



CITY OF SURPRISE
Regular City Council Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Tuesday, May 2, 2023 @ 6:00 PM
COUNCIL CHAMBERS

A. Call To Order

Any prayer or invocation that may be offered before the start of the Regular Council Meeting is a voluntary offering by a private resident of Surprise; has not been previously reviewed or approved by City Council or City staff; should not be considered an endorsement of any particular religion by the City or its officials, as the beliefs, viewpoint, and content are personal to the speaker; and no participation by any person in attendance is required. A list of volunteers is maintained by the office of the City Clerk and interested persons should contact the Clerk's Office for further information.

B. Roll Call

C. Pledge of Allegiance

D. Proclamation and Community Acknowledgements

Apraxia Awareness Day Proclamation

Municipal Clerk's Week Proclamation

E. City Manager Report

1. ***Police Department Citizen Patrol Recognition***

F. City Clerk Report

G. Call To The Public

INSTRUCTIONS: In order to address the City Council, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the City Clerk before the meeting begins.

[Download the Call to the Public form](#) (PDF download requires Adobe Acrobat Reader)

[Fill out the Call to the Public form online](#) If submitting form electronically, please submit to City Clerk at least one hour before the meeting start time.

The Call to the Public form is also available at the front counter.

Note: A.R.S. 38-431.01(H)- During this time members of the public may address City Council only on issues within the jurisdiction of the City Council which are not an item on the agenda. At the conclusion of the open call, City Council may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

Approval of items on the Consent Agenda – all items with an asterisk (*) are considered to be routine matters and will be enacted by one motion and one roll call vote to the City Council. There will be no separate discussion on these items unless a Councilmember requests, in which event the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

Please be aware that Council Members may not discuss or respond to matters raised during call to the public that are not specifically identified on the agenda. Council Members may however, in their discretion, discuss or respond to relevant matters raised during a noticed public hearing or agenda item.

H. Regular City Council Meeting Agenda

CONSENT AGENDA:

2.		Consideration and action to approve the Regular Council Meeting Minutes of April 18, 2023.	None Sherry Aguilar City Clerk
3.	Citywide	Consideration and action pertaining to approval of amendments to the Comprehensive Citywide Fee Schedule by increasing, removing, or newly adopting certain fees; Resolution #2023-17.	Finance
4.	Citywide	Consideration and action pertaining to the approval of an Intergovernmental Agreement with Maricopa County to provide Innovative Interfaces Inc.'s Polaris Integrated Library System; Resolution #2023-39.	None Kelsey Lamphier Arts, Culture & Library Department
5.	District 1	Consideration and action pertaining to approval of the Final Plat entitled, "Blessings Estates" and dated March 08, 2023, a property generally located south of Jomax Road and east of 243 rd Avenue; Case FS22-1435.	None Leslie Carnie Community Development
6.	Internal	Consideration and action pertaining to approval of an Employment Agreement appointing Kristine Passarelli to the position of City Clerk upon vacancy pursuant to Surprise Municipal Code Section 2-160.	Donna Meuse Human Resources
7.	Citywide	Consideration and action pertaining to approval of a Fiscal Year 2023 budget amendment by moving budget authority of \$175,000 within the Sewer Utility Capital Fund from Contingency to Project A61070 Asset Replacement Vehicle and Equipment; Resolution #2023-54.	Michael Boule Water Resource Management
8.	Citywide	Consideration and action pertaining to approval of the Funding Agreement with the Maricopa County Community College District Foundation ("MCCCDF") and a Memorandum of Understanding with MCCCDF and Estrella Mountain Community College for career and technical education scholarships and program administration; Resolution #2023-42.	None Seth Dyson Donna Meuse Jeanine Jerkovic Kirsten Hall Economic Development

REGULAR AGENDA ITEM - PUBLIC HEARING:

9.	District 3	Consideration and action pertaining to a Major Planned Area Development ("PAD") Amendment to the Sycamore Farms PAD, a property generally bounded by Cactus Road, Sarival Avenue, Peoria Avenue, and Cotton Lane, to revise the land use plan, development standards, and dwelling unit counts; Ordinance #2023-11.	Trever Fleetham Community Development
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REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

10.	Citywide	Consideration and action pertaining to adoption of the tentative expenditure limitation budget for FY2024; directing publication of said tentative budget; and setting a public hearing for June 6, 2023, at 6:00pm at the City of Surprise Council Chambers, 16000 N. Civic Center Plaza, Surprise, Arizona; Resolution #2023-50.	None Andrea Davis Finance
11.	Citywide	Discussion and review of Redistricting public comment and Committee recommendation.	None Lloyd Abrams

		Community Development
12.	Citywide	Presentation and discussion regarding an update on the Water Resource Management Biosolids Dryer capital improvement project.
		None
		Michael Boule Water Resource Management
I.	Other Business and Future Agenda Items	
J.	City Council Reports	
K.	Executive Session	

For information Purposes; Upon a public majority vote of a quorum of the City Council, the Council may hold an executive session, which will not be open to the public, but for only the following purposes:

- discussion or consideration of personnel matters (A.R.S. §38-431.03 (A)(1));
- discussion or consideration of records exempt by law from public inspection (A.R.S. §38-401.03 (A)(2));
- discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03 (A)(3));
- discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid or resolve litigation (A.R.S. §38-431.03 (a)(4));
- discussion or consultation with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03 (A)(5)); or
- discussion, consultation or consideration for international and interstate negotiations or for negotiations by a city or town, or its designated representatives, with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city or town. A.R.S. §38-401.03 (A)(6)).
- discussing or consulting with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03 (A)(7)).

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 by agreement of the City Council, or as otherwise ordered by a court of competent jurisdiction.

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

- L. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: Thursday, April 27, 2023 @ 3:30 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
Regular City Council Meeting

Council Meeting Date: May 2, 2023
Submitting Department: City Clerk
Staff Recommendations:

Contact Person:
District: Internal

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

Invocation

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: May 2, 2023
Submitting Department: City Manager Office
Staff Recommendations: None

Contact Person:
District: Citywide

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

Agenda Wording:

Apraxia Awareness Day Proclamation

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: May 2, 2023

Contact Person: Sherry Aguilar, City Clerk, Charles Vasquez, Deputy City Clerk

Submitting Department: City Manager Office

District: Citywide

Staff Recommendations: None

Consent: No

Regular: Yes

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Municipal Clerk's Week Proclamation

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: May 2, 2023
Submitting Department: City Manager Office
Staff Recommendations:

Contact Person:
District: Citywide

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

Agenda Wording:

Police Department Citizen Patrol Recognition

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: May 2, 2023
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Sherry Aguilar, City Clerk
District: Internal

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

Agenda Wording:

Consideration and action to approve the Regular Council Meeting Minutes of April 18, 2023.

Motion:

I move to approve the Work Session Minutes and Regular Council Meeting Minutes of April 4, 2023.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 04182023 Regular City Council Meeting Minutes
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CITY OF SURPRISE
Regular City Council Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Tuesday, April 18, 2023 @ 6:00 PM
COUNCIL CHAMBERS

A. Call To Order

Mayor Hall called the Regular Council Meeting of Tuesday, April 18th, 2023, to order 6:00 p.m., located at Surprise City Hall, 16000 N. Civic Center Plaza, Surprise, AZ, 85374. The Invocation was led by Pastor Alvin Shepard.

B. Roll Call

In attendance with Mayor Hall were Vice-Mayor Chris Judd, Councilmembers Jack Hastings, Patrick Duffy, Aly Cline, and Nicholas Haney; Councilmember Ken Remley was excused.

C. Pledge of Allegiance

Mayor Hall led the Pledge of Allegiance.

D. Proclamation and Community Acknowledgements

Fair Housing Month Proclamation
Mayor Hall introduced the proclamation.

E. City Manager Report

City Manager Bob Wingenroth introduced Gina Maria, who in turn introduced the youth council at the dais.

Sophia Bell - 12th Grade, Willow Canyon High School

Nikki Paumi - 10th Grade, Dysart High School

F. City Clerk Report

1.	Internal	Consideration and action to appoint Stephen Gaddis to fill the vacancy on the City Audit Commission for the remainder of the term June 30, 2024.	None Sherry Aguilar City Clerk
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City Clerk Sherry Aguilar presented the item, Councilmember Cline proceeded to introduce Stephen Gaddis and his accomplishments.

Councilmember Cline made a motion to approve the appointment, Councilmember Haney seconded the appointment. The motion passed 6 yes votes, 1 excused.

Clerk Aguilar gave the oath of office to Stephen Gaddis.

G. Call To The Public

Alex Christ, a Surprise Resident, came to talk about the previous speakers who appeared at the last meeting.

H. Regular City Council Meeting Agenda

Item number 6 was removed and continued to the 5/5 Regular City Council Meeting. Item number 10 was removed from the agenda.

Councilmember Hastings motioned to approve the consent items, Councilmember Cline seconded.

The motion passed unanimously.

Mike Hoover talked about item 6 explaining the delay.

Vice-Mayor Judd motioned to continue the item to the next meeting, Councilmember Cline seconded, the motion passed 6 yes, 1 excused.

Mike Hoover and Sintra Hoffman from Westmarc talked about item 10 and foreign trade zones. Sentra gave additional background about the trade zone. She said it was a business attraction tool and elaborated the features of it.

Vice-Mayor Judd asked why other cities are using other trade zones, what were the benefits or lack thereof? Mike said that it had to deal with operational efficiency. Judd asked about reduced property taxes? Mike said they would have to get support from local jurisdictions for that. Judd asked if the companies could come back asking for tax breaks later? Mike said they can't demand it by right, but they could still make the request, although they would need letters of support from the local jurisdictions. Vice-Mayor Judd asked how many jurisdictions there were around there, Mike said there was between 6 and 8.

Councilmember Cline motioned to continue the item to the next meeting, Vice-Mayor Judd seconded, the motion passed 6 yes, 1 excused.

CONSENT AGENDA:

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|----|------------|--|--|
| 2. | Internal | Consideration and action to approve the Regular Work Session and Regular Council Meeting Minutes of April 4, 2023. | None

Sherry Aguilar
City Clerk |
| 3. | District 3 | Consideration and action pertaining to approval of the Final Plat entitled, "Replat of Lots 1 and 3 of Replat of Lot 4 of Village at Prasada" and dated February 13, 2023, a property generally located south of Waddell Road and west of Prasada Parkway; Case FS22-1509. | None

Tanner Wessel
Community Development |
| 4. | District 3 | Consideration and action pertaining to approval of the Final Plat entitled, "Final Re-Plat Toll at Prasada, Unit Q – Phase 3 – SF" and dated February 9, 2023, a property generally located west of Cotton Lane, between Cactus Road and Peoria Avenue; Case FS22-0974. | Jessica Brinton
Community Development |
| 5. | District 1 | Consideration and action pertaining to approval of the Plat entitled, "Master Plat for Asante Planning Area 3" and dated March 1, 2023, a property generally located near Asante Boulevard and Pat Tillman Boulevard; Case FS22-1524. | Jessica Brinton
Community Development |
| 6. | Citywide | Consideration and action pertaining to approval of the Funding Agreement with the Maricopa County Community College District Foundation for career and technical education scholarships and program administration.

This item was removed from Consent Agenda to continue to the next Regular Council Meeting | CONTINUED TO
THE NEXT
REGULAR
COUNCIL MEETING |
| 7. | Citywide | Consideration and action pertaining to approval of the funding priorities for the Community Development Block Grant Program Annual Action Plan for Program Year 2023-2024. | Adam Lane
Human Svcs and
Comm Vitality |
| 8. | Citywide | Consideration and action pertaining to approval of a | |

		Substantial Amendment to the City's Neighborhood Stabilization Program (NSP3) Action Plan to reallocate funding between approved activities.	Adam Lane Human Svcs and Comm Vitality
9.	Citywide	Consideration and action pertaining to approval of a Fiscal Year 2023 budget amendment moving budget authority in the amount of \$250,000 from Contingency to Project P17090 I.T. Space Remodel; Resolution #2023-40.	Information Technology
10.	Citywide	Consideration and action pertaining to approval of an Intergovernmental Agreement with the City of Phoenix authorizing support for a Foreign Trade Zone application for the Rinchem Company distribution facility located in Surprise; Resolution #2023-32.	Economic Development
		This item was removed from the consent agenda for a presentation.	
11.	Citywide	Consideration and action pertaining to the First Amendment to Option and Lease Agreement with T-Mobile West Tower, LLC for a cell tower located at Surprise Stadium; Resolution #2023-44.	None Kendra Pettis Sports and Tourism
REGULAR AGENDA ITEM - PUBLIC HEARING:			
12.	District 1	Consideration and action pertaining to a Major Planned Area Development ("PAD") Amendment to the North Copper Canyon (Austin Ranch) PAD, generally bounded by Grand Avenue, Deer Valley Road, Norwich Drive, and 185 th Avenue; Ordinance #2023-09.	Trever Fleetham Community Development

Trever Fleetham came to talk about Austin Ranch PAD. He went over land use maps. He talked about existing PADs and how they would impact this plan. He mentioned the recommendation by the developer.

Councilmember Haney wanted to add a stipulation that the traffic signal at deer valley and grand was operational. Vice-Mayor Judd seconded it.

