

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, ARIZONA, March 19, 2008 held in the City Council Chambers, 22 S. Delaware Street.

1. Chairman Flanders called the meeting to order at 5:33 p.m.
2. Pledge of Allegiance led by Commissioner Cason.
3. The following Commissioners answered Roll Call:

Chairman Michael Flanders  
Vice Chairman Mark Irby  
Commissioner Dick Gulsvig  
Commissioner Michael Cason  
Commissioner Leigh Rivers  
Commissioner Kristian Kelley

Absent and Excused: Commissioner Angela Creedon

Also present:

Mr. Bob Weworski, Planning Manager  
Mr. Kevin Mayo, Principal Planner  
Ms. Jodie Novak, Senior Planner  
Mr. Erik Swanson, City Planner  
Mr. Glenn Brockman, Assistant City Attorney  
Ms. Joyce Radatz, Clerk

4. APPROVAL OF MINUTES  
**MOVED BY COMMISSIONER GULSVIG**, seconded by **VICE CHAIRMAN IRBY** to approve the minutes of the March 5, 2008 Planning Commission Hearing. Minutes were approved 5-0 with noted exceptions and revisions. Chairman Flanders abstained, as he was not present at the March 5, 2008 meeting. Commissioner Creedon was absent at this meeting.
5. ACTION AGENDA ITEMS  
**CHAIRMAN FLANDERS** informed the audience that prior to the meeting Commission and Staff met in a Study Session to discuss each of the items on the agenda and the consent agenda will be approved by a single vote. After Staff reads the consent agenda into the record, the audience will have the opportunity to pull any of the items for discussion.

**MR. BOB WEWORSKI, PLANNING MANAGER**, stated the following items are for the consent agenda approval along with any additional stipulations.

**B. DVR07-0030 ARROWHEAD PROFESSIONAL OFFICE BUILDING-APPROVED TO CONTINUE TO THE APRIL 16, 2008 PLANNING COMMISSION HEARING.**

Request action on the existing Planned Area Development (PAD) zoning to extend the conditional schedule for development, remove, or determine compliance with the three-year schedule for development or to cause the property to revert to the former Agricultural District (AG-1) zoning. The existing PAD zoning is for a general office building on approximately 1-acre at the northwest corner of Ray Road and Arrowhead Drive, which is east of Dobson Road.

**C. DVR07-0038 PARK OCOTILLO BUSINESS CENTER APPROVED TO CONTINUE TO THE APRIL 16, 2008 PLANNING COMMISSION HEARING.**

Request rezoning from Planned Area Development (PAD) zoning for light industrial use and/or commercial uses to PAD zoning for office, light industrial, and retail uses with Preliminary Development Plan (PDP) for a business/industrial park development. The property is located at the southwest corner of Price and Queen Creek Roads.

**D. DVR07-0048 RYAN COMMERCE CENTER APPROVED.**

Request rezoning from Agricultural (AG-1) to Planned Area Development (PAD) along with Preliminary Development Plan (PDP) approval for an office/industrial/warehouse development on approximately 10 acres. The subject site is located at the southwest corner of Ryan Road and the future Emmett Drive.

1. Development shall be in substantial conformance with Exhibit 'G', Development Booklet, entitled "RYAN COMMERCE CENTER" kept on file in the City of Chandler Current Planning Division, in file number DVR07-0048, except as modified by condition herein.
2. Right-of-way dedications to achieve full half widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
3. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or property owners association.
4. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls.
5. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
6. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine

compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

7. Completion of the construction, where applicable, of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
8. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
9. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the RYAN COMMERCE CENTER development shall use treated effluent to maintain open space, common areas, and landscape tracts.

10. All raceway signage shall be prohibited within the development.
11. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.

