

**CITY OF SURPRISE**

**Special Joint Meeting Agenda/City Council and Planning & Zoning Commission**

**16000 N. Civic Center Plaza**

**Surprise, AZ 85374**

Thursday, February 23, 2023 @ 4:00 PM

COUNCIL CHAMBERS

A. Call To Order Mayor Hall called the Special Joint Meeting Agenda/City Council and Planning & Zoning Commission Meeting to order at 4:00 p.m. at the Surprise City Hall Council Chambers at 16000 N. Civic Center Plaza, Surprise, AZ. 85374.

B. Roll Call In attendance with Mayor Hall were Vice-Mayor Chris Judd, Councilmembers Ken Remley, Patrick Duffy, Aly Cline, Jack Hastings and Nicholas Haney and Planning & Zoning Commission Chair, Kevin Sartor, Vice-Chair, Jared Holland, Commissioners Ken Chapman, Dennis Bash, Matthew Keating, Mitchell Rosenbaum & Dennis Smith.

C. Pledge of Allegiance Mayor Hall led the Pledge of Allegiance.

D. Special Joint Meeting Agenda /City Council and Planning & Zoning Commission Discussion and update pertaining to General Plan 2040. Community Development Director, Lloyd Abrams introduced the City Planning Managers and Matthew Klyszeiko, Department Manager – Planning for Michael Baker International, Consultant to review a powerpoint presentation on the General Plan 2040.

Topics of discussion included:

What is a General Plan?

How is the General Plan used?

Review of Surprise Planning Area

What is the General Plan Process?

General Plan Outreach Plan - includes project website, media, community workshops,

General Plan Advisory Groups, Target/Pop Up Meetings

Comments on what we have heard so far including areas to improve, areas to preserve, areas to target growth

Growth and Annexation, population projections slide - 2035 GP Growth Area Map

Do we wish to revise any existing growth areas?

Councilmember Remley commented that we need to address Greenway Road and bottleneck at Dysart and Grand Avenue. Something that needs to be addressed. Same spot, Greenway goes across railroad tracks and crosses over in 6 different directions. We have a solution, but need BNSF Railroad and the State's participation. There are other areas that are being worked on today as growth has occurred. Grand Avenue

and Loop 303, another significant traffic issue.

Councilmember Haney commented on growth specifically on the 163rd Avenue corridor. The new Fry's is popping, and some are asking what else can we get into our area. There are several areas that we need to be concerned about such as making sure the growth doesn't impact the quality of life there, and making sure we do everything we can with our partners to provide infrastructure.

Planning & Zoning Chair Sartor needs to get more specific about housing issues, more kids living at home, issues with Dominion projects, identify where these developments will be located. We need to address workforce housing. Place closer to our employment centers.

Mayor Hall commented that companies are bringing their CFO's and Human Resource Directors to our area to see what housing is like, shopping, schools, to encourage the employees to move here.

Planning & Zoning Chair Sartor commented about current legislation that is being proposed that is going to hurt our City if it passes.

Councilmember Duffy commented that we need to focus on housing and areas it can go to. We are getting zoning change requests left and right. We need to focus on this now, especially in the Districts where the roads are not even done. We created this problem.

Councilmember Cline commented in support of CM Duffy's comments, "we need to look at the growth within those areas, not just conserve commercial properties and put things where people live. Reduce traffic, promote community involvement, not to exclude our old town center. At least 3 areas to focus on, commercial opportunities.

Mayor Hall mentioned rumors about annexation and people thinking we are going to annex certain areas. Have a comprehensive plan, not piece meal. That could hurt us as a City.

Community Development Director, Lloyd Abrams asked if BNSF, is an area we should include as an employment area? Infill of county islands, future development areas, county pre-annexation agreements, rural residential areas. Will come forward with more information.

Commissioner Bash commented that growth and the type of growth, putting the cart before the horse. Need to talk about transportation and annexation. What can the growth support? These are the things we need to know about the area so we can logically plan for growth. I think North Surprise is one of our valuable areas with transportation issues and BNSF.

**The consultant continued with these topics:**

Land Use Plan 2035 Land Use and Character Area Map  
Open Space Plan  
Maintain connectivity through Open Space corridors.

Vice-Mayor Judd asked consultant to show specific wildlife corridors so that larger animals can move back and forth since we have a large amount of mountain lions, big horn sheep, mule deer, etc., from White Tank Mountains.

Commissioner Rosenbaum commented that many years ago the City created wildlife corridor  
Planning vs. Zoning is not working well together, we have been copying over vacant land.

Councilmember Cline – Wildlife will move into your communities whether there is a corridor or not. McMicken Dam area. If behooves us to not only look at the trail systems, need to look at where the animals need to go, they need to cross railroad tracks, over streets, etc., having something that looks out for the welfare for the creatures not to be stuck in the washes. They will travel to where the food is.

Community Development Director, Lloyd Abrams, we confer with Fish and Game, we do not have staff on board for this. We have the areas identified for wildlife corridors that need to expand north into other Bradshaw Mountains.

Vice-Mayor Judd, there are a handful of studies taking place with neighboring cities.

Mayor Hall commented that there is no connection with Sun Valley Parkway and Grand Avenue. Mr. Abrams commented that we are working on this into the long-range plan, CIP plan.

Councilmember Remley - Talking about trails, do we have on existing plan, the wildlife corridors identified other than a pedestrian trail.