Councilmember Hastings asked if the applicant had a presentation? Bill Lolly came to give a presentation. He said they were working with ADOT for approvals. He talked about the importance of traffic being developed.

Vice-Mayor Judd added stipulation C about easements, Stipulation D about ingress and egress. Councilmember Cline Seconded.

Councilmember Hastings asked if the stipulations could be clarified further. Bill went over the map explaining the use of the parcels and their impact on traffic. Vice-Mayor Judd made a comment about making sure that water and sewer were going to be connected to the other property owner.

Ken Xander, A Scottsdale Resident, came to talk about the development stating he was a property owner. He said the stipulations would work very well.

The applicant, Bill responded to the stipulations, He talked about the history of these proposed stipulations. He said they had number of conversations with Mr. Xander. He expressed concerns about the stipulations and how specific they were. He talked about the importance of the traffic, he then read the stipulations. He said it was important to keep things normal for Mr. Xander. He said they believed the stipulation isn't required and that they legally wouldn't take access away from property owners.

Mayor Hall asked why the stipulations are a negative? He said they were just front loading the case. He went on to express his understanding for Mr. Xander. Bill said he was concerned about the specificity of the stipulations and was worried if they couldn't meet the stipulations and that they would have to come back.

Mr. Xander said he emailed the stipulations last Thursday. He said he has concerns about future access to his property via traffic and utilities.

Mayor Hall asked who initiated the realignment of the road? Bill talked about predicted traffic solutions through their plans.

Councilmember Haney asked what was the plan for Norwich Grand intersection and if there was going to have a future light at the location? Bill said that they are developing that area and that there are traffic studies. Haney asked if the signal would be developer driven, Bill said it was possible.

Bill talked about the stipulations and went over their details again. He said they would not be removing legal access to Ken.

Councilmember Hastings asked if the stipulations were too specific? Bill said he was worried about future modifying the stipulations.

Mr. Xander said he agrees with their proposed stipulation from the developer.

Attorney Robert Wingo asked if the single stipulation was in lieu of C & D? Robert read the agreed stipulations into the record.

Vice-Mayor Judd made a motion to approve ordinance as read by Attorney Wingo with stipulations A, B, C, & D. Bill made a comment about the stipulation regarding the first home sale, Attorney Wingo corrected it. Councilmember Cline seconded the motion as amended. The motion passed 6 yes, 1 excused.

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| 13. | Citywide | Consideration and action pertaining to the creation of a Library Advisory Commission; Ordinance #2023-10. | Arts, Culture & Library Department |
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Kelsey Lamphier, Arts, Culture, and Library director; came to present Ordinance 2023-10 and the Library Advisory Commission.

Councilmember Hastings, asked about combining the existing commissions? Kelsey said that these commissions would be more focused on their subject matters. She cautioned against combining them.

Councilmember Cline, said she was excited about this and how it would be nice to have the residents involved with this. She agreed with the purposes of the commissions being different.

Councilmember Haney, asked what the minimum age requirement would be. Clerk Aguilar said they would have to be 18 and a resident. Haney said he would love to have youth representation involved. Kelsey said they have a teen advisory. Attorney Wingo said it was great to have them participate informally but warned about liability concerns.

Vice-Mayor Judd, he asked for the financial impact and clarity of staff time involved? He was concerned about extra money or time being used for this. Kelsey said the librarian would be involved. He said he was a fan of a new commission.

Councilmember Cline made a motion to approve, Councilmember Duffy seconded the motion. The motion passed 6 yes, 1 excused.

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

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| 14. | Citywide | Presentation and discussion pertaining to the 2017 | None |
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General Obligation ("G.O.") Bond Update.

Andrea Davis
Finance

Vice-Mayor Judd asked if this was added to the agenda by Councilmember Remeley, and asked if this should be continued for his sake? The Mayor said it would be fine.

Andrea Davis came to present the GO Bond Update. She went over the history of previous bonds. She talked about the goals set and met from the 2017 bond. She went over all the challenges that appeared throughout the timeline. She further talked about growth in 2019. She talked about City facilities and different roads throughout the City.

Mayor hall asked if there were many changes to the plans? Andrea said that, yes, there were change orders but handled differently per contract.

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| 15. Citywide | Consideration and action pertaining to an update on Sober Living Homes, including approval of an amendment to the Surprise Municipal Code establishing short-term rental regulations; Ordinance #2023-13. | Tracy Montgomery
Community
Development |
|--------------|---|--|

Deputy City Manager Tracey Montgomery came to talk about sober living homes with Tiffany to provide an update. She said they would be returning with three additional items in the future. Assistant Director Tiffany Coop provided updated figures within the community. She talked about improvements to their current process when dealing with these violations.

Councilmember Haney asked how the inspection process works, and if they are notified prior to it? Tiffany elaborated on the new process and who they were going to work with to proceed.

Tiffany went on to explain how they wanted to adopt fees specific to these homes. She went on to code enforcement and what they could cite right now. She talked about the short-term rental code and the impact it would have if passed.

Vice-Mayor Judd asked about the posting on the property and if it would be visible from the sidewalk. Tiffany said that it would be done inside the home. Judd asked which neighbors would be notified and asked if we could modify that to be more visible? Attorney Wingo said that what is proposed is specifically allowed in statute. He talked about the primary purpose is to notify the renters and not the neighborhood. He said it is something that they could likely do but that they needed to be careful with existing sign ordinances. Judd said he liked the idea of something posted outside and wondered what everyone else thinks of that. He then asked if they need to renew their license every year. Tiffany said that they do so that we have the most current information. Tracey wanted to be clear that this is a short-term rental posting and how it would impact other short-term rentals that are not sober living homes.

Councilmember Cline talked about short-term rentals and how they don't pay the appropriate taxes or lack appropriate insurance. She talked about how important it is to have the current contact information as well. She voiced caution about the differences in short-term rentals.

Councilmember Duffy, asked if it would be possible to give a list to the HOA's? Tiffany said that they could include that in their process.

Councilmember Hastings, said that this seems like what other cities are doing this too. He asked how many cities are doing this too? Tiffany said she didn't have exact numbers, but it was trending with other cities. Hastings expressed concerns over a visible sign for a short-term rental. He said this is a great starting point. Tiffany mentioned some of their future items relate to this. Tracey suggested keeping a map current on the website.

Tiffany continued talking about the short-term rental code. She talked about the City resources needed for this issue and concluded it would involve 4 FTEs. She went over proposed fees/

Vice-Mayor Judd asked about one-time fee? Tiffany said it would be a part of their annual fee. She said the fees would be going to the general fund.

Tiffany talked about future support resources and what the City is capable of handling today. She then went over what was being proposed tonight and what would be coming back in the future.

Councilmember Haney, said he likes the collaborative effort put forward so far has been key. He suggested a central database that would help everyone out and sharing what we know with others. He encouraged any identified loopholes to be brought forward ASAP. Mayor hall agreed.

Councilmember Cline, said she agreed with Haney's ideas. She wants to make sure that this information is shared with who needs to know it for emergencies.

Vice-Mayor Judd, said he ran into Glendale councilmember Talmachoff. He talked about the importance of working with other cities to take care of this problem together and not simply push it other cities.

Councilmember Cline, asked if this is something that should be talked about with the League of Cities and Towns? Mayor Hall agreed.

Councilmember Haney made a motion to approve, Councilmember Cline seconded the motion. The motion passed 6 yes, 1 excused.

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| 16. | Internal | Consideration and action pertaining to candidates for appointment to the position of City Clerk. | None

Donna Meuse
Human Resources |
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Vice-Mayor Judd motioned to enter into executive session, Councilmember Cline seconded. The motion passed 6 yes, 1 excused.

Mayor Hall called the meeting back at 8:11 PM

Mayor Hall made a motion to appoint a candidate to the position, Vice-Mayor Judd seconded. The motion passed 6 yes, 1 excused.

I. Other Business and Future Agenda Items

Councilmember Haney asked for the report to come out with the 6 months data from the Sober Living Homes item.

Councilmember Hasting asked about getting youth involved. He asked if there could have liaisons for a few different commissions. City Manager Bob said he would talk to Gina about it if it was feasible.

J. City Council Reports

Councilmember Haney said that on April 20th at western peaks at 6:00 p.m. he will be having his meeting.

Councilmember Cline, said that she had a secondary meeting with the sign language club at the Grand. She said they will wait until September to have their next ASL meeting. She has two meetings next week Tuesday the 25th at the Pima room at 6:00 p.m., AZ traditions Friday the 28th at 10:00 a.m.

Vice-Mayor Judd, said tomorrow night at the tap house he has his community meeting at 6:00 p.m. He said last week he got a tour of the Police training facility and recommended it.

Councilmember Hastings had nothing to add.

Councilmember Duffy, wished a happy birthday to Vice-Mayor Judd.

Mayor Hall said they are hosting their 6th annual bean bag day this Saturday from 8 am to 12 pm at the Freedom Traditional Academy. There is also the National Day of Prayer is Thursday May 4th at 7 am in front of the public safety building.

K. Executive Session

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| 17. Citywide | Consideration and action to recess into executive session to discuss and consider final candidates for appointment to the position of City Clerk pursuant to A.R.S. 38431.03(A)(1). | None

Donna Meuse
Human Resources |
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L. Adjournment at 8:18 p.m.

Councilmember Cline motioned to adjourn, Councilmember Duffy seconded. The motion passed 6 yes, 1 excused.

Skip Hall, Mayor

ATTEST:

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 Regular City Council Meeting of **Tuesday, April 18, 2023.**

Sherry Ann Aguilar, City Clerk, MMC



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: May 2, 2023
Submitting Department: Finance
Staff Recommendations:

Contact Person:
District: Citywide

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

Consideration and action pertaining to approval of amendments to the Comprehensive Citywide Fee Schedule by increasing, removing, or newly adopting certain fees; Resolution #2023-17.

Motion:

I move to approve Resolution #2023-17.

Background:

Per the City of Surprise Comprehensive Financial Management Policies, user fees and charges will be examined periodically. Various city departments have reviewed their fees to ensure they align with current costs of service. The proposed updates were presented to City Council during the February 21, 2023 work session. Notice of fees requiring public notice was posted for 60 days following the Council Work Session.

Approval of the proposed updates will allow the city to recover operational and supply costs of providing services.

Objective Analysis:

The City charges a range of user fees for services provided to residents and businesses. These fees are imposed to support the City's costs of providing various programs and services, reducing the impact to the City's General Fund. With this item, the proposed changes are presented to council for final approval/adoption.

Policy Compliant:

Proposed updates to the citywide fee schedule are in compliance with the City of Surprise Comprehensive Financial Management Policy and User Fees Standard Operating Procedures.

Financial Impact:

Any increases in the fees will be used to offset costs associated with providing programs/services.

Budget Impact:

The anticipated increases will be incorporated in future year budgets.

FTE Impact:

The number of full time equivalents (FTE) is not impacted by this item.

ATTACHMENTS:

1. 22.01.25 Res 2023-17_Fees_DRAFT
 2. Comprehensive Fee Schedule_Changes_REDLINE_Res2023-17
 3. Comprehensive Surprise Fee Schedule_Res2023-17_05.02.2023_
-

RESOLUTION # 2023-17

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE COMPREHENSIVE CITYWIDE FEE SCHEDULE BY REMOVING FEES, INCREASING EXISTING FEES, AND ADOPTING NEW FEES FOR VARIOUS CITY DEPARTMENTS.

WHEREAS, per the City of Surprise Comprehensive Financial Management Policies, user fees and charges will be examined periodically;

WHEREAS, the Comprehensive Citywide Fee Schedule was last amended on February 7, 2023, via Resolution #2023-13;

WHEREAS, the City has statutory authority to assess these fees and charges, and notice has been provided consistent with state law;

WHEREAS, various city departments have reviewed their fees to ensure they align with current costs of service;

WHEREAS, approval of the fee changes identified in Exhibit A allows the affected departments to recover operational and supply costs of providing services; and

WHEREAS, the City of Surprise also wishes to update the Comprehensive Citywide Fee Schedule accordingly.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows.

Section 1. The fees, as identified in Exhibit A, are hereby authorized and established and shall become effective May 2, 2023.

Section 2. The Comprehensive Citywide Fee Schedule is hereby amended to include the fees and amounts as identified in Exhibit A.

