



CITY OF SURPRISE
General Plan Advisory Group Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Wednesday, February 15, 2023 @ 6:00 PM
COMMUNITY ROOM

A. Call To Order

B. Roll Call

C. Pledge of Allegiance

D. Current Events and Reports

General Plan Update Community Workshop #2 - Land Use

E. Staff Reports

F. General Plan Advisory Group Agenda:

CONSENT AGENDA:

1. Internal Consideration and action to approve the December 13, 2022 GPAG meeting minutes.

Jason Moquin
Community
Development

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

2. Internal CIRCULATION - Circulation Presentation and Background Conditions

Eric Fitzer
Community
Development

3. Internal ECONOMIC DEVELOPMENT - Economic Development Presentation and Background Conditions

Jeanine Jerkovic
Community
Development

4. Internal GROUP DISCUSSION - Discuss observations and provide feedback in response to Circulation and Economic Development presentations

Jason Moquin
Community
Development

G. Other Business and Future Agenda Items

GPAG Meeting No. 6 "Housing and Open Space" - Tuesday, April 11, 2023

General Plan Community Workshop No. 2 "Land Use" - February 22, 2023 2 City Hall Community Room

H. Executive Session

For information purposes: Upon a public majority vote of a quorum ("Commission"), the Commission may hold an executive session, which will not be open to the public, but for only the following purposes: discussion or consideration of records exempt by law from public inspection (A.R.S. §38-431.03(A)(2));

or discussion or consultation for legal advice with the attorney or attorneys of the public body (A.R.S. §38-431.03(A)(3)).

Confidentiality Requirements: Pursuant to A.R.S. §38-431.03(C)(D), any person receiving executive session information pursuant to A.R.S. §38-431.02 shall not disclose that information except to the Attorney General or County Attorney or by agreement of the Commission, or as otherwise ordered by a court of competent jurisdiction.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

I. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: Thursday, February 9, 2023 @ 2:30 PM

SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR TTY 623.222.1002, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.



CITY OF SURPRISE
General Plan Advisory Group Meeting

Council Meeting Date: February 15, 2023 Contact Person: Jason Moquin, Planning Manager
Submitting Department: Community Development District: Internal
Staff Recommendations:

Consent: No Regular: No Public Hearing: No Report/Discussion: Yes

Agenda Wording:

General Plan Update Community Workshop #2 - Land Use

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



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Council Meeting Date: February 15, 2023 Contact Person: Jason Moquin, Planning Manager
Submitting Department: Community Development District: Internal
Staff Recommendations:

Consent: Yes Regular: No Public Hearing: No Report/Discussion: No

Agenda Wording:

Consideration and action to approve the December 13, 2022 GPAG meeting minutes.

Motion:

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Objective Analysis:

Policy Compliant:

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Budget Impact:

FTE Impact:

ATTACHMENTS:

1. GPAG Meeting No 4 Minutes 12.13.2022
-

**CITY OF SURPRISE
GENERAL PLAN ADVISORY GROUP
MEETING NO. 4
MEETING MINUTES**

**December 13, 2022
6:00-8:00 PM
City Hall Community Room
16000 N Civic Center Plaza, Surprise, AZ 85374**

GENERAL PLAN ADVISORY GROUP

General Plan Advisory Group (GPAG) convened at 6:00 P.M.

MEMBERS IN ATTENDANCE:

Mitchell Rosenbaum, Planning & Zoning Commissioner, Chris McComb, Daniel Gyorffy, Jeff Gibbs, Margaret Lieu, Mark James, Michael Boule, Scott Phillips, Steve Doolittle, Susan Draper, Anthony Robinson, Lloyd Abrams, Community Development Director, Jason Moquin, Planning Manager, Trever Fleetham, Senior Planner, Matthew Klyszeiko, Consultant, Michael Baker Int., and Tristan Black-Colla, Consultant, Michael Baker Int.

Others Present (City of Surprise Representatives):

Amanda Rothermal, Environmental Compliance Analyst, Water Resources Department

Amy Peterson Environmental Compliance Analyst, Water Resources Department

Tiffany Copp, Community Development Department Assistant Director

Current Events and Reports:

- Consultant Black-Colla of Michael Baker International reviewed recent, current, and planned efforts outlined below:
 - Youth Advisory Council presentation was held 11/9/2022. Students were very engaged.
 - Surprise Party event Sat, 12/3/2022 was rainy but successful
 - HOA Outreach completed & Stakeholder outreach kicking off.
 - Beginning to plan Community Workshop #2 with 3 dates and 2 locations.

Consent Agenda:

Item No. 1: Consideration and action to approve the General Plan Advisory Group Meeting Minutes of October 11, 2022

Approved

Regular Agenda Item – Non-Public Hearing:

Item No 2. The State of Water Presentation & Discussion

GPAG Member and Water Resource Management Director Michael Boule provided a presentation that addressed water resources and storage, water providers and use and the relationship between the general plan and the water department's planning and approach. Mr. Boule went on to reflect on the water-related goals and policies in the existing General Plan as well as expressed support for their continuation in some form. Discussion centered around the Assured Water Supply and viability of residential development. GPAG members shared their concerns regarding large water-dependent developments adjacent to Surprise that may impact our resources, as well as the differences between the City's water and EPCOR.

Item No. 3: Character Types and Growth Areas Presentation & Discussion.

Consultant Klyszeiko re-introduced the existing General Plan Land Use Plan, Character Areas, Development Types, and Growth Areas as well as reminded GPAG members of the existing conditions that often contribute to land use decisions. He summarized feedback received from the public so far and expressed a need to focus on goal and policy rewrites as the Land Use itself is not expected to change drastically. He went on to describe that the need for a connection between water resources and housing densities should be made in the General Plan update to strengthen goals and policies. Discussion centered around housing and open space policy, landscaping updates, growth area updates, Arizona State Trust Land, floodway preservation, and the potential need for overlays.

ADJOURNMENT:

General Plan Advisory Group adjourned at 8:05 P.M.

The foregoing instrument is a full, true and correct copy of the original document.

ATTEST BY: _____
Jason Moquin, Planning Manager

DATE: December 29, 2022



CITY OF SURPRISE
General Plan Advisory Group Meeting

Council Meeting Date: February 15, 2023

Contact Person: Eric Fitzer, Strategic Planning &
Growth Manager

Submitting Department: Community Development District: Internal

Staff Recommendations:

Consent: No

Regular: No

Public Hearing: No

Report/Discussion: Yes

Agenda Wording:

CIRCULATION - Circulation Presentation and Background Conditions

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
General Plan Advisory Group Meeting

Council Meeting Date: February 15, 2023

Contact Person: Jeanine Jerkovic, DIRECTOR -
ECON DEV

Submitting Department: Community Development District: Internal

Staff Recommendations:

Consent: No

Regular: No

Public Hearing: No

Report/Discussion: Yes

Agenda Wording:

ECONOMIC DEVELOPMENT - Economic Development Presentation and Background Conditions

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

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ATTACHMENTS:



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Council Meeting Date: February 15, 2023 Contact Person: Jason Moquin, Planning Manager
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Council Meeting Date: February 15, 2023 Contact Person:
Submitting Department: Community Development District: Internal
Staff Recommendations:

Consent: No Regular: No Public Hearing: No Report/Discussion: No

Agenda Wording:

GPAG Meeting No. 6 "Housing and Open Space" - Tuesday, April 11, 2023

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



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Agenda Wording:

General Plan Community Workshop No. 2 "Land Use" - February 22, 2023 2 City Hall Community Room

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:
