all residents. It's a city that embraces diversity, values sustainability and promotes a high quality of life for everyone. Chandler is a place where residents can thrive, businesses can flourish, and visitors can enjoy the unique charm and spirit of our community. Together, we will build a future that is dynamic, connected and full of promise for generations to come.
3. Chandler fosters a welcoming environment where every individual and business can thrive. We prioritize quality of life over unchecked growth, ensuring an enriched urban experience for all. With balanced investments in

safety, resources, infrastructure, education, and social services, we create a city that supports every generation. As a hub for businesses both large and small, we cultivate a strong economic foundation built on innovation and opportunity. Through these commitments, we build a place where people feel proud to live, work, play, and grow together.

4. Chandler is a resilient community where residents feel safe and welcome to participate in civic life. Chandler prioritizes community and welcomes all. We are a forward-thinking and dynamic city that embraces change and is positioned to adapt to generational future challenges. A fiscally responsible community enhances Chandler as a place where innovation and quality life is celebrated.
5. Peppur Chambers (online): Chandler is an inclusive community where residents feel safe and (encouraged) to participate to civic life. Chandler prioritizes innovation and welcomes all. We are a resilient and dynamic city that embraces family and is positioned to adapt to a variety of future challenges. A thriving community enhances Chandler where we remain adaptable, sustainable, balanced, prosperous and fiscally responsible.

Calendar

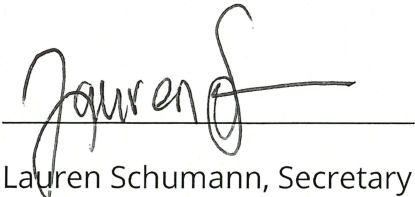
The next Regular meeting will be held on Tuesday, 29, 2025 at 4:00 P.M. at the Veterans Oasis Park, 4050 East Chandler Heights Road, Arizona.

Public Comment

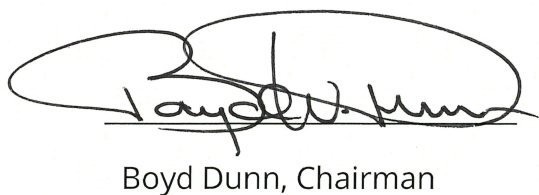
No public comments.

Adjourn

The meeting was adjourned by **Chairman Dunn** at 6:29 p.m.



Lauren Schumann, Secretary



Boyd Dunn, Chairman