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this ____ day of _____, 2023.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2023-17
Exhibit A

Table 1 - New Fees / Increases to Existing Fees

Human Service & Community Vitality	Current Amount	Proposed Amount	Unit of Measure
Senior Center Rental - Entire Building	-	\$125.00	Per Hour
Financial Justification			
Senior Center Rental - Entire Building The entire building was not previously available to rent. Renters were required to rent each room in the Center separately, which would result in a much higher fee. This new fee represents a lower rate than the previous dining hall, classroom, kitchen, and multipurpose room/game room rents combined. Department Point of Contact: DeAnn Blandford, Senior Financial Analyst, Human Service and Community Vitality., 623.222.3250.			
Fire-Medical	Current Amount	Proposed Amount	Unit of Measure
Resuscitation Training - Instructor Fee	-	Per HR Compensation Plan (see COS website)	Per Hour
CPR/AED Course Materials	-	\$20.00	Per Student
CPR/AED/First Aid Course Materials	-	\$30.00	Per Student
Financial Justification			
The justification for updating the Surprise Fire-Medical Resuscitation Training Fees is to partially recover costs associated with overtime wages and materials costs. The proposed fees will consist of an instructor hourly rate, per the City's compensation plan on the Human Resource website, and a cost per student for purchased materials. The fees will also be condensed from eight listed courses, down to two course categories, CPR/AED and CPR/AED/First Aid. 1. The instructor hourly rate reimburses the City of Surprise for overtime costs associated with duties preformed outside of regular assigned duties, such as, teaching a resuscitation class to the public. 2. The materials costs charged per student is to reimburse the City of Surprise for direct cost associated with purchasing the certification materials for each student. Department Point of Contact: Jennifer Felton, (Financial Management Analyst - Senior, Fire - Medical) at 623-222-5012.			
Parks and Recreation	Current Amount	Proposed Amount	Unit of Measure
Surprise Aquatic Center ≤100	\$250.00	\$280.00	Per Hour
Financial Justification			
Pool Rental Rates The Parks & Recreation Department is requesting to increase the private rental rates for the Surprise Aquatic Center. Several lifeguards are required for pool rentals to ensure the safety of participants. Additional lifeguards are required as the number of attendees for the rental increases. The annual minimum wage increases have impacted the cost to provide lifeguards. In addition, the costs for pool chemicals and other maintenance supplies have continued to increase impacting the cost recovery for this service. (The fee increase approved in February 2023 for Surprise Aquatic Center rentals listed the rate incorrectly for rentals under 100 persons. This entry is to correct that rate.) Department Point of Contact: Holly Osborn, Parks & Recreation Director at 623-222-2218.			

Other changes not requiring Public Notice (tables 2-4)

Table 2 - Changes to Program-based Fees (exempt from Public Notice)

Human Service & Community Vitality	Current Amount	Proposed Amount	Unit of Measure
Holiday Parties - Member	\$12.00	\$0.00-\$50.00	Per Person/Per Party
Holiday Parties - Non-Member	\$20.00	\$0.00-\$60.00	Per Person/Per Party
Special Interest Classes	\$6.00-\$72.00	\$1.00-\$150.00	Per Person/Per Session
Crafts	\$1.00-\$5.00	\$1.00-\$25.00	Per Person/Per Session
Financial Justification			
Holiday Parties, Crafts and Special Interest Classes All crafts, special interest classes, and holiday parties are cost recovery only. They are not new fees. Because the interests and desires of our seniors are ever changing, offering a range of fees under the umbrella of "crafts" or "special interest classes" will allow for more flexible programming throughout the year rather than listing each class currently offered separately. The proposed range will allow for cost recovery as prices fluctuate with the market and depend on the materials needed for the specific classes. Member pricing is lower due to the Senior Center Site Council using funds to cover member costs. Department Point of Contact: DeAnn Blandford, Senior Financial Analyst, Human Service and Community Vitality., 623.222.3250.			

Table 3 - Eliminating/Removing Fees

Department	Fees to be Eliminated/Removed
Arts, Culture & Library	Library Conference Room
City Clerk	Photo Service
Parks and Recreation	Police Officer/Medical EMT Aquatics/Sports Cleaning or Maintenance
Finance	Special Events
Fire-Medical	BLS Digital Certification Card with Access to Digital Book (G2015) Pediatric (All Ages) CPR/AED and First Aid Digital Certification with Access to Digital Book (G2015) BLS Blended Course (G2015) DC CPR and AED Blended Course (G2015) DC- All Ages CPR/AED and Basic First Aid Blended Course (G2015) DC - All Ages Pediatric (All Ages) CPR/AED and First Aid Blended Course (G2015) DC Firefighter- Contractual (Fire Suppression) Firefighter- Contractual Special Event (Non-Fire Suppression)

Table 3 - Eliminating/Removing Fees

Department	Fees to be Eliminated/Removed
Human Service & Community Vitality	Removing Categories for all fees (Category** I, Category** II (A) (B), Category** III) Study Room Senior Center 1/2 Multi-Purpose Room Senior Center Classroom D The following fees will be removed from the schedule but will continue to be offered at the "Special Interest Classes" rates listed on table 1: Computer Classes – Resident & Non-Resident One Stroke Painting – Resident & Non-Resident Swap Meet Space Rental – Resident & Non-Resident Spanish – Resident & Non-Resident Line Dancing Senior Idol Tickets
Police	Photos – Each Additional Print

Table 4 - Changes to the name, unit of measure and/or amount for existing fees

Department	Fee	Proposed Change	From	To
Community Development	Building/Fire Plan Review	Unit of Measure	Per Review	Per Permit
	Plan Revisions - After Permit is Approved	Unit of Measure	Per Hour	Per 15 mins.
		Amount	\$100.00	\$25.00
	3rd and Subsequent Review	Name	3rd and Subsequent Review	3rd and Subsequent Review / Revisions to Approved Plans
	Utility Plan Review	Name	Utility Plan Review	Dry Utility Plan Review
		Amount	Per Franchise Agreement	Per Franchise / License Agreement
Fire-Medical	Firefighter Service	Name	Firefighter Service	Fire-Medical Staffing
		Amount	\$50.00 - \$70.00	Per HR Compensation plan (see COS website)
Human Service & Community Vitality	Senior Center Staff	Name	Senior Center Staff	Senior Center Staff (required for all rentals)
	Senior Center	Name	Senior Center	Dining Hall
		Amount	\$60.00 - \$100.00	\$80.00
	Senior Center Multi-Purpose Room	Name	Senior Center Multi-Purpose Room	Game Room
		Amount	\$50.00 - \$75.00	\$60.00
	Kitchen	Name	Kitchen	Dining Hall & Kitchen

Table 4 - Changes to the name, unit of measure and/or amount for existing fees

Department	Fee	Proposed Change	From	To
		Amount	\$90.00 - \$140.00	\$100.00
Parks and Recreation	Recreation/Campus Staff/Aquatics Staff/Maintenance/Tennis Pro	Name	Recreation/Campus Staff/Aquatics Staff/Maintenance/Tennis Pro	Recreation/Maintenance/Tennis Pro
	Recreation Center Gymnasium (2 hr. min.)	Name	Recreation Center Gymnasium (2 hr. min.)	Recreation Center Gymnasium
		Amount	\$150.00 per hour	\$125.00 per hour
	Podium/Microphone/Pop Up Tent	Name	Podium/Microphone/Pop Up Tent	Podium/Microphone/Inflatable
Police	Photos – 12 or Less	Name	Photos – 12 or Less	Photos
		Unit of Measure	Per Request	Per CD

Fees are separated by service area to facilitate the identification of a particular fee within the document, however fees as adopted on this schedule may be assessed citywide.

FEE	AMOUNT	UNIT OF MEASURE	SUMMARY OF CHANGES
CITY CLERK			
Passports			
Execution*	\$35.00	Per Card or Book	Remove fee
Photo Service*	\$10.00	Per Photo	
Photocopies			
8.5" x 11" or 8.5" x 14"	\$0.50	Per Page	
11" x 17"	\$1.00	Per Page	
CITY COURT			
Arrest Warrant Processing	\$200.00	Per Warrant	
Compliance Monitoring	\$100.00	Per Case	
Deferred Prosecution	\$200.00	Per Case	
Diversion Program	\$300.00	Per Case	
Driver's License Suspension	\$50.00	Per Case	
Indigent Administrative Assessment (Determined by the Judge based on financial affidavit.)	\$25.00	Per Charge	
Jury Cancellation	\$500.00	Per Case	
Municipal Court Enhancement	\$16.40	Per Case	
Probation Program	\$100.00	Per Case	
Public Defender	\$150.00	Per Case (Determined by Judge based on financial affidavit)	
PARKS AND RECREATION			
Aquatics Admissions			
Special Event Admissions/Aquatics	\$0-\$25.00	Per Person/Per Event	
Open Swim & Lap Swim			
Youth- Resident	\$2.00-\$5.00	Per Person/Per Day	
Adult- Resident	\$3.00-\$6.00	Per Person/Per Day	
Youth/Adult- Non-Resident	\$5.00-\$8.00	Per Person/Per Day	
Swim Passes (Residents Only)			
Youth Individual	\$30.00-\$50.00	Per Season	
Adult Individual	\$50.00-\$80.00	Per Season	
Family (Up to 5)	\$100.00-\$160.00	Per Season	
Family (Additional persons over 5)	\$10.00-\$20.00	Per Person/Per Season	
Racquet/Paddle Sports Admissions			
Ball Machine Rental			
Resident	\$7.00	Per Machine/ Per 1/2 Hour	
Resident	\$11.00	Per Machine/ Per 1 Hour	
Non-Resident	\$9.00	Per Machine/ Per 1/2 Hour	
Non-Resident	\$13.00	Per Machine/ Per 1 Hour	
Tennis Court Fees-Day			
Day 90 min - Resident	\$2.00-\$4.00	Per Person/Per 90 min	
Day 120 min - Resident	\$3.00-\$5.00	Per Person/Per 120 min	
Day 90 min - Non-Resident	\$3.00-\$5.00	Per Person/Per 90 min	
Day 120 min - Non-Resident	\$4.00-\$6.00	Per Person/Per 120 min	
Tennis Court Fees-Night			
After 4pm 90 min - Resident	\$3.00-\$5.00	Per Person/Per 90 min	
After 4pm 120 min - Resident	\$4.00-\$6.00	Per Person/Per 120 min	
After 4pm 90 min - Non-Resident	\$4.00-\$6.00	Per Person/Per 90 min	
After 4pm 120 min - Non-Resident	\$5.00-\$7.00	Per Person/Per 120 min	
Racquetball/Paddleball Court Fees			
Racquetball/Paddleball Court Fees 60 min - Resident	\$3.00-\$5.00	Per Person/Per 60 min	
Racquet Sports Organized Play			

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FEE	AMOUNT	UNIT OF MEASURE	SUMMARY OF CHANGES
Racquet Sports Organized Play (Drop –In) Day- Resident	\$3.00-\$5.00	Per Person/Per 120 min	
Racquet Sports Organized Play (Drop –In) After 4pm- Resident	\$4.00-\$6.00	Per Person/Per 120 min	
Racquet Sports Organized Play (Drop –In) Day- Non-Resident	\$4.00-\$6.00	Per Person/Per 120 min	
Racquet Sports Organized Play (Drop –In) After 4pm-Non- Resident	\$5.00-\$7.00	Per Person/Per 120 min	
Tennis League Group Rates			
Day 90 min - Resident	\$10.00-\$12.00	Per Person/Per 90 min	
Day 120 min - Resident	\$14.00-\$16.00	Per Person/Per 120 min	
Day 90 min - Non-Resident	\$12.00-\$14.00	Per Person/Per 90 min	
Day 120 min - Non-Resident	\$16.00-\$18.00	Per Person/Per 120 min	
After 4pm 90 min - Resident	\$14.00-\$16.00	Per Person/Per 90 min	
After 4pm 120 min - Resident	\$18.00-\$20.00	Per Person/Per 120 min	
After 4pm 90 min - Non-Resident	\$16.00-\$18.00	Per Person/Per 90 min	
After 4pm 120 min - Non-Resident	\$20.00-\$22.00	Per Person/Per 120 min	
Warm-up Fee	\$4.00-\$5.00	Per Person/Per 30 min	
Basket of Tennis Balls	\$2.00	Per Person/ Per Day	
Racquet Stringing Services	\$15.00 - \$35.00	Per Item	
Backboard Rental	\$1.00	Per Person/ Per 30 Minutes	
Special Events Admissions			
Special Event Admissions/Teens	\$0-\$25.00	Per Person/Per Event	
Event & Promotion Activity Tickets (Fees vary depending on event)	\$1.00-\$50.00	Per Ticket	
Aquatics Rentals			
Category** I	No charges apply		
Surprise Aquatic Center/Hollyhock Community Pool			
Category** II (A) (B)	\$100.00	Per Day	
Category** III	See Aquatic Private Rental Fees		
Staff (Requirements based on specific event, projected attendance & required number of personnel for safety.)			
Category** II (A) (B)	\$25.00	Per Hour	
Category** III	Included in Rental Fee		
Utilities (Gas/Electric/Water)	\$20.00	Per Hour	
Excessive Utilities (To restart heat/utilities when closed for winter/season)	\$500.00	Per Day	
Aquatic Private Rental Fees (2 Hr. Min.)- Category* III			
Lap Lane Rental	\$50.00	Per Hour	
Diving Well Rental	\$50.00	Per Hour	
Surprise Aquatic Center			
≤100	\$250.00 \$280.00	Per Hour	Increase fee amount
101-150	\$310.00	Per Hour	
151-200	\$330.00	Per Hour	
201-250	\$350.00	Per Hour	
251-400	\$450.00	Per Hour	
Hollyhock Community Pool			
≤100	\$210.00	Per Hour	
101-150	\$240.00	Per Hour	
151-200	\$260.00	Per Hour	
Municipal Pools Birthday Party (Residents only)			
Surprise Aquatic Center (SAC)			
≤15	\$120.00	Per 2 Hour Rental	
16-20	\$140.00	Per 2 Hour Rental	
21-25	\$160.00	Per 2 Hour Rental	
26-30	\$180.00	Per 2 Hour Rental	
31-50	\$240.00	Per 2 Hour Rental	
Hollyhock Community Pool			
≤15	\$40.00	Per 2 Hour Rental	
16-20	\$45.00	Per 2 Hour Rental	
21-25	\$50.00	Per 2 Hour Rental	
26-30	\$55.00	Per 2 Hour Rental	
31-50	\$75.00	Per 2 Hour Rental	



Citywide Fee Schedule

Fees are separated by service area to facilitate the identification of a particular fee within the document, however fees as adopted on this schedule may be assessed citywide.

FEE	AMOUNT	UNIT OF MEASURE	SUMMARY OF CHANGES
Facility Rentals			
Category** I	No charges apply		
Dance Room at Countryside Rec Center			
Category** II (A)	\$50.00	Per Hour	
Category** III	\$50.00	Per Hour	
Sierra Montana			
Basic Rental Package	\$150.00	Every 3 Hours	
Basic Rental Package- Additional Time	\$50.00	Every 3 Hours	
Ultimate Rental Package	\$300.00	Every 3 Hours	
Ultimate Rental Package- Additional Time	\$50.00	Per Hour	
Dreamcatcher Park/Recreation Center Gymnasium/ Library-Conference Room (2-hr. min.)			
Category** II (A) (B)	\$100.00	Per Hour	Remove Libray Fee and hourly min
Category** III	\$150.00 \$125.00	Per Hour	Reduce fee
Multi-Purpose Room (2 Hr. Min.)			
Category** II (A) (B)	\$75.00	Per Hour	
Category** III	\$100.00	Per Hour	
Classroom			
Category** II (A) (B)	\$30.00	Per Hour	
Category** III	\$35.00	Per Hour	
Study Room			
Category** II (A) (B)	\$25.00	Per Hour	
Category** III	\$30.00	Per Hour	
Field Rentals			
All City Fields (excluding Surprise Recreation Campus fields and the Fields at Countryside)			
Sport Field w/o Lights			
Category** II (A) (B)	\$15.00	Per Hour	
Category** III	\$30.00	Per Hour	
Sport Field w/ Lights			
Field Rentals- Mon-Thurs- Before 3pm	\$7.50	Per Hour	
Field Prep Fee	\$15.00-\$150.00	Per Field	
Fields at Countryside			
Category II (B) – Before 6pm	\$50.00	Per Hour	
Category II (B) – After 6pm	\$65.00	Per Hour	
Category III – Before 6pm	\$75.00	Per Hour	
Category III – After 6pm	\$90.00	Per Hour	
Field Prep Fee	\$15.00-\$150.00	Per Field	
Surprise Tennis & Racquet Complex Rentals			
Tennis Courts w/o Lights			
Category** II (A)	\$5.00-\$8.00	Per Hour	
Category** II (B)	\$6.00-\$11.00	Per Hour	
Category** III	\$12.00-\$18.00	Per Hour	
Tennis Courts w/ Lights			
Category** II (A)	\$7.00-\$11.00	Per Hour	
Category** II (B)	\$8.00-\$12.00	Per Hour	
Category** III	\$15.00-\$21.00	Per Hour	
Tennis Classroom			
Category** II (A) (B)	\$30.00-\$40.00	Per Hour	
Category** III	\$35.00-\$45.00	Per Hour	
Tennis Ping Pong Room			
Category** II (A) (B)	\$25.00-\$35.00	Per Hour	
Category** III	\$30.00-\$40.00	Per Hour	
Racquetball Courts/Sand Volleyball Courts/Pickleball Courts Rentals-All Categories			
Category** II (A) (B) & III	\$5.00-\$9.00	Per Hour	

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FEE	AMOUNT	UNIT OF MEASURE	SUMMARY OF CHANGES
Facility Cleaning/Excessive Utilities (weekends/holidays)			
Category** II (A) (B) & III	\$20.00	Per Hour	
Staff- See Staffing Fees			
Accessories			
Portable PA System/Water/Ice/Coolers	\$30.00	Per Item	
Podium/Microphone/ Pop-Up Tent Inflatable	\$10.00	Per Item	Name Change
Ramadas			
Category** I	No charges apply		
Ramada Small			
Resident	\$20.00	Per 4 Hour Block	
Non-Resident	\$35.00	Per 4 Hour Block	
Ramada Large			
Resident	\$30.00	Per 4 Hour Block	
Non-Resident	\$55.00	Per 4 Hour Block	
Ramada Heritage Park Pavillion (Special event premiums may apply.)			
Resident	\$65.00	Per 4 Hour Block	
Non-Resident	\$125.00	Per 4 Hour Block	
Group Events (Must use approved vendor list, with insurance on file.)			
Category** I (No charges apply)			
Amplified Sound - Dj (Must reserve all ramada's within 50 ft.)			
Category** II (A)	\$50.00	Every 4 Hours	
Category** II (B)	\$50.00-\$100.00	Every 4 Hours	
Category** III	\$100.00-\$250.00	Per Location	
Amplified Sound - Live Music (Must reserve all ramada's within 50 ft.)			
Category** II (A)	\$100.00	Every 4 Hours	
Category** II (B)	\$100.00-\$200.00	Every 4 Hours	
Category** III	\$200.00-\$400.00	Per Location	
Beer Permit			
Resident	\$10.00	Per Permit	
Non-Resident	\$20.00	Per Permit	
Admin Fee	\$250.00	Per Event	
Staff Required- See Staffing Fees			
Staffing (2 Hr. Min. Requirements Based On Specific Event, Attendance, And Required Personnel For Safety.)			
Category** I (No charges apply)			
Recreation/ Campus Staff/Aquatic Staff /Maintenance/Tennis Pro	\$20.00	Per Hour/Per Staff Member	Remove fee - Campus staff applies to Sports & Tourism. Aquatic staff covered under aquatic rentals \$25 for staffing
Janitor/Custodian	\$15.00	Per Hour/Per Staff Member	
Tennis Supervisor	\$40.00	Per Hour/Per Staff Member	
Police Officer/Medical EMT	\$50.00	Per Hour/Per Staff Member	Remove fee
Aquatics/Sports Cleaning or Maintenance	\$20.00	Per Hour	Remove fee
COMMUNITY DEVELOPMENT			
Community Facilities District (CFD)			
CFD Application (per A.R.S. § 48-708 (E))	\$15,000.00	Per CFD	

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<u>FEE</u>	<u>AMOUNT</u>	<u>UNIT OF MEASURE</u>	<u>SUMMARY OF CHANGES</u>
CFD Administrative Expense (per A.R.S. § 48-708 (E))	\$50,000.00 (or actual cost, whichever is less)	Per CFD	
CFD Administrative Expense Additional Deposits	\$25,000.00	Per CFD	
Building Permit And Inspections			
Annual Facilities Permit	\$275.00	Per Permit	
Building/Fire Permit			
Building/Fire Permit Fee - Valuation of \$1,000.00 or Less	\$75.00	Each Based on Valuation	
Building/Fire Permit Fee - Valuation of \$1,000.01 to \$999,999.99			
Fee 1 of 2	\$100.00	Each	
Fee 2 of 2	\$6.00	Per \$1,000.00 Of Valuation	
Building/Fire Permit Fee - Valuation of \$1,000,000.00+			
Fee 1 of 2	\$100.00	Each	
Fee 2 of 2	\$5.00	Per \$1,000.00 Of Valuation	
Commercial Factory Built Building	Per Arizona Department of Housing Intergovernmenta l Agreement	Each	
Deferred Permit Submittal	\$165.00	Per Deferral	
Designated Slum Property Inspection (2 hr. min. outside normal business hours)	\$150.00	Per Inspection	
Finished Floor Elevation Verification	\$415.00	Per Verification	
Re-Inspection	\$100.00	Per Hour (\$200.00 min.)	
After Hour Inspection	\$100.00	Per Hour (\$200.00 min.)	
After Hour Inspection - Weekends/Holidays/3rd Shift	\$100.00	Per Hour (\$300.00 min.)	
Manufactured Home	Per Arizona Department of Housing Intergovernmenta l Agreement	Each	
Residential Factory Built Building	Per Arizona Department of Housing Intergovernmenta l Agreement	Each	
Swimming Pool Signs	Actual Cost to Jurisdiction	Per Sign	
Temporary Sales/Construction Trailer Permit			
Fee 1 of 2	\$100.00	Each	
Fee 2 of 2	\$6.00	Per \$1,000.00 of Valuation	
Temporary Power Permit	\$75.00	Based on Valuation Under \$1,000.00	
Temporary Use Permit/Special Event	\$135.00	Per Permit	
Self-Certification Meeting	\$300.00	Per Meeting	
Solar Permit	\$250.00	Per Permit	
Building And Fire Plan Review			
Building/Fire Plan Review	65% of the Building/Fire Permit Fee	Per Review Per Permit	Change Unit of Measure
Landscape Plan Review			
Fee 1 of 2	\$100.00	Each	
Fee 2 of 2	\$6.00	Per \$1,000.00 of Valuation	
Plan Revisions - After Permit is Approved	\$100.00	\$25.00 Per Hour Per 15 mins.	Change Unit of Measure / Fee amount. No increase

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<u>FEE</u>	<u>AMOUNT</u>	<u>UNIT OF MEASURE</u>	<u>SUMMARY OF CHANGES</u>
Civil Engineering Permit And Inspections			
Annual Traffic Control Permit	\$750.00	Per Permit	
City Jurisdiction or Service Area - Civil Construction Permit	3% of Construction Cost	Per Permit	
City Jurisdiction or Service Area - Private Utility	1% of Construction Cost	Per Permit	
Civil Construction Permit Renewal Or Extension	50% of the original permit fee paid	Per Permit	
Inspection And Re-Inspection (2 hr. min. outside normal business hours)	\$75.00	Per Hour	
Water, Wastewater, And Reclaimed Water Facility Permits (Wells, water supply facilities, lift stations, etc.)	3% of Construction Cost	Per Permit	
Excavation In Paved Streets Within 2 Years Of Street Construction			
5 sq. yds. or less	\$330.00	Per Square Yard	
5 - 100 sq. yds.- Fee 1 of 2	\$1,650.00	Per Review	
5 - 100 sq. yds.- Fee 2 of 2	\$18.00	Per Square Yard	
100 sq. yds. or more- Fee 1 of 2	\$3,360.00	Per Review	
100 sq. yds. or more- Fee 2 of 2	\$14.00	Per Square Yard	
Facility Plan Review 100%	\$190.00	Per Hour	
Facility Plan Review 30%/60%/90%	\$190.00	Per Sheet	
Standard Plan Review Civil Plan Review			Rename Category
1st and 2nd Review	\$380.00	Per Sheet	
3rd and Subsequent Review / Revisions to Approved Plans	\$190.00	Per Hour	Add "Revisions to approved plans"
Dry Utility Plan Review	Per Franchise / License Agreement	Per Hour	Name change - Add "Dry" to fee name and "License" to amount
Development Review Fees			
404 Documentation/Phase 1 Environmental Assessment/Title Report	\$180.00	Per Report	Rename Category
Administrative Use Permit (AUP)	\$400.00	Each	
Alta Survey	\$95.00	Per Sheet	
Appeals	\$250.00	Per Appeal	
Annexation	\$800.00	Per Annexation	
Comprehensive Sign Program (CSP)	\$1,750.00	Each	
Concept Review	\$300.00	Per Review	
Conditional Use Permit (Use Only)	\$1,250.00	Each	
Conditional Use Permit with Site Plan			
Fee 1 of 2	\$3,600.00	Each	
Fee 2 of 2	\$30.00	Per Acre	
Development Agreement	\$5,000.00	Per Agreement	
Development Agreement Amendment	\$2,500.00	Per Amendment	
Design Review Elevation Only (Remodel, Colors)	\$50.00	Hourly	
Preliminary Grading, Drainage and Utilities	\$135.00	Per Sheet	
Traffic Impact Analysis/Engineering Report	\$180.00	Per Hour/ Per Report	
Final Plat			
Fee 1 of 2	\$1,200.00	Each	
Fee 2 of 2	\$17.00	Per Lot/Tract/Parcel	
Fire Flow Test Results	\$110.00	Per Test	
Follow Up Concept Review	\$150.00	Per Review	
General Plan Amendment Major	\$6,000.00	Each	
General Plan Amendment Minor	\$2,500.00	Each	
Home Product Review	\$125.00	Per Plan	
Landscape Design Review	\$300.00	Per Sheet	
Lot Line Adjustment	\$400.00	Each	
Map of Dedication	\$750.00	Each	
Minor Land Division			
Fee 1 of 2	\$400.00	Each	
Fee 2 of 2	\$17.00	Per Lot/Tract/Parcel	

