



CITY OF SURPRISE
General Plan Advisory Group Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Tuesday, April 11, 2023 @ 6:00 PM
COMMUNITY ROOM

- A. Call To Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Current Events and Reports

Update:

- 1. City Council and Planning and Zoning Commission Joint Workshop - February 23, 2023
- 2. State of the City [Watch the 2023 State of the City Video](#) - March 30, 2023
- 3. City Center Presentation to the Planning and Zoning Commission April 6, 2023

- E. Staff Reports
- F. General Plan Advisory Group Agenda:

CONSENT AGENDA:

- | | | | |
|----|----------|---|-----------------------|
| 1. | Internal | Consideration and action to approve or disapprove the February 15, 2023 GPAG meeting minutes. | Community Development |
|----|----------|---|-----------------------|

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|----------|---|-----------------------|
| 2. | Internal | Arts & Culture - Presentation and Discussion | Community Development |
| 3. | Internal | Open Space - Presentation and Discussion | Community Development |
| 4. | Internal | Housing - Presentation and Discussion | Community Development |
| 5. | Internal | Receive Input on Draft Goals of the 2040 General Plan | Community Development |

- G. Other Business and Future Agenda Items

Nomination and Selection of General Plan Advisory Group Chair and Vice Chair

Discuss Approach to General Plan Draft Review

GPAG Meeting #7 (May, 9, 2023) and GPAG Meeting #8 (June 13, 2023)

- 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: Monday April 10, 2023 @ 9:30 AM

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: April 11, 2023 Contact Person:
Submitting Department: Community Development District: Internal
Staff Recommendations:

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

Agenda Wording:

Update:

1. City Council and Planning and Zoning Commission Joint Workshop - February 23, 2023
2. State of the City [Watch the 2023 State of the City Video](#) - March 30, 2023
3. City Center Presentation to the Planning and Zoning Commission April 6, 2023

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

**CITY OF SURPRISE
GENERAL PLAN ADVISORY GROUP
MEETING NO. 5
MEETING MINUTES**

February 15, 2023

6:00-8:00 PM

**Council Chambers Community Room
16000 N Civic Center Plaza, Surprise, AZ 85374**

GENERAL PLAN ADVISORY GROUP MEETING #5

GPAG MEMBERS IN ATTENDANCE:

- | | | |
|--|--|---|
| ☒ Anthony Robinson, Parks & Recreation | ☒ Jeff Gibbs, COS Resident | ☒ Mitchell Rosenbaum, Planning & Zoning Comm. |
| ☐ Chris McComb, Imagine Prep. Academy | ☒ Jennifer Breeding-Goodrich, COS Resident | ☐ Scott Phillips, Developer |
| ☒ Daniel Gyorffy, COS Resident | ☒ Kent Xander, Land Broker | ☒ Steve Doolittle, COS Resident |
| ☐ Dennis Tyner, Ottawa University | ☒ Margaret Lieu, Arts Commission | ☒ Susan Draper, COS Resident |
| ☐ Holly Medina, West Mec | ☒ Mark James, Luke AFB | ☒ Taylor Earl, Land Use Attorney |
| ☒ Jay Leonard, COS Resident | ☐ Michael Boule, COS Water Resource Mgmt. Director | ☐ William Lally, Land Use Attorney |

CITY OF SURPRISE STAFF IN ATTENDANCE:

- | | |
|---|---|
| ☒ Jason Moquin, Planning Manager | ☒ Lloyd Abrams, Comm. Dev. Director |
| ☒ Trever Fleetham, Planner-Senior | ☒ Jeanine Jerkovic, Econ. Dev. Director |
| ☐ Tiffany Copp, Asst. Comm. Dev. Director | ☒ Eric Fitzer, Transportation Director |

MICHAEL BAKER INTERNATIONAL (CONSULTANT STAFF) IN ATTENDANCE:

- | | |
|---|--|
| ☒ Matthew Klyszeiko, Consultant Project Manager | ☒ Steven Sifferman, Consultant Planner |
| ☒ Judie Scalise, Consultant (ESI Corp.) | |

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

Current Events and Reports:

Planning Manager Moquin reviewed recent, current, and planned efforts outlined below:

Round 2 Community Workshops (Meetings #1 and #2):

- Meeting #1 in Wittmann area focused on the issues and goals for the Wittmann area of the Surprise Planning Area and collected feedback from residents in the area.
- Meeting #2 at the Surprise City Hall Community Room.