- 12. The trees along Ryan Road and Emmett Drive shall meet the Commercial Design Standards.**
- 13. The applicant shall work with Staff to provide decorative paving treatments at all site entrances.**
- 14. The applicant shall work with Staff to provide additional architectural relief along the east and west elevations and along the building frontages.**
- 15. The applicant shall work with Staff to incorporate architectural elements and materials found on the buildings into the design of the monument signs.**
- 16. The applicant shall work with Staff to provide ample shading at all pedestrian seating areas.**
- 17. The applicant shall work with Staff to provide additional trash enclosures.**

E. DVR07-0055 PARK PLACE

**APPROVED.**

Request rezoning from Planned Area Development (PAD) to Planned Area Development (PAD) Amended, with Preliminary Development Plan (PDP) approval for a service retail and office development on approximately 22-acres located at the northeast corner of Price and Willis Roads.

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "PARK PLACE" kept on file in the City of Chandler Current Planning Division, in file number DVR07-0055, except as modified by condition herein.
2. Compliance with original stipulations adopted by the City Council as Ordinance No. 3251, except as modified by condition herein.
3. Landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or property owners association.
4. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls.
5. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
6. Completion of the construction, where applicable, of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
7. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.

8. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
9. All raceway signage shall be prohibited within the development.
- 10. Decorative paving shall be provided at all drive entrances.**
- 11. Diamond planters with trees shall be provided within the double-row of parking along Price Road.**
- 12. Landscaped islands with screen walls shall be provided at the termination of the 2 secondary drive entrances off Price Road.**
- 13. The applicant shall work with Staff to provide additional building materials upon a portion of the parking canopies.**

F. UP08-0004 ALMA SCHOOL PLACE ASSISTED LIVING FACILITY  
**APPROVED TO WITHDRAW FOR THE PURPOSE OF RE-ADVERTISING.**

Request Use Permit approval to operate an Assisted Living Home for up to ten residents within an existing single-family home. The subject site is located at 451 W. Wildhorse Drive, west of the northwest corner of Alma School and Willis Roads.

G. UP08-0010 DESERT SPRING ADULT CARE HOME  
**APPROVED.**

Request Use Permit approval to operate an adult care home within a single-family residence for up to five (5) adults. The subject property is located at 1641 E. Yellowstone Place, southwest of the southwest corner of Cooper and Ocotillo Roads.

1. The Use Permit shall be granted for a period of one (1) year, at which time re-application shall be required. The one-year time period shall begin from the date of City Council approval.
2. Compliance with city provisions regarding the operation of adult care homes.
3. The maximum number of residents receiving care shall be five (5).

**CHAIRMAN FLANDERS** asked if anybody in the audience wanted to pull any of the consent items for a full presentation. There were none. He asked if there were any comments or questions from Commission. There were none. He then entertained a motion for the Consent Agenda.

**MOVED BY VICE CHAIRMAN IRBY**, seconded by **COMMISSIONER KELLEY** to approve the Consent Agenda with any additional stipulations as read in by Staff. The Consent Agenda passed unanimously 6-0 (Commissioner Creedon was absent).

**ACTION:**

A. GPA07-0002 GENERAL PLAN UPDATE - BRIEFING

Briefing to introduce the draft General Plan as part of the formal 60-day review process required by state statutes. No recommendation by Commission is required at this meeting.

**SENATOR JAY TIBSHRAENY, CHAIRMAN OF THE OVERSIGHT COMMITTEE FOR THE GENERAL PLAN**, stated he was there in his role of the Chairman of the General Plan Update Committee. He said he appreciated the opportunity to come before the Commission with Staff and bring them up-to-date on where they were. He thanked them for the opportunity to brief the Commission on this important update to the city's General Plan. He said about two weeks ago on March 7 a draft General Plan was transmitted electronically to the Planning Commission as well as to the City Council and a number of agencies outside the city. This transmittal began a 60-day review period that is required by state statutes. Today they wanted to formally introduce the General Plan Update. This document is the result of an extensive public process. A citizen Oversight Committee that he worked with very closely was appointed to provide guidance and direction to their consultants and City Staff and has been meeting regularly since August. They have met a lot since August and they have worked very hard. It was a really outstanding committee. Obviously, he had the privilege of serving as the Chairman of this committee and he appreciated that opportunity. All of the committee meetings have been posted and open to the public and several citizens have attended the committee meetings and provided their input to the plan. Additionally, they have held many public forums and briefings in various locations throughout the city since this process began. The input received from all of these meetings and through the comments that were received on the city's website have been instrumental in shaping the plan that is before them. Their consultants and the Staff from their city departments provided technical and professional expertise to the committee. Senator Tibshraeny stated that all of these efforts have contributed to the General Plan that is presented to the Commission today. During the 60-day review period, which they are in now, the City Council and the Transportation Commission will be briefed. In addition, the city will host a Stakeholders Forum to give the development community another opportunity to comment on the General Plan. They have met with them early on in the process and they will meet with them again. They will continue to look for other opportunities to share the information on the plan during this period. Finally, the Citizen Oversight Committee will meet for one last time as those inputs are received during the 60-day process and when the required public hearings are received. The entire process of developing this plan has been very inclusive and very open to the public and they are proud of the efforts and it his pleasure to present the General Plan to the Planning Commission for review and comment. He stated that tonight Hank Pluster is going to talk to them about some of the highlights in the draft plan after which both of them would be happy to answer any

