

## CITIZENS' ADVISORY COMMITTEE

Date August 17, 2015  
Time 6 p.m.  
Location Police Community Room  
250 E. Chicago St.

Participants

<input checked="" type="checkbox"/> Tim Bricker	<input checked="" type="checkbox"/> Terri Kimble
<input checked="" type="checkbox"/> Bob Brocks	<input checked="" type="checkbox"/> Sherri Koshiol
<input type="checkbox"/> Michelle Chang	<input type="checkbox"/> Spike Lawrence
<input checked="" type="checkbox"/> Carlos Contreras	<input checked="" type="checkbox"/> Sky McCorkle
<input type="checkbox"/> Gary Davis	<input checked="" type="checkbox"/> Eshe Pickett
<input checked="" type="checkbox"/> Trinity Donovan, Chair	<input checked="" type="checkbox"/> Greg Rodriguez
<input checked="" type="checkbox"/> Jeffrey Edgett	<input checked="" type="checkbox"/> Robert Sharman
<input type="checkbox"/> Carol Elias	<input checked="" type="checkbox"/> Dale Steiner
<input checked="" type="checkbox"/> Michael Flanders	<input checked="" type="checkbox"/> Matthew Strom
<input type="checkbox"/> Ken Frisard	<input checked="" type="checkbox"/> Robert Sty
<input type="checkbox"/> Lloyd Harrell	<input checked="" type="checkbox"/> Rebecca Turnblade
<input checked="" type="checkbox"/> Garry Hays	

Project Team & City Staff David de la Torre, City of Chandler; Peggy Fiandaca, Partners for Strategic Action, Inc.; Drew Huseh, EPS Group, Inc.; Kim Gehrke, City of Chandler; Jackie Guthrie, EPS Group Inc.; Patrice Kraus, City of Chandler; Jeff Kurtz, City of Chandler; Kevin Mayo, City of Chandler; Micah Miranda, City of Chandler; Marsha Reed, City of Chandler; Audra Koester Thomas, Partners for Strategic Action, Inc.; K. Scott McCoy, City of Chandler

Public Gary King (Earl, Curley & Lagarde), Ric Toris (Earl, Curley & Lagarde), Moe Wakefield

---

Chairwoman Trinity Donovan convened the meeting at 6:04 p.m. and accepted a motion to approve the April 20, 2015 meeting summary notes from Robert Sty and a second from Carlos Contreras; the motion was unanimously passed. Ms. Donovan turned the meeting over to project manager Peggy A. Fiandaca, Partners for Strategic Action, Inc. (PSA).

## General Plan Update Overview

Ms. Fiandaca provided an overview of the outreach activities since last meeting, including the August Planning Lab and monthly polls, as well as the targeted outreach effort in July and August regarding the draft policy considerations (noting feedback received is detailed within the *Policy Considerations Outreach Summary* report).

## Discussion of Preferred Alternative

### Future Land Use Plan Map Changes

Ms. Fiandaca reviewed proposed changes to the Future Land Use Plan Map, including:

- Changing "Residential" land use category name to "Neighborhoods".
- Changing "Commercial" land use category name to "Regional Commercial".
- Removing "Commercial Nodes"
- Replacing "Revitalization/Infill Growth Area", "South Price Road Employment Corridor", "Large Tract Growth Areas" and "Growth Expansion Nodes" with the six outlined growth areas: "Downtown Chandler", "North Arizona Avenue", "Chandler Airpark", "South Price Road Corridor", "Medical/Regional Retail" and "Loop 202/I-10".

Page | 2

While much of the discussion focused on the "Commercial Node" circles, the Committee affirmed the recommendation to remove the symbology from the map if additional detail regarding commercial development was included. The following outlines additional consensus direction provided:

- Add subtitles to each category title outlining the range of allowable land uses.
- Keep land use category definitions within legend and further clarify intended uses, as needed.
- Fine-tune growth area boundaries and underlying land uses (i.e., extending "Employment" land use eastward within the "Medical/Regional Retail" growth area).
- Update underlying land uses outside of growth areas, as needed.
- Update school locations, including identification of charters.

### Preferred Alternative Policy Discussion

Ms. Fiandaca introduced the *Preferred Alternative Working Paper* (August 2015), noting it reflected comments provided by the CAC and feedback from the public and stakeholders on the *Future Vision and Policy Considerations* (June 2015) working paper.

The following summarizes the direction provided by the CAC.

- General Plan Element Matrix: refine, update matrix.
- 1.1.p.: "Ensure compatible transition ~~from~~ between residential areas and incompatible land uses."
- 1.2.1.a: "Evaluate opportunities to develop a grand public ~~open~~ space that expands the city's identity, sense of place, and grows recreation and entertainment opportunities for all ages and abilities."
- 1.2.3.h: "Protect Chandler Airpark and flight corridor ~~from residential development or non-compatible land uses~~ as a major employment center and the airport's flight corridors from non-compatible uses."

- South Price Road Corridor: add narrative that this area is one of the last areas within Chandler for large employment centers to locate and priority should be given to large single users in a campus-like setting, while at the same time, maintaining the new policies recommended by the South Price Corridor Study.
- 1.2.4.a: ~~Expand placement of knowledge-based businesses along the Price Road corridor beyond large high-tech single users; provide an opportunity for~~ Encourage more diverse knowledge-based companies to locate ~~or co-locate~~ within a campus-like setting.
- 1.4.b: "Continue to ~~emphasize~~ encourage business retention and expansion as part of the city's economic development strategy."
- Healthy Chandler: describe the role of the built environment in health and wellness in terms of a planning and development context and how access to healthy foods support community health.
- 2.2.b: consider further defining utility corridors.
- Financial Sustainability: update the previous study on Fiscal Impacts of Alternative Land Uses and further describe the financial impacts of land use decisions (as referenced within the 2008 plan's "Cost of Development" chapter).

Ms. Fiandaca requested that Committee members provide any additional feedback on the Preferred Alternative by August 31, 2015.

## General Plan Next Steps

Ms. Fiandaca indicated that the study team would be developing the initial draft general plan update for review by the Committee at its November meeting.

## Adjournment

Chairwoman Donovan accepted a motion to adjourn from Gary Hays and a second by Mr. Sty; motion passed.

Meeting adjourned at 8 p.m.

---

Ms. Trinity Donovan, Chair