Consent Agenda:

Item No 1. Consideration and action to approve the General Plan Advisory Group Meeting Minutes of December 13, 2022.

Approved

Regular Agenda Item – Non-Public Hearing:

Item No 2. CIRCUALTION – Circulation presentation and Background Conditions.

Consultant Klyszeiko of Michael Baker International introduced Eric Fitzer of City of Surprise Community Development to give a presentation of the City's transportation circulation system. The Surprise Transportation Department was created in December 2022. Statistics of the City's

transportation system were presented. Upcoming initiatives for the new transportation department include utilizing the Capital Improvement Plan process for transportation programming and securing funding for regional improvements through external programs, such as RAISE. A development impact fee study is also underway to fund future transportation needs as the City grows.

Item No 3. ECONMIC DEVELOPMENT – Economic Development Presentation and Background Conditions.

Consultant Klyszeiko of Michael Baker International introduced Jeanine Jerkovic of City of Surprise Community Development to give a presentation of the City's economic development strategy. The four goals of Economic Vitality in the exiting General Plan are (1) Sustainable Business, (2) Southwest Center, (3) Economic Relationships, and (4) Education Alternatives. The City has a median age of 41 and a relatively high median household income for a West Valley community. Over 250,000 visitors come to Surprise annually for Spring Training. There are four locations of economic development that the City is currently focusing on encouraging growth for commercial and industrial use. They are

1. Loop 303
2. City Center
3. Railplex
4. North Surprise Corridor

Looking toward the future, Surprise can take the lead on attracting the large workforce that is growing west of the I-17 corridor. There are 1.8 million residents west of I-17 currently, and the City can attract employers with this workforce population by providing a new vision of the Suburban Office. Housing affordability and workforce talent capture are issues that must be accounted for in future economic development planning and strategy.

Item No. 4: City of Surprise Market Study Presentation.

Consultant Klyszeiko introduced Judie Scalise of ESI Corp. to present the findings of the City of Surprise Market Study that was conducted as part of the General Plan Update Process. The market study looked at the commute sheds for the 2040 projected levels of demand for office, industrial, and retail land uses. A Housing demand forecast for the 2040 horizon was also presented in the study.

Item No. 5: GROUP DISCUSSION – Discuss observations and provide feedback in response to the Circulation, Economic Development, and Market Study presentations.

An open group discussion was initiated for comments on the three presentations.

Transportation Circulation

The open discussion began with discussing the Transportation Circulation presentation. The consensus was that the goals presented for the City's transportation system are good. There was a question on how prominently electric vehicles should be mentioned in these goals. The group discussed how bolstering the City's charging stations for electric vehicles could entice visitors to stay and spend time in Surprise, but there was some debate on if new charging station infrastructure should be initiated by the City or from private enterprise. From this point, the discussion moved to the need for the City to consider all modes of transportation in its General Plan. In keeping with the goal of a "connected" Surprise, all modes of transportation should be considered in pursuit of connecting the City and making streets safe for all users.

Economic Development

The group discussion transitioned to discuss the Economic Development presentation. This part of the discussion honed in on jobs in Surprise and if the goals of the existing General Plan address this

issue. The City needs to attract jobs that are appealing to the youth of the community that are of working age. Local education opportunities in Surprise are also important to consider in retaining a young working age population. There are policies that speak to this in General Plan. To wrap up this discussion, the interplay of housing availability has to continue alongside the development of a sustainable workforce in Surprise. The City is currently undertaking a Housing Study which will provide needed data on this issue.

ADJOURNMENT:

General Plan Advisory Group adjourned at 8:00 P.M.

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

ATTEST BY: _____
Jason Moquin, Planning Manager

DATE: _____
April 4, 2023



CITY OF SURPRISE
General Plan Advisory Group Meeting

Council Meeting Date: April 11, 2023 Contact Person:
Submitting Department: Community Development District: Internal
Staff Recommendations:

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

Agenda Wording:

Arts & Culture - Presentation and Discussion

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



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Agenda Wording:

Open Space - Presentation and Discussion

Motion:

Background:

Objective Analysis:

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Housing - Presentation and Discussion

Motion:

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Receive Input on Draft Goals of the 2040 General Plan

Motion:

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Nomination and Selection of General Plan Advisory Group Chair and Vice Chair

Motion:

I nominate [INSERT NAME] to serve as the Chair of the General Plan Advisory Group.
I nominate [INSERT NAME] to serve as the Vice Chair of the General Plan Advisory Group.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

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FTE Impact:

ATTACHMENTS:



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