questions that anybody may have. The Senator introduced Hank Pluster, Interim Long Range Planning Manager.

**HANK PLUSTER, INTERIM LONG RANGE PLANNING MANAGER**, stated as the Senator mentioned, they would on behalf of Staff like to extend their sincere appreciation for all of the efforts of not only Senator Tibshraeny but also all 22 members of the Oversight Committee. There were a lot of Tuesday night meetings, lots of homework and lots of reading for something as complete and as involved as the General Plan Update.

During this next 60-day period they would like to call their attention to a couple of key points. Certainly, as they have questions and thoughts or ideas, he said they should feel free to call Staff – either David de la Torre, General Plan Coordinator or himself or any member of Staff. They will keep an addendum list of any changes that they want to discuss further come public hearing time, which will be in late May and early June.

Mr. Pluster stated that first and foremost, what they are trying to accomplish in the General Plan is the overall theme. The very first thing that would jump out at them is the word “build-out”. He said to be perfectly honest with them the word “build-out” didn’t even appear in the current General Plan that they did in 2001 and the borders ratified in 2002. He stated it is more than just build-out. That is why they added “and beyond”. That is very, very key for them. A lot of people have a traditional sense of build-out when the land is gone and when it’s built upon; the City would come somehow to a screeching halt. That is not nearly the case. No city comes to a screeching halt, but least of all Chandler. There are going to be other opportunities even when the horizontal development scheme of Chandler is completed. There will be other questions, issues, redevelopment issues, re-use issues, some conversions and of course that pressure to go upward when they can no longer go outward. So again at this point, their major theme is build-out and beyond. He said they have heard them talk in recent years about the various stages of build-out; the residential build-out which is looming in the next four to five years followed by retail build-out and then later employment build-out because that’s the area of the city where they have the most land remaining. Frankly, there is not a lot of land remaining for further build-up, but what they do have left the majority of that is within their employment areas. He said they would be seeing that ear-marked pretty clearly in the General Plan Draft.

There are a number of major goals and objectives in the General Plan. If they were to boil that down to what is the most key goal that they are trying to accomplish, it is ‘sustainability’. To remain a sustainable city. What does that mean? Part of it means, can they continue to pay the bills, can they still continue to cover the cost of services, and provide all the services that not only residents come to expect, but are associated with a very high quality of living within Chandler. They have been well known for that over the last 20 to 30 years. Part of their goal here is to remain so. What do they need to do to accomplish that? Of all the strategies that they will find as they look through the General Plan there are probably three that they would especially like them to watch for.