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<u>FEE</u>	<u>AMOUNT</u>	<u>UNIT OF MEASURE</u>	<u>SUMMARY OF CHANGES</u>
Model Home Complex			
Fee 1 of 2	\$600.00	Each	
Fee 2 of 2	\$30.00	Per Lot/Tract/Parcel	
Parcel Assemblage	\$400.00	Each	
Planned Unit Development Overlay	\$3,540.00	Per Overlay	
Preliminary Plat			
Fee 1 of 2	\$2,500.00	Each	
Fee 2 of 2	\$30.00	Per Lot/Tract/Parcel	
Project Name Change/Site Plan Extension/Continuance Per Applicant Request	\$220.00	Per Request	
Rezone			
Fee 1 of 2	\$3,000.00	Each	
Fee 2 of 2	\$20.00	Per Acre	
Site Plan (Narrative and elevations included in per sheet fee)			
Fee 1 of 2	\$3,000.00	Each	
Fee 2 of 2	\$30.00	Per Acre	
Temporary Use Permit/Special Event	\$135.00	Per Permit	
Text Amendment	\$2,000.00	Each	
Utility Plan Review	\$255.00	Per Sheet	
Variance			
Fee 1 of 2	\$500.00	Each	
Fee 2 of 2	\$25.00	Per Item Requested	
Zoning Amendment Major	\$2,500.00	Each	
Zoning Amendment Minor	\$885.00	Per Amendment	
Water, Wastewater, Or Reclaimed Water Master Plan	\$180.00	Per Review	
Address Assignment From Dedicated Access (At time of Permit/Development Review)	\$10.00	Per Address	
Address Assignment On Vacant Property Or From Easement (At time of Permit/Development Review)	\$25.00	Per Address	
Address Change At Time Of Permit	\$50.00	Per Address	
Document Handling	Actual Cost to Jurisdiction	Per Document	
Native Plant Inventory – 1st And 2nd Review	\$160.00	Per Sheet	
Native Plant Inventory – 3rd And Subsequent Review	\$100.00	Per Sheet	
Miscellaneous 4th and subsequent reviews (any plan type)	20% of Initial Base Fee	Each	
Plan Revisions - After Permit is Approved	\$100.00	Per Hour	
Plan Revision Requested by Applicant	50% of Initial Base Fee	Each	
Public Meeting Notice/Advertising	Actual Cost to Jurisdiction	Per Advertisement	
Recordation Fee	Actual Cost to Jurisdiction	Per Recording	
General Services			
Civil Permit and Design Review Administrative Processing	\$140.00	Per Permit/Review	
Building Permit Administrative Processing Fee - Valuation of \$1.00 - \$999,999.99	0.50% of Valuation	Valuation	
Building Permit Administrative Processing Fee - Valuation of \$1,000,000.00+	0.052% of Valuation	Valuation	
Archived Document Retrieval (Copies are additional)	\$80.00	Per Request	
Asbuilts			
12" x 18"	\$2.50	Per Page	
24" x 36"	\$5.00	Per Page	
CD's Containing Documents	\$5.00	Per CD	
Custom Maps (\$150 min.)	\$80.00	Per Hour	
Digital Data			
Boundary Shapes	\$25.00	Per Shape	
Centerlines	\$250.00	Per Centerline	
Land Use or Zoning	\$100.00	Per Request	
Parcels	\$500.00	Per Parcel	

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<u>FEE</u>	<u>AMOUNT</u>	<u>UNIT OF MEASURE</u>	<u>SUMMARY OF CHANGES</u>
Maps			
8.5" x 11"	\$2.50	Per Page	
11" x 17"	\$5.00	Per Map	
24" x 36"	\$20.00	Per Map	
36" x 48" or 40" x 60"	\$30.00	Per Map	
Zoning Verification, Compliance Letter	\$100.00	Each	

Right-Of-Way Facilities Fees

Annual Use Fees

Right-Of-Way Use Fee	\$50.00	Per year x number of Small Wireless Facilities
Right-Of-Way Use Fee for Monopoles and Associated Wireless Facilities	\$100.00	Per year x number of Small Wireless Facilities
Application for collocating Small Wireless Facilities (Existing with no modifications)		
One (1) to five (5) applications	\$100.00	Each
Six (6) through 25 applications	\$50.00	Each
Application for Utility Pole and Monopole (New or existing with modifications)		
New, replacement, or modified utility poles not subject to zoning review	\$400.00	Each
New, replacement, or modified monopoles, utility poles, collocations, or wireless facilities subject to zoning review	\$400.00	Each

Miscellaneous

Outside Consultant	Actual Cost to Jurisdiction	Per Consultant
Abatement Administrative Fee (\$150 min.)	10% of Actual Cost	Per Abatement

ECONOMIC DEVELOPMENT

TechCelerator

The Economic Development Director has the authority to reduce or waive the program fee based on business evaluation criteria.

Program Fee

Tier 1	\$0.35	Per Square Foot/Per Month
Tier 2	\$0.51	Per Square Foot/Per Month
Tier 3	\$0.68	Per Square Foot/Per Month
Tier 4	\$0.85	Per Square Foot/Per Month
Tier 5	\$1.01	Per Square Foot/Per Month
Tier 6	\$1.18	Per Square Foot/Per Month
Tier 7	\$1.34	Per Square Foot/Per Month

FINANCE

Business Licensing

All Businesses - Initial Business License	\$168.00	Per License
All Businesses - Annual Renewal Fee	\$84.00	Per License

Pro-Rated Initial Business License

Start date 1st Quarter (Jan, Feb, & Mar)	\$168.00	Per License
Start date 2nd Quarter (Apr, May, & Jun)	\$126.00	Per License
Start date 3rd Quarter (Jul, Aug, & Sept)	\$84.00	Per License
Start date 4th Quarter (Oct, Nov, & Dec)	\$42.00	Per License
Late Payment (Failure to pay by a specified due date.)	25% of Base Rate	Per License

~~Special Events~~ ~~\$35.00~~ ~~Per License~~ Remove fee - Repealed 8/1/2022 Ordinance 2022-17/RFLS 8304

Miscellaneous

Returned Payment Fee	\$15.00	Per Transaction
City Sales and Use Tax Application Fee	\$10.00	Per License
Department of Public Safety Background Check*	\$22.00	Per Check

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<u>FEE</u>	<u>AMOUNT</u>	<u>UNIT OF MEASURE</u>	<u>SUMMARY OF CHANGES</u>
In-Person Development Services Payment Processing Fee for Credit Card Transactions	2.0%	Per Transaction Amount	
Online Development Services Payment Processing Fee for Credit Card/Debit Transactions	2.8% or \$1.25 minimum	Per Transaction Amount	
FIRE-MEDICAL			
Fire Suppression			
Engine Company/Ladder Tender	\$427.00	Per Hour	
Ladder Company	\$514.00	Per Hour	
Command Vehicle	\$244.00	Per Hour	
Brush Truck/Support Truck	\$228.00	Per Hour	
Water Tender	\$184.00	Per Hour	
Staff Vehicle	\$148.00	Per Hour	
Fire Code Compliance			
Annual Fire Inspections- 3rd, 4th, and 5th Re-Inspection	\$150.00	Per Inspection	
Electronic Filing- Fire Code Compliance	\$12.00	Per Inspection	
License Inspection			
Adult/Child Day Care Facility	\$100.00	Per Inspection	
Residential Group Homes/Nursing Care/Supervisory Care/Behavioral Health and Assisted Living Facilities	\$150.00	Per Inspection	
Inspection			
Pyrotechnics Display	\$300.00	Per Inspection	
90 day Firework Vendor- Store	\$150.00	Per Inspection	
90 day Firework Vendor- Tent	\$350.00	Per Inspection	
Lock Box			
Device and Installation	\$65.00	Per Box	
Records Request			
Compact Disc	\$20.00	Per Disc	
Less than 10 pages	\$5.00	Per Request	
10 to 19 pages	\$10.00	Per Request	
20 - 29 pages	\$15.00	Per Request	
30 - 49 pages	\$25.00	Per Request	
50 - 100 pages	\$35.00	Per Request	
Remote Alarm			
Installation			
Fee 1 Of 2	\$100.00	Per Installation	
Fee 2 Of 2	\$150.00	Per Day	
Alarm System Non-Compliance	\$75.00	Per Call	
Incident Investigation – Car 3099	\$75.00	Per Hour	
Tactical Premise	\$75.00	Per Call	
Annual Tomar Gate Inspection	\$50.00	Per Inspection	
Resuscitation Training			
Instructor Fee (required for all classes/training)	Per HR Compensation Plan (see COS website)	Per Hour	New Fee
Adult/Infant/Child: CPR/AED Digital Certification Card with Access to Digital Book (G2015)- (6 Student Minimum)	\$59.00 \$20.00	Materials Per Student	Update to materials only
BLS Digital Certification Card with Access to Digital Book (G2015)- (6 Student Minimum)	\$59.00	Per Student	Remove
Adult/Infant/Child: CPR/AED and Basic First Aid Digital Certification Card with Access to Digital Book (G2015)- (6 Student Minimum)	\$87.00 \$30.00	Materials Per Student	Update to materials only.
Pediatric (All Ages) CPR/AED and First Aid Digital Certification with Access to Digital Book- (G2015)- (6 Student Minimum)	\$87.00	Per Student	Remove

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FEE	AMOUNT	UNIT OF MEASURE	SUMMARY OF CHANGES
BLS Blended Course (G2015) DC (2 Student Minimum)	\$76.00	Per Student	Remove
CPR and AED Blended Course (G2015) DC - All Ages (2 Student Minimum)	\$76.00	Per Student	Remove
CPR/AED and Basic First Aid Blended Course (G2015) DC - All Ages (2 Student Minimum)	\$96.00	Per Student	Remove
Pediatric (All Ages) CPR/AED and First Aid Blended Course (G2015) DC (2 Student Minimum)	\$96.00	Per Student	Remove
Firefighter Service Fire-Medical Staffing	Per HR Compensation Plan (see COS website)	Per Hour	Update Name & Amount.
Firefighter - Contractual (Fire Suppression)	\$50.00	Per Hour	Remove - See Fire-Medical Staffing above
Firefighter - Contractual Special Event (Non-Fire Suppression)	\$70.00	Per Hour	Remove - See Fire-Medical Staffing above
HUMAN SERVICE & COMMUNITY VITALITY			
Senior Center Rentals			
Category** I -	No charges apply		Remove Categories
Classroom	\$30.00	Per Hour	Remove Categories; Keep Category** II (A) (B) rate
Category** II (A) (B)	\$20.00	Per Hour	Remove Categories
Category** III	\$35.00	Per Hour	Remove Categories
Study Room			Remove
Category** II (A) (B)	\$25.00	Per Hour	Remove Categories
Category** III	\$30.00	Per Hour	Remove Categories
Senior Center Dining Hall	\$80.00	Per Hour	Rename / Removing Categories; Proposed rate of \$80 is within the current Category** II (A) (B) & Category** III ranges. No increase.
Category** II (A) (B)	\$60.00	Per Hour	Remove Categories
Category** III	\$100.00	Per Hour	Remove Categories
Senior Center Multi-Purpose Room Game Room	\$60.00	Per Hour	Rename / Remove Categories; Proposed rate of \$60 is within the current "Multi purpose room" Category** II (A) (B) & Category** III rates. No Increase.
Category** II (A) (B)	\$50.00	Per Hour	Remove Categories
Category** III	\$75.00	Per Hour	Remove Categories
Senior Center 1/2 Multi-Purpose Room			Remove
Category** II (A) (B)	\$25.00	Per Hour	Remove Categories
Category** III	\$50.00	Per Hour	Remove Categories
Senior Center Classroom D			Remove
Category** II (A) (B)	\$20.00	Per Hour	Remove Categories
Category** III	\$50.00	Per Hour	Remove Categories
Kitchen Dining Hall and Kitchen	\$100.00	Per Hour	Rename / Remove Categories; Proposed rate of \$100 is within current "Dining Hall" and "Kitchen" category rates when combined.
Category** II (A) (B)	\$20.00	Per Hour	Remove Categories
Category** III	\$40.00	Per Hour	Remove Categories
Entire Building	\$125.00	Per Hour	NEW FEE
Senior Center Staff (required for all rentals)	\$20.00	Per Hour / Per Staff	add "required for all rentals" & clarify UOM
Senior Programs			
Computer Classes			Remove - covered under "Special Interest Classes"
Resident	\$50.00	Per Person/ Per Session	Remove - covered under "Special Interest Classes"
Non-Resident	\$60.00	Per Person/ Per Session	Remove - covered under "Special Interest Classes"
Fitness Center			

