

General Plan Resident Advisory Committee Regular Meeting

March 25, 2025 | 4:00 p.m.

Chandler Museum
300 S. Chandler Village Dr., Chandler, AZ



Roll Call

The meeting was called to order by Chairman Boyd Dunn at 4:05 p.m.

Committee Members Attendance: Boyd Dunn, Lisa Grayer, Michael Underwood, Jyoti Pathak, Alison Garrard, Garry Hays, Rick Heumann, Jack Sellers, Michael Monteilh, Brennan Ray, Peppur Chambers, Rene Barrios, Jess Lopez, Chrissy Rodriguez, Chris Dobson, Shannon Portillio, Lori Collins, Terri Kimble

Excused Absent: Spike Lawrence, Michael Pollack

Others in attendance: Mayor Harke, Lauren Schumann, Taylor Kosareff, Kevin Mayo, David de la Torre, Thomas Allen, Dana Delong, Andy Bass, Terri Hogan (Logan Simpson), McKayla Dunfey (Logan Simpson), Heather Garbarino (Logan Simpson, virtual), Megan Moore (Logan Simpson, virtual)

Introductions

- Opening Remarks - Mayor Hartke**
MAYOR HARTKE expressed gratitude for committee members' willingness to serve. Mentioned the bills in state legislature that threaten to supersede local planning and zoning authority, thus the importance of this plan. He expressed the importance of maintaining what makes quality of life in Chandler so high.
- Opening Remarks - Chairman Boyd Dunn**
CHAIR DUNN introduced the discussion. He commented that the General Plan (GP) is FUN! Elected/appointed officials appreciate being the recipients/benefactors of the General Plan. Excited to learn about the new aspects of the plan as Chandler evolves and address challenges. Maintaining quality of life and continuing to be an employment center. Expressed gratitude for everyone's participation and described how this work will help

define what Chandler is going to be in the future.

3. **Introductions of Committee Members, Staff and Logan Simpson consultants.** Each member introduced themselves, sharing their personal and professional connections to the City of Chandler. City and Logan Simpson staff also introduced themselves.

Action Agenda

4. **Election of Vice Chair**
Move Resident Advisory Committee elect a Vice Chair of the Resident Advisory Committee with a term beginning March 25, 2025, and ending March 25, 2026.

Jack Sellers unanimously elected Vice Chair.

Discussion

5. Open Meeting Law/Conflict of Interest Training, and Public Speaking Protocol, presented by Assistant City Attorney, Thomas Allen, and City Clerk, Dana DeLong.

Key takeaways:

- Don't reply all
- Public bodies subject to open meeting law
- Post agenda 24 hours in advance of meeting
- Quorum = 11. If 11+ congregate (in person or virtually) and discuss business related to this body, it constitutes a quorum (meeting) and the agenda must be noticed.
- Agendas include date, time, place and matters to be discussed. If not on the agenda, it can't be discussed.
 - If you hold the meeting without notice, it must be held again.
- Public comment must be agendized.
- Topic is important.
- Draft minutes must be posted within 3 working days of the meeting and include descriptions of topics, names of speakers.
- Common pitfalls:
 - Series of gatherings of less than a quorum = a meeting and subject to OML
 - Reply all NO (once you do, you're establishing a quorum)
 - Insufficient detail on agenda
 - Social media should not be used related to the committee's business.
- No collective deliberations.
- Your opinion should not be directed at another member of the public body.
- If OML is violated, actions are nullified.
- Conflicts of interest can be penalized by law.
- Public records: Evidence of the organization and all decisions, operations...
 - Social media, emails, texts, etc. can create a public record

- Reply to staff liaison; Do not Reply All.
- After the committee work is complete after adoption of the GP by the City Council, members are permitted to advocate for the GP prior to public vote.
- **Committee member Pathak:** Asked if members can discuss the plan with the public. **Thomas Allen:** You can educate but not advocate in the community before March 2026. It is ok to talk to community members; refrain from talking to other committee members outside of RAC meetings.

6. **General Plan Overview**

Lauren Schumann, City of Chandler's General Plan Project Manager, gives a GPU orientation:

100-year history overview of Chandler. Shared series of maps showing growth since 1912 through today.