The first one is to protect key economic development areas. They have heard Doug Ballard, Director of Planning and Development, and others talk about that it is a non-renewable resource. Land is not a renewable resource. Once that land is gone, it's gone. They are very well making a lifetime decision for all of the cases. Even despite the housing market and the residential development market the way it is right now, that is going to come back. They have had pressure in the past and they expect pressure coming up here in the future to convert non-residential land to residential. At this point and they will see this pretty clearly throughout the draft document, they need to resist that pressure. They have to hold that vision very, very key. Another item they will see throughout the document is real emphasis now upon redevelopment. He stated that is a real system of build-out needing to redevelop areas and looking for those areas. They have heard them talking about South Arizona Avenue in the recent months. This is a very exciting project, which they are about to embark upon in the next two to four years. They will see some real significant changes even to South Arizona Avenue, just south of the downtown square. A terrific example of what they mean by redevelopment. There will be other areas to the city coming up that will also benefit from their redevelopment strategies. Part of that consideration also has to do with urban densities. Traditionally, they thought of only in terms of dwelling units per acre. There is a new category that you will see added called "very high residential" an obvious category. It will accommodate densities above 18 dwelling units per acre in key appropriate locations. Also, in the notion of mixed-use, there is greater emphasis placed upon that. Residential may be a key component of mixed-use especially after they have finished the horizontal subdivisions that we are most accustomed to. Mixed-use may include the residential element but not a stand along element. That will be given some emphasis as well. Finally, maintaining and enhancing our neighborhoods. That is throughout the document. In fact, because they feel so strongly about that, they have added an extra element called Neighborhood Planning, not yet required by statutes although it may be required here. In fact, Senator Tibshraeny is very much a part of new legislation that may affect state statutes where neighborhood planning will be a required element. Right now it is not. The City of Chandler feels very strongly about neighborhood planning and is proud to say that they have included that as an element beyond the statutory requirements.

He stated that finally, the only other comments have to do with the General Plan document itself. They have heard them say this many times right here. The City of Chandler General Plan is a strategic document. It's different from a lot of other cities. A lot of cities will spend a lot of time and a lot of detail making their General Plan map for a future land use map, which looks very much like a zoning map. That is not the case here and never has been. This is a strategic plan and you see a very consistent format throughout all the chapters. There are 14 chapters that accommodate 17 elements. Mr. Pluster said three of those elements been combined for logistical purposes. The format that they see with "Roles and Objectives" starting off and leading to an evaluation of existing conditions, assets, opportunities and challenges. Finally, build-out policies and that all leads to recommendations for each separate element of the plan. Each

recommendation will be boxed out so it will jump off the page a little bit for them. Every element has that same format. That is the format of a strategic plan.

Mr. Pluster stated that there is something that has been very true of their program for many, many years but have felt so strongly about it they need to say it in the document. The Plan is not parcel specific. It never has been but he knows in recent years there has been some sort of mystery or confusion about that. So they say very explicitly in the document, both on the map and also in the text of the Land Use element, this plan is NOT parcel specific. You won't see property lines anywhere referenced on the map or elsewhere. Again, this is a General Plan. It is strategic with a very broad view. They have other tools. Obviously, the General Plan introductory material goes on to talk in a more detailed way than the current plan does.

Certainly, Area Plans are all familiar, as they have seen a number of those here in this very room - all of their zoning decisions. Those are the triggers and the implementation tools that they will be using. Certainly, it even affects things like Capital Improvement Programs and even city budget for that matter. As the Senator mentioned, right now they are in the 60-day review period. He said that they should feel absolutely free to contact them or Staff on any thoughts or ideas that you may have even prior to their first regular Planning Commission hearing. Right now, very tentatively, they are looking at May 20 at an off-site location for the Planning Commission to meet. Our statutes say they are required to have 2 Planning Commission hearings but in different locations. That first location will not be here in these chambers. They are tentatively, for May 20 and the second meeting will be June 4. That will be a meeting that they do expect to be ready to make a recommendation to City Council on the General Plan in its' entirety. While still early in the 60-day period, they would like to gather up as many comments, questions and thoughts as they can now so they don't have that deluge in late May or early June. Ultimately, that leads to June 26 to Mayor and Council. They will hold yet another public hearing and at that same meeting they anticipate them taking a vote then. Should they adopt it at that time, they are then on track for November 4. Again, under state statutes, a major requirement is citizen vote. Citizens have to ratify the General Plan at a regular election before that General Plan would go into effect. They are trying very hard to catch this fall major election, obviously. Mr. Pluster stated that with that those are his comments and asked the Chairman for any thoughts, ideas or questions.

**CHAIRMAN FLANDERS** thanked Mr. Pluster and asked if there were any questions or comments.

**COMMISSIONER GULSVIG** asked if the Southeast Area Plan is still active with the General Plan?

**HANK PLUSTER** replied absolutely and was glad he touched on that. In the introductory material of a General Plan Update draft they will see identified various aerial plans, what is an aerial plan and how does it relate to the overall program. Southeast Chandler is very much current and active. The fact is they have added some

language to clarify that the General Plan does not supersede or trump any existing newly adopted Area Plan.