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<u>FEE</u>	<u>AMOUNT</u>	<u>UNIT OF MEASURE</u>	<u>SUMMARY OF CHANGES</u>
Resident	\$30.00	Per Person/ Per Month	
Non-Resident	\$35.00	Per Person/ Per Month	
Holiday Party Parties			
Resident Member	\$12.00	\$0.00 - \$50.00	Per Person/Per Party
Non- Resident Member	\$20.00	\$0.00 - \$60.00	Per Person/ Per Party
Special Interest Classes			
	\$1.00 - \$150.00	Per Person/Per Session	
One-Stroke Painting			
Resident	\$60.00	Per Person/ Per Session	
Non-Resident	\$72.00	Per Person/ Per Session	
Swap-Meet Space Rental			
Resident	\$35.00	Per Space/ Per Day	
Non-Resident	\$40.00	Per Space/ Per Day	
Spanish			
Resident	\$25.00	Per Person/ Per Session	
Non-Resident	\$30.00	Per Person/ Per Session	
Senior Center Annual Membership			
Resident	\$12.00	Per Person/ Per Year	
Non-Resident	\$15.00	Per Person/ Per Year	
Crafts	\$1.00 - \$5.00	\$1.00 - \$25.00	Per Person/ Per Session
Line Dancing	\$12.00	Per Person/ Per Session	
Senior Idol Tickets	\$6.00	Per Ticket	
POLICE			
Reports			
Less Than 10 Pages	\$5.00	Per Request	
10 - 19 Pages	\$10.00	Per Request	
20 - 29 Pages	\$15.00	Per Request	
30 - 49 Pages	\$25.00	Per Request	
50 - 100 Pages	\$35.00	Per Request	
Per Page Over 100 Pages	\$0.15	Per Request	
Photos			
12 Or Less Photos	\$20.00	Per Request Per CD	Change UOM
Each Additional Print	\$1.00	Per Print	Remove - no longer applicable
Fingerprint Cards			
2 Or Less	\$15.00	Per Request	
Per Card Over 2	\$5.00	Per Card	
Miscellaneous			

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<u>FEE</u>	<u>AMOUNT</u>	<u>UNIT OF MEASURE</u>	<u>SUMMARY OF CHANGES</u>
Letter Of Clearance	\$10.00	Per Letter	
Recording 911/Phone/Video- VHS/Cassette/Macro-Cassette/CD	\$20.00	Per Recording	
Tow Fee 28-3511*	\$150.00	Per Tow	
Transaction- Pawnshop/Secondhand Dealer	\$3.00	Per Transaction	

PUBLIC WORKS

Sanitation Hauler's License

Application	\$500.00	Per Application
License	\$1,000.00	Per Vehicle

Water Meter Installation

3/4"	\$275.00	Per Permit
1"	\$310.00	Per Permit
1.5"	\$565.00	Per Permit
2"	\$750.00	Per Permit
3" Hydrant	\$95.00	Per Permit
3"	\$2,005.00	Per Permit
4"	\$2,480.00	Per Permit
6"	\$3,910.00	Per Permit
8"	\$5,635.00	Per Permit
2" Electromagnetic Meter or Compound	\$2,255.00	Per Permit
3" Electromagnetic Meter or Compound	\$3,020.00	Per Permit
4" Electromagnetic Meter or Compound	\$3,700.00	Per Permit
6" Electromagnetic Meter or Compound	\$5,460.00	Per Permit
8" Electromagnetic Meter or Compound	\$7,585.00	Per Permit
5/8" Displacement	\$255.00	Per Permit
1.5" Turbine	\$1,125.00	Per Permit
2" Turbine	\$1,385.00	Per Permit

Stormwater Utility Services

Monthly Rate

FY2017	\$2.00	Per Equivalent Dwelling Unit (EDU)
FY2018	\$2.00	Per Equivalent Dwelling Unit (EDU)
FY2019	\$2.00	Per Equivalent Dwelling Unit (EDU)
FY2020	\$2.00	Per Equivalent Dwelling Unit (EDU)
FY2021	\$2.75	Per Equivalent Dwelling Unit (EDU)

Classifications	Number of EDU's	Unit of Measure
Residential		
Single Family Residence	1	Per Residence
Non-Residential		
RV Park	1	Per Pad
Commercial/Industrial	1	Per 3,420 Square Feet of Impervious Area
Schools/Churches	1	Per 3,420 Square Feet of Impervious Area
Agriculture- Impervious Area	1	Per 3,420 Square Feet of Impervious Area
Agriculture- Farmed Area	1	Per 3,420 Square Feet of Farmed Area

(Fee applied only to 10% of total farmed area)

Undeveloped Land is exempt from Stormwater Utility Fee.

Improved Land Stormwater Utility Fee is based on land use classification rates above.

Non-residential classifications may qualify for the commercial credit program detailed below.

Non-residential EDU calculations are rounded to the nearest one-hundredth and subject to a minimum of 1 EDU per parcel.

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<u>FEE</u>	<u>AMOUNT</u>	<u>UNIT OF MEASURE</u>	<u>SUMMARY OF CHANGES</u>
Commercial Credit Programs			
Infrastructure Program (Up to 25% Credit)			
1. > 10% Above Standard Requirements	5% Credit		
2. > 25% Above Standard Requirements	10% Credit		
3. > 35% Above Standard Requirements	15% Credit		
4. > 50% Above Standard Requirements	20% Credit		
5. Creative means to achieve Above Standard Requirements	5% Credit		
Regulatory Credit Program (Up to 13% Credit)			
School Education Credit (participate in County Program)	8% Credit		
Public Participation	5% Credit		
Partnership Donations	5% Credit		
Industrial AZPDES Credit	5% Credit		
Bonus: Participate in any 2	3% Credit		



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<u>FEE</u>	<u>AMOUNT</u>	<u>UNIT OF MEASURE</u>	<u>SUMMARY OF CHANGES</u>
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*This fee is established by a federal, state, or county agency and is subject to change.

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Category I: City of Surprise, Official City Sponsored Events or Programs, Texas Rangers, Kansas City Royals ~~or Volunteer Org.~~ per Lease Agreement.

Rental Fee- No, Direct Expenses- No

Category II (A): ~~Bona Fide Non-Profit Group, Non-Profit Corporation, or Non-Profit Organization.~~ Partnerships with City of Surprise, Dysart Unified School District IGA, Ottawa University Agreement

Rental Fee- Yes, Direct Expenses- Yes

Category II (B): Surprise Youth ~~Non-Profit~~ Sports Organizations with 90% Residency Requirements ~~+ Dysart Unified School Dist. IGA.~~

Rental Fee- No, Direct Expenses- Yes

Category III: Individuals, Companies, ~~or~~ Organizations, ~~Staging~~ Commercial Entertainments, Consumer Events, Concerts, ~~or~~ Trade Shows.

Rental Fee- Yes, Direct Expenses - Yes



Citywide Fee Schedule

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FEE	AMOUNT	UNIT OF MEASURE
CITY CLERK		
Passports		
Execution*	\$35.00	Per Card or Book
Photocopies		
8.5" x 11" or 8.5" x 14"	\$0.50	Per Page
11" x 17"	\$1.00	Per Page
CITY COURT		
Arrest Warrant Processing	\$200.00	Per Warrant
Compliance Monitoring	\$100.00	Per Case
Deferred Prosecution	\$200.00	Per Case
Diversion Program	\$300.00	Per Case
Driver's License Suspension	\$50.00	Per Case
Indigent Administrative Assessment (Determined by the Judge based on financial affidavit.)	\$25.00	Per Charge
Jury Cancellation	\$500.00	Per Case
Municipal Court Enhancement	\$16.40	Per Case
Probation Program	\$100.00	Per Case
Public Defender	\$150.00	Per Case (Determined by Judge based on financial affidavit)
PARKS AND RECREATION		
Aquatics Admissions		
Special Event Admissions/Aquatics	\$0-\$25.00	Per Person/Per Event
Open Swim & Lap Swim		
Youth- Resident	\$2.00-\$5.00	Per Person/Per Day
Adult- Resident	\$3.00-\$6.00	Per Person/Per Day
Youth/Adult- Non-Resident	\$5.00-\$8.00	Per Person/Per Day
Swim Passes (Residents Only)		
Youth Individual	\$30.00-\$50.00	Per Season
Adult Individual	\$50.00-\$80.00	Per Season
Family (Up to 5)	\$100.00-\$160.00	Per Season
Family (Additional persons over 5)	\$10.00-\$20.00	Per Person/Per Season
Racquet/Paddle Sports Admissions		
Ball Machine Rental		
Resident	\$7.00	Per Machine/ Per 1/2 Hour
Resident	\$11.00	Per Machine/ Per 1 Hour
Non-Resident	\$9.00	Per Machine/ Per 1/2 Hour
Non-Resident	\$13.00	Per Machine/ Per 1 Hour



Citywide Fee Schedule

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FEE	AMOUNT	UNIT OF MEASURE
Tennis Court Fees-Day		
Day 90 min - Resident	\$2.00-\$4.00	Per Person/Per 90 min
Day 120 min - Resident	\$3.00-\$5.00	Per Person/Per 120 min
Day 90 min - Non-Resident	\$3.00-\$5.00	Per Person/Per 90 min
Day 120 min - Non-Resident	\$4.00-\$6.00	Per Person/Per 120 min
Tennis Court Fees-Night		
After 4pm 90 min - Resident	\$3.00-\$5.00	Per Person/Per 90 min
After 4pm 120 min - Resident	\$4.00-\$6.00	Per Person/Per 120 min
After 4pm 90 min - Non-Resident	\$4.00-\$6.00	Per Person/Per 90 min
After 4pm 120 min - Non-Resident	\$5.00-\$7.00	Per Person/Per 120 min
Racquetball/Paddleball Court Fees		
Racquetball/Paddleball Court Fees 60 min - Resident	\$3.00-\$5.00	Per Person/Per 60 min
Racquet Sports Organized Play		
Racquet Sports Organized Play (Drop –In) Day- Resident	\$3.00-\$5.00	Per Person/Per 120 min
Racquet Sports Organized Play (Drop –In) After 4pm- Resident	\$4.00-\$6.00	Per Person/Per 120 min
Racquet Sports Organized Play (Drop –In) Day- Non-Resident	\$4.00-\$6.00	Per Person/Per 120 min
Racquet Sports Organized Play (Drop –In) After 4pm-Non- Resident	\$5.00-\$7.00	Per Person/Per 120 min
Tennis League Group Rates		
Day 90 min - Resident	\$10.00-\$12.00	Per Person/Per 90 min
Day 120 min - Resident	\$14.00-\$16.00	Per Person/Per 120 min
Day 90 min - Non-Resident	\$12.00-\$14.00	Per Person/Per 90 min
Day 120 min - Non-Resident	\$16.00-\$18.00	Per Person/Per 120 min
After 4pm 90 min - Resident	\$14.00-\$16.00	Per Person/Per 90 min
After 4pm 120 min - Resident	\$18.00-\$20.00	Per Person/Per 120 min
After 4pm 90 min - Non-Resident	\$16.00-\$18.00	Per Person/Per 90 min
After 4pm 120 min - Non-Resident	\$20.00-\$22.00	Per Person/Per 120 min
Warm-up Fee	\$4.00-\$5.00	Per Person/Per 30 min
Basket of Tennis Balls	\$2.00	Per Person/ Per Day
Racquet Stringing Services	\$15.00 - \$35.00	Per Item
Backboard Rental	\$1.00	Per Person/ Per 30 Minutes
Special Events Admissions		
Special Event Admissions/Teens	\$0-\$25.00	Per Person/Per Event
Event & Promotion Activity Tickets (Fees vary depending on event)	\$1.00-\$50.00	Per Ticket
Aquatics Rentals		
Category** I	No charges apply	
Surprise Aquatic Center/Hollyhock Community Pool		
Category** II (A) (B)	\$100.00	Per Day
Category** III	See Aquatic Private Rental Fees	
Staff (Requirements based on specific event, projected attendance & required number of personnel for safety.)		
Category** II (A) (B)	\$25.00	Per Hour
Category** III	Included in Rental Fee	



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FEE	AMOUNT	UNIT OF MEASURE
Utilities (Gas/Electric/Water)	\$20.00	Per Hour
Excessive Utilities (To restart heat/utilities when closed for winter/season)	\$500.00	Per Day
Aquatic Private Rental Fees (2 Hr. Min.)- Category* III		
Lap Lane Rental	\$50.00	Per Hour
Diving Well Rental	\$50.00	Per Hour
Surprise Aquatic Center		
≤100	\$280.00	Per Hour
101-150	\$310.00	Per Hour
151-200	\$330.00	Per Hour
201-250	\$350.00	Per Hour
251-400	\$450.00	Per Hour
Hollyhock Community Pool		
≤100	\$210.00	Per Hour
101-150	\$240.00	Per Hour
151-200	\$260.00	Per Hour
Municipal Pools Birthday Party (Residents only)		
Surprise Aquatic Center (SAC)		
≤15	\$120.00	Per 2 Hour Rental
16-20	\$140.00	Per 2 Hour Rental
21-25	\$160.00	Per 2 Hour Rental
26-30	\$180.00	Per 2 Hour Rental
31-50	\$240.00	Per 2 Hour Rental
Hollyhock Community Pool		
≤15	\$40.00	Per 2 Hour Rental
16-20	\$45.00	Per 2 Hour Rental
21-25	\$50.00	Per 2 Hour Rental
26-30	\$55.00	Per 2 Hour Rental
31-50	\$75.00	Per 2 Hour Rental
Facility Rentals		
Category** I	No charges apply	
Dance Room at Countryside Rec Center		
Category** II (A)	\$50.00	Per Hour
Category** III	\$50.00	Per Hour
Sierra Montana		
Basic Rental Package	\$150.00	Every 3 Hours
Basic Rental Package- Additional Time	\$50.00	Every 3 Hours
Ultimate Rental Package	\$300.00	Every 3 Hours
Ultimate Rental Package- Additional Time	\$50.00	Per Hour
Dreamcatcher Park/Recreation Center Gymnasium		
Category** II (A) (B)	\$100.00	Per Hour
Category** III	\$125.00	Per Hour