What is a General Plan? The GP is a blueprint for the ultimate version of Chandler. Comprehensive set of broad policies guiding development. Strategic, not parcel specific. Community wide document. The previous plan was approved in 2016 with an 85% approval rating. Since 2016 approval, no GP amendments were approved. One was filed but not approved.

17 elements required by law based on size and growth rate of Chandler:

Land Use, circulation, bicycling, growth areas, neighborhood planning, housing, conservation, cost of development, recreation, open space, energy, conservation, environmental planning, water resources, public services and facilities, public buildings, and safety.

Key elements for this update are likely to be circulation, housing, conservation, rehab, redevelopment, and water resources.

Why is it important to update the General Plan? State requires it. Need to address new development trends and factors. Need to identify community vision and values that remain relevant. The City is approaching buildout.

Chandler is currently at 94% buildout.

March 2026 is the target for completion of the GP Update.

- RAC will guide staff and consultant in the development of the GP document.
- Innovative engagement is key to this process.
- Interviews will be held at various libraries around the City on April 1-3.
- Chandler Talks on May 10 at 3pm.
- Chandler Listens workshops will be held later in the spring/summer.
- An immersive lab will be held near the end of the project.
- Community pop up events will be opportunities for the community to learn about the GPU.

- There is also a Technical Advisory Committee and various boards/commissions will hear work session briefings as well.

Timeline Overview

- Sept. 2024 – RFP posted for consultant.
- Oct. 2024 – City Council agenda with RFP Contract
- Oct-Dec. 2024 – Project setup and identify goals
- Feb. 2025 – RAC created
- Mar. – Sept. 2025 – Public Input
- Oct. 2025 – 60-day review period (Ends in Dec.)
- Jan. 2026 – P&Z x 2
- Feb. 2026 – City Council Agenda
- Apr. 2026 – Starts 120 cooling off period for ballot inclusion
- Nov. 2026 – Election

Changes since 2016:

19% vacancy rate for office real estate (good county wide comparative). Co-op workspaces are more common. More virtual interaction. Autonomous cars. Housing cost increases. E-commerce, and change in spending by residents. Current vacant land is now at 94% buildout and 832 acres vacant. 70% or remain is designated for employment uses (airport, mall, west Chandler). 12K housing units built since 2016. Water resources and allocation have accounted for vacant land. Water is plentiful. Open space designations are basically parks, areas set aside to remain publicly accessible. Adjacent cities don't commonly account for compatible development along borders.

Committee Member Kimble: Talking a lot of infill and redevelopment: What areas are we going to be taking a look at?

Lauren Schumann: Specific areas we have looked at previously and will address growth and infill as part of the update.

Committee Member Heumann: City has a water allocation policy.

Committee Member Hays: John does an amazing job. We have plenty of water; We are in a better spot than every other jurisdiction in the state of AZ.

Committee member Rick: We were the first to do this in the Valley.

Chris Dobson: We do this best in the valley.

Terri Kimble: You also mentioned process with surrounding community. What about Native American community?

Lauren Schumann: Yes, we will be engaging with Native American communities adjacent to Chandler.

Terri Kimble: What about unincorporated land?

Lauren Schumann: Some have been included in City map of vacant uncommitted land. This accounts for an additional 40 acres.

Committee Member Chambers: What is the difference between open space, undeveloped, and something that can remain undeveloped?

Lauren Schumann: Open Space not part of land for redevelopment.

Lauren Schumann: Future land use will be an exhibit in the plan, but the plan is much larger.

Committee Member Hays: It'll just be a draft when it goes through us.

Chairman Dunn: Do we coordinate with surrounding municipalities when identifying land uses at edges of City?

Lauren Schumann: We do provide drafts for surrounding communities to review our proposed future land uses.

Chairman Dunn: We should see what commercial development should be along our border; We have cooperated with City of Gilbert, so we should keep that communication.

7. **Discussion with consultant Logan Simpson**

Terri Hogan gave an introduction and explained two interactive exercises: SOAR and Visioning. She emphasized the critical nature of the committee's input, and that the RAC is the heart of the GP process given that is the community's plan driven by the community's vision. **SOAR Exercise:** Queued the committee up for an interactive Menti polling exercise related to SOAR: Strengths, Opportunities, Aspirations, and Results. This is similar to a SWOT analysis. This sort of analysis can help lead the committee into thinking critically about a new or modified vision for the General Plan.