**COMMISSIONER GULSVIG** said that he could understand the Airpark Area Plan and the Downtown Area Plan because those are specific. He was wondering why the Southeast Chandler Area Plan wasn't incorporated. He stated he knows it was done after the General Plan before, but to maintain its ongoing effort he was curious as to why it wasn't incorporated because now it is still part of the overall general area. He said it's developing quite nicely now.

**HANK PLUSTER** responded that on that very point they would find some language that recognizes it is well established and the lowest density anywhere in the city (purposely so). In the current General Plan it was recognized as a growth area. Now the update draft recognizes it as an area that has been active certainly. In the old days they called it their horizon. They are over the horizon now. The current draft recognizes it as being that. It is not called out as a growth area. It is very much referenced in the draft document as being well established.

**COMMISSIONER GULSVIG** said that one of the things is that Chandler needs to come to grip with is vertical. He didn't see anything in there talking about vertical. If it is in there, he missed it.

**HANK PLUSTER** said that they did add some references to mid-rise policy. In fact, this Commission as well as yet another citizens group and ultimately City Council, about this time in 2006 did update the old mid-rise policy. It has references to the General Plan and it talks about eligibility. By vertical they mean things that are over 45 feet in height. What kind of considerations do they want to give - what things to look for and what is eligible for consideration. That is definitely referenced in the language of the General Plan.

**COMMISSIONER GULSVIG** said he missed that and thanks.

**CHAIRMAN FLANDERS** asked if there were any other questions or comments.

**VICE CHAIRMAN IRBY** said in talking about the Southeast Chandler Area, he noticed that there were one and a half nodes that are commercial nodes in that area and he knows they are trying to keep it more residential. He was concerned, mainly because he is an architect and he deals with different types of clients all the time. People see these nodes and they say well that's the only place you can come back and have any kind of retail or commercial type functions happening there. He finds a lot of the times in areas as big as this there are spots where you need to have gas stations. There are spots where you need to have larger commercial ventures or even little small neighborhood centers. He is a little concerned about the lack of commercial nodes in that area in terms of how do they address that. He has done lots of gas facilities. If it is not written in stone, everyone wants one but they just don't want it on their intersection. A lot of times these little

commercial nodes at least open the door to where somebody feels they have an opportunity to develop something that the neighborhood needs. They don't have to drive six miles away. He is not saying it's a gas station, but he has had a couple of clients come to him over the years and talk about doing a little small retail center. As soon as you talk about it as being in the southeastern area, they feel there is no chance in the world that they could pull that off. It shoots down before it even has an opportunity to grow or develop.

**HANK PLUSTER** replied that he has come to appreciate with the Arc Planning programs as you can look at issues like that within Area Plans. Again, their structure and they have heard them talk about it in the past, is the General Plan is at the top of the tree, and next below that is the Area Plans. Area Plans can be updated, reviewed and looked at. If that became an issue for example that Commission wanted Staff to look at, do they have a proper match between commercial nodes that would accommodate those kinds of conveniences whether they are small retail or gas beyond what they already have it allotted for. That can be looked at through the Area Plan. Can those be amended? Absolutely. Again, Chandler is a very dynamic city. Things are changing. Have they amended Area Plans in the past? Absolutely. Do they anticipate amending Area Plans in the future? Absolutely. Those things can be looked at as those sorts of needs arise.

**VICE CHAIRMAN IRBY** said there is no simple solution to stuff. Can they have minor commercial nodes and major commercial nodes and does that help solve it? It also creates other problems as you go through it. He just knows a lot of times it is hard to paint such a broad stroke to things and still meet it. He knows that is what their function is and to help filter through that and make sure it is a good fit for the neighborhood. He was also surprised in looking at the whole area, which is supposed to be residential only, that there are very few schools. He was surprised there aren't a few elementary schools thrown in there. There are not very many when you compare that to some of the older neighborhoods. Overall, he likes the idea of a General Plan and he likes the ability to work with the guidelines.