Citywide Fee Schedule

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FEE	AMOUNT	UNIT OF MEASURE
Multi-Purpose Room (2 Hr. Min.)		
Category** II (A) (B)	\$75.00	Per Hour
Category** III	\$100.00	Per Hour
Classroom		
Category** II (A) (B)	\$30.00	Per Hour
Category** III	\$35.00	Per Hour
Study Room		
Category** II (A) (B)	\$25.00	Per Hour
Category** III	\$30.00	Per Hour
Field Rentals		
All City Fields (excluding Surprise Recreation Campus fields and the Fields at Countryside)		
Sport Field w/o Lights		
Category** II (A) (B)	\$15.00	Per Hour
Category** III	\$30.00	Per Hour
Sport Field w/ Lights	\$15.00	Per Hour
Field Rentals- Mon-Thurs- Before 3pm	\$7.50	Per Hour
Field Prep Fee	\$15.00-\$150.00	Per Field
Fields at Countryside		
Category II (B) – Before 6pm	\$50.00	Per Hour
Category II (B) – After 6pm	\$65.00	Per Hour
Category III – Before 6pm	\$75.00	Per Hour
Category III – After 6pm	\$90.00	Per Hour
Field Prep Fee	\$15.00-\$150.00	Per Field
Surprise Tennis & Racquet Complex Rentals		
Tennis Courts w/o Lights		
Category** II (A)	\$5.00-\$8.00	Per Hour
Category** II (B)	\$6.00-\$11.00	Per Hour
Category** III	\$12.00-\$18.00	Per Hour
Tennis Courts w/ Lights		
Category** II (A)	\$7.00-\$11.00	Per Hour
Category** II (B)	\$8.00-\$12.00	Per Hour
Category** III	\$15.00-\$21.00	Per Hour
Tennis Classroom		
Category** II (A) (B)	\$30.00-\$40.00	Per Hour
Category** III	\$35.00-\$45.00	Per Hour
Tennis Ping Pong Room		
Category** II (A) (B)	\$25.00-\$35.00	Per Hour
Category** III	\$30.00-\$40.00	Per Hour
Racquetball Courts/Sand Volleyball Courts/Pickleball Courts Rentals-All Categories		
Category** II (A) (B) & III	\$5.00-\$9.00	Per Hour



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FEE	AMOUNT	UNIT OF MEASURE
Facility Cleaning/Excessive Utilities (weekends/holidays)		
Category** II (A) (B) & III	\$20.00	Per Hour
Staff- See Staffing Fees		
Accessories		
Portable PA System/Water/Ice/Coolers	\$30.00	Per Item
Podium/Microphone/Inflatable	\$10.00	Per Item
Ramadas		
Category** I	No charges apply	
Ramada Small		
Resident	\$20.00	Per 4 Hour Block
Non-Resident	\$35.00	Per 4 Hour Block
Ramada Large		
Resident	\$30.00	Per 4 Hour Block
Non-Resident	\$55.00	Per 4 Hour Block
Ramada Heritage Park Pavillion (Special event premiums may apply.)		
Resident	\$65.00	Per 4 Hour Block
Non-Resident	\$125.00	Per 4 Hour Block
Group Events (Must use approved vendor list, with insurance on file.)		
Category** I (No charges apply)		
Amplified Sound - Dj (Must reserve all ramada's within 50 ft.)		
Category** II (A)	\$50.00	Every 4 Hours
Category** II (B)	\$50.00-\$100.00	Every 4 Hours
Category** III	\$100.00-\$250.00	Per Location
Amplified Sound - Live Music (Must reserve all ramada's within 50 ft.)		
Category** II (A)	\$100.00	Every 4 Hours
Category** II (B)	\$100.00-\$200.00	Every 4 Hours
Category** III	\$200.00-\$400.00	Per Location
Beer Permit		
Resident	\$10.00	Per Permit
Non-Resident	\$20.00	Per Permit
Admin Fee	\$250.00	Per Event
Staff Required- See Staffing Fees		



Citywide Fee Schedule

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FEE	AMOUNT	UNIT OF MEASURE
Staffing (2 Hr. Min. Requirements Based On Specific Event, Attendance, And Required Personnel For Safety.)		
Category** I (No charges apply)		
Recreation/Maintenance/Tennis Pro	\$20.00	Per Hour/Per Staff Member
Janitor/Custodian	\$15.00	Per Hour/Per Staff Member
Tennis Supervisor	\$40.00	Per Hour/Per Staff Member
COMMUNITY DEVELOPMENT		
Community Facilities District (CFD)		
CFD Application (per A.R.S. § 48-708 (E))	\$15,000.00	Per CFD
CFD Administrative Expense (per A.R.S. § 48-708 (E))	\$50,000.00 (or actual cost, whichever is less)	Per CFD
CFD Administrative Expense Additional Deposits	\$25,000.00	Per CFD
Building Permit And Inspections		
Annual Facilities Permit	\$275.00	Per Permit
Building/Fire Permit		
Building/Fire Permit Fee - Valuation of \$1,000.00 or Less	\$75.00	Each Based on Valuation
Building/Fire Permit Fee - Valuation of \$1,000.01 to \$999,999.99		
Fee 1 of 2	\$100.00	Each
Fee 2 of 2	\$6.00	Per \$1,000.00 Of Valuation
Building/Fire Permit Fee - Valuation of \$1,000,000.00+		
Fee 1 of 2	\$100.00	Each
Fee 2 of 2	\$5.00	Per \$1,000.00 Of Valuation
Commercial Factory Built Building	Per Arizona Department of Housing Intergovernmental Agreement	Each
Deferred Permit Submittal	\$165.00	Per Deferral
Designated Slum Property Inspection (2 hr. min. outside normal business hours)	\$150.00	Per Inspection
Finished Floor Elevation Verification	\$415.00	Per Verification
Re-Inspection	\$100.00	Per Hour (\$200.00 min.)
After Hour Inspection	\$100.00	Per Hour (\$200.00 min.)
After Hour Inspection - Weekends/Holidays/3rd Shift	\$100.00	Per Hour (\$300.00 min.)
Manufactured Home	Per Arizona Department of Housing Intergovernmental Agreement	Each



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<u>FEE</u>	<u>AMOUNT</u>	<u>UNIT OF MEASURE</u>
Residential Factory Built Building	Per Arizona Department of Housing Intergovernmental Agreement	Each
Swimming Pool Signs	Actual Cost to Jurisdiction	Per Sign
Temporary Sales/Construction Trailer Permit		
Fee 1 of 2	\$100.00	Each
Fee 2 of 2	\$6.00	Per \$1,000.00 of Valuation
Temporary Power Permit	\$75.00	Based on Valuation Under \$1,000.00
Temporary Use Permit/Special Event	\$135.00	Per Permit
Self-Certification Meeting	\$300.00	Per Meeting
Solar Permit	\$250.00	Per Permit
Building And Fire Plan Review		
Building/Fire Plan Review	65% of the Building/Fire Permit Fee	Per Permit
Landscape Plan Review		
Fee 1 of 2	\$100.00	Each
Fee 2 of 2	\$6.00	Per \$1,000.00 of Valuation
Plan Revisions - After Permit is Approved	\$25.00	Per 15 mins.
Civil Engineering Permit And Inspections		
Annual Traffic Control Permit	\$750.00	Per Permit
City Jurisdiction or Service Area - Civil Construction Permit	3% of Construction Cost	Per Permit
City Jurisdiction or Service Area - Private Utility	1% of Construction Cost	Per Permit
Civil Construction Permit Renewal Or Extension	50% of the original permit fee paid	Per Permit
Inspection And Re-Inspection (2 hr. min. outside normal business hours)	\$75.00	Per Hour
Water, Wastewater, And Reclaimed Water Facility Permits (Wells, water supply facilities, lift stations, etc.)	3% of Construction Cost	Per Permit



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FEE	AMOUNT	UNIT OF MEASURE
Excavation In Paved Streets Within 2 Years Of Street Construction		
5 sq. yds. or less	\$330.00	Per Square Yard
5 - 100 sq. yds.- Fee 1 of 2	\$1,650.00	Per Review
5 - 100 sq. yds.- Fee 2 of 2	\$18.00	Per Square Yard
100 sq. yds. or more- Fee 1 of 2	\$3,360.00	Per Review
100 sq. yds. or more- Fee 2 of 2	\$14.00	Per Square Yard
Facility Plan Review 100%	\$190.00	Per Hour
Facility Plan Review 30%/60%/90%	\$190.00	Per Sheet
Civil Plan Review		
1st and 2nd Review	\$380.00	Per Sheet
3rd and Subsequent Review / Revisions to Approved Plans	\$190.00	Per Hour
Dry Utility Plan Review	Per Franchise / License Agreement	Per Hour
Development Fees		
404 Documentation/Phase 1 Environmental Assessment/Title Report	\$180.00	Per Report
Administrative Use Permit (AUP)	\$400.00	Each
Alta Survey	\$95.00	Per Sheet
Appeals	\$250.00	Per Appeal
Annexation	\$800.00	Per Annexation
Comprehensive Sign Program (CSP)	\$1,750.00	Each
Concept Review	\$300.00	Per Review
Conditional Use Permit (Use Only)	\$1,250.00	Each
Conditional Use Permit with Site Plan		
Fee 1 of 2	\$3,600.00	Each
Fee 2 of 2	\$30.00	Per Acre
Development Agreement	\$5,000.00	Per Agreement
Development Agreement Amendment	\$2,500.00	Per Amendment
Design Review Elevation Only (Remodel, Colors)	\$50.00	Hourly
Preliminary Grading, Drainage and Utilities	\$135.00	Per Sheet
Traffic Impact Analysis/Engineering Report	\$180.00	Per Hour/ Per Report
Final Plat		
Fee 1 of 2	\$1,200.00	Each
Fee 2 of 2	\$17.00	Per Lot/Tract/Parcel
Fire Flow Test Results	\$110.00	Per Test
Follow Up Concept Review	\$150.00	Per Review
General Plan Amendment Major	\$6,000.00	Each
General Plan Amendment Minor	\$2,500.00	Each
Home Product Review	\$125.00	Per Plan
Landscape Design Review	\$300.00	Per Sheet
Lot Line Adjustment	\$400.00	Each
Map of Dedication	\$750.00	Each



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FEE	AMOUNT	UNIT OF MEASURE
Minor Land Division		
Fee 1 of 2	\$400.00	Each
Fee 2 of 2	\$17.00	Per Lot/Tract/Parcel
Model Home Complex		
Fee 1 of 2	\$600.00	Each
Fee 2 of 2	\$30.00	Per Lot/Tract/Parcel
Parcel Assemblage	\$400.00	Each
Planned Unit Development Overlay	\$3,540.00	Per Overlay
Preliminary Plat		
Fee 1 of 2	\$2,500.00	Each
Fee 2 of 2	\$30.00	Per Lot/Tract/Parcel
Project Name Change/Site Plan Extension/Continuance Per Applicant Request	\$220.00	Per Request
Rezone		
Fee 1 of 2	\$3,000.00	Each
Fee 2 of 2	\$20.00	Per Acre
Site Plan (Narrative and elevations included in per sheet fee)		
Fee 1 of 2	\$3,000.00	Each
Fee 2 of 2	\$30.00	Per Acre
Temporary Use Permit/Special Event	\$135.00	Per Permit
Text Amendment	\$2,000.00	Each
Utility Plan Review	\$255.00	Per Sheet
Variance		
Fee 1 of 2	\$500.00	Each
Fee 2 of 2	\$25.00	Per Item Requested
Zoning Amendment Major	\$2,500.00	Each
Zoning Amendment Minor	\$885.00	Per Amendment
Water, Wastewater, Or Reclaimed Water Master Plan	\$180.00	Per Review
Address Assignment From Dedicated Access (At time of Permit/Development Review)	\$10.00	Per Address
Address Assignment On Vacant Property Or From Easement (At time of Permit/Development Review)	\$25.00	Per Address
Address Change At Time Of Permit	\$50.00	Per Address
Document Handling	Actual Cost to Jurisdiction	Per Document
Native Plant Inventory – 1st And 2nd Review	\$160.00	Per Sheet
Native Plant Inventory – 3rd And Subsequent Review	\$100.00	Per Sheet
Miscellaneous 4th and subsequent reviews (any plan type)	20% of Initial Base Fee	Each
Plan Revisions - After Permit is Approved	\$100.00	Per Hour
Plan Revision Requested by Applicant	50% of Initial Base Fee	Each
Public Meeting Notice/Advertising	Actual Cost to Jurisdiction	Per Advertisement
Recordation Fee	Actual Cost to Jurisdiction	Per Recording



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FEE	AMOUNT	UNIT OF MEASURE
General Services		
Civil Permit and Design Review Administrative Processing	\$140.00	Per Permit/Review
Building Permit Administrative Processing Fee - Valuation of \$1.00 - \$999,999.99	0.50% of Valuation	Valuation
Building Permit Administrative Processing Fee - Valuation of \$1,000,000.00+	0.052% of Valuation	Valuation
Archived Document Retrieval (Copies are additional)	\$80.00	Per Request
Asbuilts		
12" x 18"	\$2.50	Per Page
24" x 36"	\$5.00	Per Page
CD's Containing Documents	\$5.00	Per CD
Custom Maps (\$150 min.)	\$80.00	Per Hour
Digital Data		
Boundary Shapes	\$25.00	Per Shape
Centerlines	\$250.00	Per Centerline
Land Use or Zoning	\$100.00	Per Request
Parcels	\$500.00	Per Parcel
Maps		
8.5" x 11"	\$2.50	Per Page
11" x 17"	\$5.00	Per Map
24" x 36"	\$20.00	Per Map
36" x 48" or 40" x 60"	\$30.00	Per Map
Zoning Verification, Compliance Letter	\$100.00	Each
Right-Of-Way Facilities Fees		
Annual Use Fees		
Right-Of-Way Use Fee	\$50.00	Per year x number of Small Wireless Facilities
Right-Of-Way Use Fee for Monopoles and Associated Wireless Facilities	\$100.00	Per year x number of Small Wireless Facilities
Application for collocating Small Wireless Facilities (Existing with no modifications)		
One (1) to five (5) applications	\$100.00	Each
Six (6) through 25 applications	\$50.00	Each
Application for Utility Pole and Monopole (New or existing with modifications)		
New, replacement, or modified utility poles not subject to zoning review	\$400.00	Each
New, replacement, or modified monopoles, utility poles, collocations, or wireless facilities subject to zoning review	\$400.00	Each
Miscellaneous		
Outside Consultant	Actual Cost to Jurisdiction	Per Consultant
Abatement Administrative Fee (\$150 min.)	10% of Actual Cost	Per Abatement

ECONOMIC DEVELOPMENT

TechCelerator

The Economic Development Director has the authority to reduce or waive the program fee based on business evaluation criteria.



