

General Plan Resident Advisory Committee Regular Meeting

August 26th, 2025 | 4:00 p.m.

Chandler Airport

2380 S Stinson Way, Chandler, AZ 85286



Roll Call

The meeting was called to Order by Chair Dunn 4:05 pm

Committee Members In- Person Attendance:

Chair Dunn Boyd Dunn, Vice Chair Jack Sellers, Lisa Grayer, Alison Garrard, Peppur Chambers, Lori Collins, Terri Kimble, Shannon Portillo, Rene Barrios, Shannon Portillo, Rick Heumann, Chris Dobson, Jess Lopez

Committee Members Virtual Attendance: Jyoti Pathak, Garry Hayes, Michael Monteilh, Chrissy Rodriguez

Excused Absent: Spike Lawrence, Michael Pollock, Crystal Blackwell, Micheal Underwood

Other In-Person Attendance: Lauren Schumann, Kevin Mayo, Kevin Snyder, David de la Torre, Terri Hogan, Danielle Smee, Madison Macias

Other Virtual Attendance: Chris Joannes, Rick Merrit

Consent Agenda

1. July 29th, 2025 General Plan Resident Advisory Committee Meeting Minutes

Move to approve minutes by Committee Member Ray.

Seconded by Committee Member Portillo

Motion passes 13*-0

*Committee Members Huemann and Collins abstain from voting on minutes due to absence from the previous meeting.

Discussion

2. Economic Development Presentation by Micah Miranda, Economic Development

- General Plan Amendments
 - No amendments have been made to the 2016 General Plan, indicating its enduring relevance.
- Target Industries & Diversification
 - Concerns about over-reliance on high-tech industries (e.g., Intel, AI).
 - Discussion on the need to support skilled labor industries (HVAC, mechanics, welding).
 - M. Miranda provides clarification that Chandler proactively targets industries but does not exclude others.
 - Debate on whether Chandler is turning away non-target industries.
 - M. Miranda and **Committee Member Pathak** emphasize that Chandler is not destabilized by growth in the AI sector employment wise because it provides infrastructure supporting AI (data centers, microchips).
 - Comments on educational institutions supporting economic growth.

- **Committee Member Ray** expressed concern about too much focus on target industries and not enough focus on acquiring more skilled laborers and professions in Chandler.
- **Committee Member Lopez** suggests that Chandler focuses on providing first and second office locations for AI and tech companies that are actually occupied by employees and not vacant due to remote work, as a way to support population diversity and employment goals.
- **Vice Chair Sellers** suggests the idea of using a General Plan designation to ensure interested developers can actually implement mixed use employment and residential development in areas where it is being unnecessarily impeded.

- **Housing & Mixed Use**

- Vertical housing and mixed-use development are discussed as strategies for relevance.
- Concerns about mixed-use being overly commercial and not industrial.
- Debate on whether mixed-use is being implemented effectively.
- General Plan amendments are seen as difficult and discouraging for developers.
- Proactive on homes for the aging as the population ages; concerns with the population pyramid of Chandler, younger population decreasing.

3. 2016 Plan Audit Comments Presented by Lauren Schumann

- **Audit Feedback**

- Positive feedback on growth areas and redevelopment.
- Comments about development around the municipal airport, the Airport Commission in 2020 requested residential uses eliminated to ensure current and future operations of the airport.
- Downtown area plan updates underway with interest in increased density.

4. General Plan Update Process and Public Engagement Update by Terri Hogan

- **Vision Statement (VS) Refinement**

- Final consensus: Keeping the W2 Vision Statement “Chandler is a welcoming and resilient city where families, businesses, and diverse communities grow together.”

- **Mixed-Use Place Type Models**

- Concerns about public expectation for vertical mixed-use designs due to the parcel specific place type models.
- Clarification that place types are conceptual, not prescriptive.
- Agreement to use general visual elements (e.g., pictures depicting the main elements of each place type such as bike racks or multi use paths) for conceptualization as opposed to 3D models of the building types.

- **Affordability & Demographics**

- High housing costs and mortgage rates affect affordability.
- Downsizing is costly; smaller homes are not available or affordable.
- S. Portillo suggests we prioritize how to make smaller homes more affordable for people to downsize when they want to.
- L. Collins raises that a developer or local group dedicated to championing affordable housing, specifically for aging in place, could offer success as it has in other cities.
- Only 1/3 of Intel employees live in Chandler due to housing options.
- Lack of housing for entry-level professionals and aging populations.
- T. Kimball asks if aiming for 14k more housing units is too aggressive of an approach.
- T. Kimball asserts that multi-family housing will need to be done strategically since the current options are mostly luxury complexes or generally not affordable.

- **Growth Areas & Redevelopment**

- R. Heumann expresses concern over Alma School being considered for a growth corridor because it is mostly residential.
- G. Hayes questioned the need for growth areas if area plans suffice.
- The planning team and consultants reiterated the importance of parcel-level analysis for general infrastructure planning.

- Concerns about over-urbanization and maintaining Chandler's character.
- P. Chambers asks whether or not it's actually appropriate to cater to NIMBYs while Chandler's goal is to attract a younger demographic and maintain economic vitality.

- **General Plan Implementation**

- Need to balance innovation, resilience, and realistic development goals.
- Agreement to schedule longer meetings to address unresolved issues.

Calendar

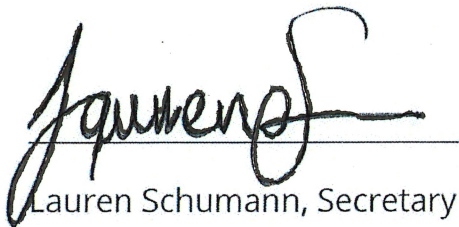
5. The next Regular Meeting will be held on Tuesday September 16th, 2025 at 3:00 P.M.. at City Hall Training Room.

Public Comment

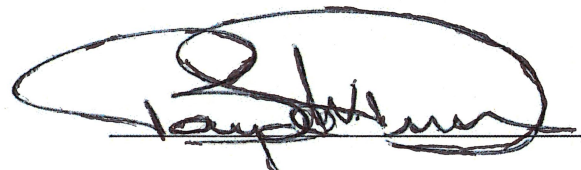
No public comments.

Adjourn

The meeting was adjourned by **Chair Dunn** at 6:35 p.m.



Lauren Schumann, Secretary



Boyd Dunn, Chairman