

General Plan Resident Advisory Committee Regular Meeting Notes

September 16, 2025 | 3:00 p.m.

Chandler City Hall - 2nd Floor Training Room
175 S. Arizona Ave., Chandler, AZ

Call to Order / Roll Call

1. Meeting called to order at 3:08 by Chair Dunn.

Committee Members In- Person Attendance:

Chair Boyd Dunn, Vice Chair Jack Sellers, Lisa Grayer, Alison Garrard, Peppur Chambers, Lori Collins, Terri Kimble, Crystal Blackwell, Shannon Portillo, Rene Barrios, Shannon Portillo, Rick Heumann, Michael Pollock, Chris Dobson, Garry Hayes, Jyoti Pathak

Committee Members Virtual Attendance:, Michael Monteilh, Chrissy Rodriguez

Other In-Person Attendance: Lauren Schumann, Kevin Mayo, Kevin Snyder, David de la Torre, Terri Hogan, Heather Garbarino

Absent:

Consent Agenda

2. **August 26, 2025 General Plan Residential Advisory Committee Meeting Minutes**

Move Resident Advisory Committee approve General Plan Advisory Committee Meeting minutes by Committee Member Heumann. Seconded by Committee Member Rodriguez. Motion carries unanimously. Minutes approved.

Discussion

3. *Chandler General Plan 2026- Review*

Kevin Mayo, Planning Administrator, opened the discussion by addressing the committee to thank them for their perseverance and commitment to the process. He reminded committee members that the General Plan Update (GPU) is an update, not a new plan. Department heads have reviewed the policies and given input. Mr. Mayo stressed that Chandler is interested in maintaining the flexibility of the plan while ensuring its usefulness into the future.

Terri Hogan summarized the updates to the General Plan by category: Minor vs. Significant. Housekeeping changes are considered minor and more significant updates were made to the policies. Most of the existing policies, while still applicable, required minor edits. The draft vision statement was updated. A discussion on wording occurred. Reference to the draft version approved by vote at the 6/25/25 committee meeting. Editorial changes to the draft vision statement were made to include the addition of the word 'we':

*Chandler is a welcoming and resilient city where families, businesses, and diverse communities grow together. With a strong foundation in education, safety, and responsible development, **we** prioritize quality of life and opportunity for all generations.*

Motion to amend previously approved vision statement to include editorial changes by Committee Member Hays. Second by Chair Dunn. Motion passed unanimously.

Future Land Use Map had some minor changes along with Growth Areas and Future Land Use Map, and Land Use Categories (revisions and refinements). Committee Member Heumann appreciated the context. Chair Dunn was happy with the vision statement.

Committee Member Kimble asked about the Future Land Use Map (FLUM) + Growth area edits. Map includes area plan maps. Committee Member Hays asked about the missing area plans. Staff explained the specific land uses within the area plans and why some are not shown on the map. Member Kibel asked whether growth area map updated. Area plans are updated and aerial photo updated. The names of the growth areas have been updated to align with Economic Development's redevelopment plan. Members discussed the term 'growth areas' but were reminded by staff that the term coincides with statute.

Committee Member Lopez asked for consistency in the line color of the 202 on all the maps.

LAND USE CATEGORIES:

Neighborhood: subcategory densities have been updated. Staff explained that over the last 10 years, average density for proposed projects has increased dramatically. The language adjusts/clarifies that we're lowering the threshold and

eliminating a density cap. Notification standards remain 600' of rezone + rezone to ¼ mile. Committee Member Hays appreciated the lack of a cap but would like to NOT use the FLUM acronym. FUTURE EXISTING LAND USE MAP instead.

EMPLOYMENT CATEGORY:

Staff endeavored to rewrite the section to ensure we are drawing the hi-tech and other employment industries. Committee Member Hays suggested office reference in the Employment category seems to be missing. Staff noted.

Discussion occurred amongst members about the inclusion of language that deters data centers and the complexity of their existence. Committee Member Kimble asked for some terminology to be added to the glossary and noted a type in growth area policies. Committee Member Hays suggested changing the word from discourage to high resource users, making the language more permissive rather than discouraging. Staff noted. Committee Member Pathak suggested that we should clarify that resources should be clarified to be natural resources.

Committee Member Hays preferred growth areas follow streets for clarity. Kevin Mayo explained that the circles give flexibility to allow the plan to flex as technology. Staff stressed that Growth Areas are NOT PARCEL SPECIFIC.

Growth area North Arizona GW changed to Uptown Chandler. Committee Member Heumann is concerned that South Price Road corridor growth area is too vague. Chair Dunn thought South Price Road growth areas are very unique and require a special type of development. Kevin Mayo indicated that staff will look at the policy more closely. Committee Member Collins agrees that the true vertical mixed use is critical to the economy. Committee Member Kimble asked whether the strategic plan for the South Price Road growth area will be incorporated into a future area plan. Kevin Mayo said it was left open ended intentionally to allow for changing future conditions.

IMPLEMENTATION PLAN:

Members discussed the inclusion of an implementation. Staff reassured members that the city staff weighed in on implementation measures and that it is a very common practice for other communities to include a plan for bringing the plan goals to fruition. Staff also reminded the committee that amendments to the implementation plan would not qualify as minor amendments and could be updated administratively.

- **Timeline for Committee's final (PRE-60 Day) review:** Comments in Konveio (online document platform) due Monday September 22 at 8:00 am. Committee PowerPoint deck will be emailed to Committee members for reference.
- **Second Chandler Talks on October 15th and Immersion Lab October 29th.** Members are encouraged to attend both events. Details will be circulated.

- **Final Residential Advisory Committee December 9th.** Committee Member Hays suggested the committee determine whether an additional meeting depending on the amount of comments received. He deferred to staff's judgement on necessity of additional meeting.
- Committee Member Pathak indicated a desire include additional information about Chandler arts and culture as well as the Chandler Center for the Arts. Staff stated they will enhance the language.
- Committee Member Chambers asked for guidance on how to provide better comments. Staff suggested members avoid commenting on format but instead focus on meaningful comments, errors or omissions being sure to offer suggestions for alternative text when appropriate.

Calendar

4. The next Regular Meeting will be held on December 9, 2025, at 3 P.M., location TBD

Public Comment

No public comment.

Adjourn

Committee Member Hays moves to adjourn meeting. Committee Member Garrard seconds. Meeting adjourned at 6:11 p.m.