**COMMISSIONER CASON** told Hank Pluster that he found it encouraging that the Committee and the citizens were quite adamant about maintaining and encouraging pedestrian and bicycle trails in the plan. However, he is somewhat concerned that even though it is in the plan they don't know or have any idea where those trails would be. He asked that as we approach build-out, how does this plan protect corridors for pedestrians and bicycle paths as we continue to develop the land that is out there? He is thinking for example, Old Price Road and how that would be an almost ideal another additional north, south bicycle and pedestrian path. As we are building up against that border, how do we protect that if we don't know specifically where they want to protect pieces of parcels for that use of pedestrian and bicycles? He is more concerned about an east/west. He knows that they are going to put the overpass over the freeway and try to continue an east/west on the north part of town. What about the south part of town where we aren't totally built out and we have an opportunity to do an east/west park setting on the south end? Knowing that this is just a General Plan and just an idea, how do we implement

something like that early enough so that they (on the dais) have an opportunity to protect that? How do you see that happen?

**HANK PLUSTER** replied that at the very top of the Planning Program is this General Plan document. To begin your train of thought, it allows that sort of thing to happen more so at an aerial plan level. As you read through for example, circulation and bicycle element toward build up - that is the title. That is one area you will want to look at especially. You will see a lot of urgency given to that kind of activity he is speaking of - bike trails certainly, connecting them to some east/west connections the best they can. Also, recognizing that it's a challenge given how rapidly things have built out and also how much of a challenge it is, even crossing arterials. For example, there is certainly prominent mention of the Paseo, which is a north/south right along the consolidated canal. That goes really through the entire south central portion of the city and even as well as developed as that trail is, because the city with a good agreement with SRP, control that destiny. Even they have a challenge of crossing those major arterials. That will certainly be true in an east/west manor. The arterials present a challenge. They can look at that from an aerial plan standpoint even more appropriately than we could at a General Plan standpoint. An aerial plan is the next step down to a little bit greater degree of specificity while still being flexible. Ultimately, we look at capital improvements. That is one of the implementation tools they talked about here. Are they prepared to require and to install those offsite bike lanes? In other words, a class of bike lane that is more on private property. For example, the Southeast Chandler Plan does talk about a major east/west connector on the south side of Hunt Highway. The challenge there and they did this a number of years back (early 2000's) is that they are a little bit out of their jurisdiction trying to get a connection to get a clear pathway on the south side of Hunt Highway. That is the Gila River Indian Community jurisdiction. They need some off site help. That may also be true in the area that he mentioned of Old Price Road just to the west of our city limit line - again, the Gila River Community. They would need to work with them. Failing that would we be able to go back on some of the projects that we already have zoned and developed and try to get some sort of bike path or some north/south connection? Certainly, they could ask but there would be a series of practical issues that they would have to be prepared to embrace.

**COMMISSIONER CASON** asked whose prevue is it to get out a yellow highlighter and take a city map and map out where these paths should be logically? Is it the Parks Commission or is it the Transportation Commission? Who should be taking charge of this?

**HANK PLUSTER** said he would say yes to that question. Both of those he thinks would be apropos. A possible direction from Council to Staff is to see what kinds of opportunities there are. Transportation Commission, Parks Board, City Staff from Public Works and Traffic Engineering would be involved in that to see what some of the realities are and opportunities and challenges for doing that. Any number of policy directions can evolve from Council based upon the General Plan to Staff and it's Advisory Boards and Commissions.

**CHAIRMAN FLANDERS** asked if there were any other questions or comments. He asked if there was anybody in the audience that would like to speak regarding this item. There were none. He thanked Mr. Pluster for everything he has done on this and he commended him for attending all of the meetings.

6. DIRECTOR'S REPORT

There was nothing to report.

7. CHAIRMAN'S ANNOUNCEMENTS

The next regular meeting is April 2, 2008 at 5:30 p.m. in the Council Chambers, 22 S. Delaware Street, Chandler, Arizona.

8. ADJOURNMENT

The meeting was adjourned at 6:30 p.m.

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Michael Flanders, Chairman

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Douglas A. Ballard, Secretary