McKayla Dunfey, Logan Simpson Consultant, ran through the Menti polling exercise related to strengths, opportunities, aspirations, and results. The results from the Menti polling are pasted as screenshots below. These word clouds and text summaries were displayed in real time during the meeting.

MENTI SLIDES RELATED TO STRENGTHS:

Strength: If you had to give Chandler a five-star review, what would you rave about?

45 responses



Strength: What is Chandler's proudest achievement in the past two years?

34 responses



MENTI SLIDES RELATED TO OPPORTUNITIES:

Opportunity: If Chandler had a community suggestion box, what would you put in it?



High end grocery stores	Support unhoused people and circumstances NOW	Eliminate blight	Preserve Chandler
What is holding back our downtown to be as popular as Gilbert.	Attainable, income-aligned housing	Understanding our history so to continue it into the future	More festivals, nightlife
Provide more higher education facilities	Invest in the support and development of youth	Have a common space for all communities and cultural activities, like a common food court representing various communities and cultures	Continue investing in education
Preserve those policies that have made Chandler great	Maintaining the feel while adapting to the future	Maintain a good cultural mix of events, awareness activities	Maintain quality while providing housing for entry level teachers. Etc

Opportunity: If you were king or queen for the day, what would you change in Chandler?



Homeless Five Star conference center/resort	Bring back the rural town feeling and stop all speeding	To provide more support and resources for elderly, homeless, and disabled.	Road construction finished.
Restore more farmland, highlight historic neighborhoods, make use of color a prerequisite for all new builds	Update the charter and ordinances to meet today's situations.	Have an entertainment district that people stay in Chandler for instead of going to Gilbert or Tempe.	More recreation opportunities partnered with the private sector

Finish a quality build out of the city adding a balanced housing stock

Develop underdeveloped neighborhoods.

Beautify older neighborhoods

Safety in high accident intersections

Improve the visual aspects of the older neighborhood

MENTI SLIDES RELATED TO ASPIRATIONS:

Aspiration: It's 2035 and Chandler just won a national award for something amazing. What is it? 

Best places to live.

Being the best city in the US to live

Best use of scarce natural resources

Continuing our award winning inclusion efforts

Best town to preserve history while being innovative

Best place to live and work in the world

Best run city with the lowest tax rates

Best Multi-generational place to live

Cleanest and safest city.

Best place to live work play.

For having a very comprehensive transportation system.

Best Technological advancements

Best place to raise your children.

Innovation in education

An amazing build out of a city where the balance of work, live and play exists

Convincing Gilbert that it is no longer a town

Wonderful communication and partnerships among diverse population groups

Aspiration: What words best describe the future Chandler you envision?

34 responses



MENTI SLIDES RELATED TO RESULTS:

Results: Imagine it's 2035. What are the everyday experiences that show Chandler is thriving?

41 responses



Results: What changes would make you say, "Wow, this plan is really working!?" 🍷

Our kids can afford to live here.

Less homeless on streets.

People spend their discretionary budgets in the city

The lack of attempted amendments

Great jobs for all family members.

Continued growth without damaging Chandler's excellent reputation.

Great feedback from the public.

When it gets implemented and it creates more opportunity and it's sustainable



Vision Exercise: Due to time constraints, **Terri Hogan** explained the visioning “homework assignment” for committee members. An 11x17” sheet of paper with a visioning exercise was provided to each member to fill out over the next month before the next committee meeting. The worksheet provides space for committee members to complete a fill-in-the-blank style vision, based on the City’s current GP vision, and it also provides space for each committee member to draft their own unique vision for the City. Terri explained that committee members can use results from the Menti polling exercise to help draft their vision and that at the next meeting to bring their worksheets for a group exercise.

8. Logistics of future meetings, **Lauren Schuman** explained that there would be another meeting near the end of April and to watch for the locations as the intent is to tour the city with the meeting locations. There would also be a virtual platform for the future meetings.

Calendar

9. The next Regular Meeting is to be determined but will be posted 1-week prior to the event.

Public Comment

There were no public comments.

Adjourn

The meeting was adjourned by **Chairman Dunn** at 6:07 p.m.