Land Use and Residential Overlay:

Consider purpose and application of a Rural Residential Overlay

Are there any specific considerations you would like addressed regarding housing opportunity.

Mayor Hall commented that we all want family friendly affordable housing.

Councilmember Haney - We bought our first house here to raise a family so we completely agree but hearing a lot of families wanting to move because of the lack of infrastructure.

Vice-Mayor Judd commented that affordable housing is a major issue, we need to look

at focusing on this. in the plan.

Planning & Zoning Chair Sartor agreed and said we need to focus on what that means for our workforce families and defining what this means.

Councilmember Cline commented on residential overlay, heading west on Sun Valley Parkway, more rural before coming to the City, maybe this plan can incorporate rural residential for this area. I would like to see a map of where we need to infill, where there are spots that are currently dirt. District 4, is encouraged to develop how it is currently zoned.

Mayor Hall commented that Community Development brought an overlay plan for incentive developments in the Original Townsite. The Mayor has noticed a lot of new homes in this area as well as commercial being built. We also have a new community center coming to the area.

Councilmember Remley commented that what makes a good City is a city that has balance. We have done studies in the past showing inequities. As the businesses come, they are going to have workers, equal opportunities.

Mayor Hall commented on the new business bringing employment to our City such as Sprouts 100 employees, Fry's 300 employees and we have to ask, where are all these people living.

Commissioner Bash asked a question on the housing study, Surprise is unique, it was a retirement type of community years ago, now the demographic is changing to younger people. Senior Living needs and assisted living will change for the future.

Human Services Director, Seth Dyson commented that the housing study will hopefully be done by June. Community session for the public, some of these questions were included. We hope it is a tool for planning purposes.

Councilmember Hastings commented that he thinks we do need to take this time to educate voters, residents because there are a lot of misconceptions, and many do not understand the terminology. The reality is that residents want affordable housing unless it is next to them. We need to be up front and honest with our residents and make it simple to understand. We want to have a place where people can work and live in our City.

Commissioner Smith commented that we built all sorts of apartments all over the City over the years and most of those are not affordable for the average wages, current housing is too expensive. When we talk about affordable housing, how will we get developers to build these types of communities, small lot, stackable, what is our demographic, who are we trying to target?

Mayor Hall commented the last time I looked; the medium wage is \$72,000.00.

Community Development Director, Lloyd Abrams commented that we also have a shortage of housing, once we balance this out when the market turns around.

Commissioner Rosenbaum commented that his family has been here for many years since 1952, there was not much here, not a lot of retirees, you worked in the fields, cotton, citrus, et., To address the “not in my back year people”, is to let people know up front, then it is more difficult for them to be unhappy about this. This is what we are doing with BNSF right now.

Planning & Zoning Chair, Kevin Sartor asked if we have, we thought about reaching out to the private sector, developers, etc., create a coalition to talk about the general plan and development.

Mayor Hall said yes, we have done this with 8 different developers, it comes down to time, costs, etc. We need to look at being more transparent with everyone involved so we can have discussions about this.

Commissioner Chapman commented that these are great comments tonight, one of the things we haven't discussed is parks and recreation especially as we move north. We need to pay attention, not just the parks in the developments, but securing land for future growth. When you look at the railroad and development possibilities, all of this is State Land, commercial property at this point, is not what they are looking for. Look at zoning part of the plan, what will build our community for the future.

Mayor Hall talked about recent land purchases and the plans for these locations. City Manager Wingenroth is working on the economic development part of this, but it's the utilities that is the biggest issue. Vice-Mayor Judd is working on the land at McMicken Dam, to find out what could we use this for.

Transportation: The Consultant reported that he is working with Transportation Director, Eric Fitzer on transportation issues.

Areas of Traffic/Transportation Concerns included:

163rd Avenue and Jomax Road

Are there focus areas that should be considered from an access standpoint?

Are there any specific modes of transportation (Existing or emerging) that should be considered?

Vice-Mayor Judd asked if this is going to stay on the plan? Neighborhood electric vehicles?

**Water Resources:**

The Consultant gave an overview of services that water resources provide. Tools for the future of water.

Commissioner Bash commented that the City of Surprise should set the tone for water resource management. We need to take the lead and show the citizens that we are serious about conserving water resources.

Mayor Hall commented that Governor Hobbs vetoed SB 1184, the bill to eliminate rental tax. Would have cost the city 3.5 Million dollars.

The consultant reviewed Next Steps of the General Plan 2040 process:

**Next Meetings:**

Next GPAG Meeting #6, April 11th, 2023 - Housing, Art/Culture& Open Space Discussion  
City Council Work Session & planning & Zoning Commission Work Session - Spring 2023

**Project Milestones:**

60-Day Review Period  
June 1, 2023 - July 31, 2023

E. Other Business and Future Agenda Items No items added

F. Executive Session No Executive Session was held.


G. Call To The Public No call to the public received.

H. Adjournment Mayor Hall commented that there is no other business to discuss and asked for a motion to adjourn.

Councilmember Cline made the motion to adjourn the Special Joint Meeting with City Council and Planning & Zoning Commission @ 5:56 p.m. Seconded by Planning & Zoning Chair, Kevin Sartor. Motion carried.

  
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Skip Hall, Mayor

ATTEST:

  
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Sherry Ann Aguilar, City Clerk, MMC

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Special Joint Meeting with City Council and Planning & Zoning Commission of Thursday, February 23, 2023.

  
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Sherry Ann Aguilar, City Clerk, MMC