Citywide Fee Schedule

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FEE	AMOUNT	UNIT OF MEASURE
Program Fee		
Tier 1	\$0.35	Per Square Foot/Per Month
Tier 2	\$0.51	Per Square Foot/Per Month
Tier 3	\$0.68	Per Square Foot/Per Month
Tier 4	\$0.85	Per Square Foot/Per Month
Tier 5	\$1.01	Per Square Foot/Per Month
Tier 6	\$1.18	Per Square Foot/Per Month
Tier 7	\$1.34	Per Square Foot/Per Month
FINANCE		
Business Licensing		
All Businesses - Initial Business License	\$168.00	Per License
All Businesses - Annual Renewal Fee	\$84.00	Per License
Pro-Rated Initial Business License		
Start date 1st Quarter (Jan, Feb, & Mar)	\$168.00	Per License
Start date 2nd Quarter (Apr, May, & Jun)	\$126.00	Per License
Start date 3rd Quarter (Jul, Aug, & Sept)	\$84.00	Per License
Start date 4th Quarter (Oct, Nov, & Dec)	\$42.00	Per License
Late Payment (Failure to pay by a specified due date.)	25% of Base Rate	Per License
Miscellaneous		
Returned Payment Fee	\$15.00	Per Transaction
City Sales and Use Tax Application Fee	\$10.00	Per License
Department of Public Safety Background Check*	\$22.00	Per Check
In-Person Development Services Payment Processing Fee for Credit Card Transactions	2.0%	Per Transaction Amount
Online Development Services Payment Processing Fee for Credit Card/Debit Transactions	2.8% or \$1.25 minimum	Per Transaction Amount
FIRE-MEDICAL		
Fire Suppression		
Engine Company/Ladder Tender	\$427.00	Per Hour
Ladder Company	\$514.00	Per Hour
Command Vehicle	\$244.00	Per Hour
Brush Truck/Support Truck	\$228.00	Per Hour
Water Tender	\$184.00	Per Hour
Staff Vehicle	\$148.00	Per Hour
Fire Code Compliance		
Annual Fire Inspections- 3rd, 4th, and 5th Re-Inspection	\$150.00	Per Inspection
Electronic Filing- Fire Code Compliance	\$12.00	Per Inspection



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FEE	AMOUNT	UNIT OF MEASURE
License Inspection		
Adult/Child Day Care Facility	\$100.00	Per Inspection
Residential Group Homes/Nursing Care/Supervisory Care/Behavioral Health and Assisted Living Facilities	\$150.00	Per Inspection
Inspection		
Pyrotechnics Display	\$300.00	Per Inspection
90 day Firework Vendor- Store	\$150.00	Per Inspection
90 day Firework Vendor- Tent	\$350.00	Per Inspection
Lock Box		
Device and Installation	\$65.00	Per Box
Records Request		
Compact Disc	\$20.00	Per Disc
Less than 10 pages	\$5.00	Per Request
10 to 19 pages	\$10.00	Per Request
20 - 29 pages	\$15.00	Per Request
30 - 49 pages	\$25.00	Per Request
50 - 100 pages	\$35.00	Per Request
Remote Alarm		
Installation		
Fee 1 Of 2	\$100.00	Per Installation
Fee 2 Of 2	\$150.00	Per Day
Alarm System Non-Compliance	\$75.00	Per Call
Incident Investigation – Car 3099	\$75.00	Per Hour
Tactical Premise	\$75.00	Per Call
Annual Tomar Gate Inspection	\$50.00	Per Inspection
Resuscitation Training		
Instructor Fee (required for all classes/training)	Per HR Compensation Plan	Per Hour
CPR/AED Digital Certification Card with Access to Digital Book (6 Student Minimum)	\$20.00	Materials Per Student
CPR/AED First Aid Digital Certification Card with Access to Digital Book (6 Student Minimum)	\$30.00	Materials Per Student
Fire-Medical Staffing		
	Per HR Compensation Plan (see COS website)	Per Hour
HUMAN SERVICE & COMMUNITY VITALITY		
Senior Center Rentals		
Classroom	\$30.00	Per Hour
Dining Hall	\$80.00	Per Hour



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FEE	AMOUNT	UNIT OF MEASURE
Game Room	\$60.00	Per Hour
Dining Hall and Kitchen	\$100.00	Per Hour
Entire Building	\$125.00	Per Hour
Senior Center Staff (required for all rentals)	\$20.00	Per Hour / Per Staff
Fitness Center		
Resident	\$30.00	Per Person/ Per Month
Non-Resident	\$35.00	Per Person/ Per Month
Holiday Parties		
Member	\$0.00 - \$50.00	Per Person/Per Party
Non-Member	\$0.00 - \$60.00	Per Person/ Per Party
Special Interest Classes	\$1.00 - \$150.00	Per Person/Per Session
Senior Center Annual Membership		
Resident	\$12.00	Per Person/ Per Year
Non-Resident	\$15.00	Per Person/ Per Year
Crafts	\$1.00 - \$25.00	Per Person/ Per Session
POLICE		
Reports		
Less Than 10 Pages	\$5.00	Per Request
10 - 19 Pages	\$10.00	Per Request
20 - 29 Pages	\$15.00	Per Request
30 - 49 Pages	\$25.00	Per Request
50 - 100 Pages	\$35.00	Per Request
Per Page Over 100 Pages	\$0.15	Per Request
Photos		
Photos	\$20.00	Per CD
Fingerprint Cards		
2 Or Less	\$15.00	Per Request
Per Card Over 2	\$5.00	Per Card
Miscellaneous		
Letter Of Clearance	\$10.00	Per Letter
Recording 911/Phone/Video- VHS/Cassette/Macro-Cassette/CD	\$20.00	Per Recording
Tow Fee 28-3511*	\$150.00	Per Tow
Transaction- Pawnshop/Secondhand Dealer	\$3.00	Per Transaction



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FEE	AMOUNT	UNIT OF MEASURE
PUBLIC WORKS		
Sanitation Hauler's License		
Application	\$500.00	Per Application
License	\$1,000.00	Per Vehicle
Water Meter Installation		
3/4"	\$275.00	Per Permit
1"	\$310.00	Per Permit
1.5"	\$565.00	Per Permit
2"	\$750.00	Per Permit
3" Hydrant	\$95.00	Per Permit
3"	\$2,005.00	Per Permit
4"	\$2,480.00	Per Permit
6"	\$3,910.00	Per Permit
8"	\$5,635.00	Per Permit
2" Electromagnetic Meter or Compound	\$2,255.00	Per Permit
3" Electromagnetic Meter or Compound	\$3,020.00	Per Permit
4" Electromagnetic Meter or Compound	\$3,700.00	Per Permit
6" Electromagnetic Meter or Compound	\$5,460.00	Per Permit
8" Electromagnetic Meter or Compound	\$7,585.00	Per Permit
5/8" Displacement	\$255.00	Per Permit
1.5" Turbine	\$1,125.00	Per Permit
2" Turbine	\$1,385.00	Per Permit
Stormwater Utility Services		
Monthly Rate		
FY2017	\$2.00	Per Equivalent Dwelling Unit (EDU)
FY2018	\$2.00	Per Equivalent Dwelling Unit (EDU)
FY2019	\$2.00	Per Equivalent Dwelling Unit (EDU)
FY2020	\$2.00	Per Equivalent Dwelling Unit (EDU)
FY2021	\$2.75	Per Equivalent Dwelling Unit (EDU)
Classifications		
Residential		
Single Family Residence	1	Per Residence
Non-Residential		
RV Park	1	Per Pad
Commercial/Industrial	1	Per 3,420 Square Feet of Impervious Area
Schools/Churches	1	Per 3,420 Square Feet of Impervious Area



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FEE	AMOUNT	UNIT OF MEASURE
Agriculture- Impervious Area	1	Per 3,420 Square Feet of Impervious Area
Agriculture- Farmed Area	1	Per 3,420 Square Feet of Farmed Area
(Fee applied only to 10% of total farmed area)		

Undeveloped Land is exempt from Stormwater Utility Fee.

Improved Land Stormwater Utility Fee is based on land use classification rates above.

Non-residential classifications may qualify for the commercial credit program detailed below.

Non-residential EDU calculations are rounded to the nearest one-hundredth and subject to a minimum of 1 EDU per parcel.

Commercial Credit Programs

Infrastructure Program (Up to 25% Credit)

1. > 10% Above Standard Requirements	5% Credit
2. > 25% Above Standard Requirements	10% Credit
3. > 35% Above Standard Requirements	15% Credit
4. > 50% Above Standard Requirements	20% Credit
5. Creative means to achieve Above Standard Requirements	5% Credit

Regulatory Credit Program (Up to 13% Credit)

School Education Credit (participate in County Program)	8% Credit
Public Participation	5% Credit
Partnership Donations	5% Credit
Industrial AZPDES Credit	5% Credit
Bonus: Participate in any 2	3% Credit

*This fee is established by a federal, state, or county agency and is subject to change.

**

Category I: City of Surprise, Official City Sponsored Events or Programs, Texas Rangers, Kansas City Royals per Lease Agreement.

Rental Fee- No, Direct Expenses- No

Category II (A): Partnerships with City of Surprise, Dysart Unified School District IGA, Ottawa University Agreement

Rental Fee- Yes, Direct Expenses- Yes

Category II (B): Surprise Youth Sports Organizations with 90% Residency Requirements

Rental Fee- No, Direct Expenses- Yes

Category III: Individuals, Companies, Organizations, Commercial Entertainment, Consumer Events, Concerts, Trade Shows.

Rental Fee- Yes, Direct Expenses - Yes



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: May 2, 2023

Contact Person: Kelsey Lamphier, Acting Director

Submitting Department: Arts, Culture & Library
Department

District: Citywide

Staff Recommendations: None

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to the approval of an Intergovernmental Agreement with Maricopa County to provide Innovative Interfaces Inc.'s Polaris Integrated Library System; Resolution #2023-39.

Motion:

I move to approve Resolution #2023-39.

Background:

After careful consideration, the City of Surprise made the decision to bring library operations in-house. The transition from county- to city-operated library services will be fully complete by FY24. Although the county no longer resides within Surprise libraries, they are a crucial partner within the Valley. Through Intergovernmental Agreements, they provide a base integrated library system software (Polaris) at no cost to cities.

Objective Analysis:

Approval of this item will allow Maricopa County to provide software services which support library operations.

Policy Compliant:

This item is consistent with city and council policies.

Financial Impact:

This item does not have a direct financial impact to the city; services are provided at no cost.

Budget Impact:

This item does not impact the budget at this time. Additional features or support outside the scope of the agreement will be at the expense of the City. The Arts, Culture & Library Department has budgeted accordingly and any expected expenses are reflected in the FY24 budget.

FTE Impact:

This item does not change the full-time equivalent count.

ATTACHMENTS:

1. 23.04.06 IGA RE PURCHASE AND SUBSCRIPTION TO POLARIS FOR CITY OF SURPRISE
REVISED
 2. 23.04.25 RES 2023-39 MCLD IGA (1)
-

INTERGOVERNMENTAL AGREEMENT
BETWEEN THE
MARICOPA COUNTY LIBRARY
DISTRICT AND CITY OF SURPRISE
FOR
INNOVATIVE INTERFACES INC.'s POLARIS INTEGRATED LIBRARY SYSTEM

Agenda # _____

This intergovernmental agreement ("Agreement") is entered into by the City of Surprise, an Arizona municipal corporation ("City") and the Maricopa County Library District ("County"), each hereinafter referred to as "Party" or collectively "Parties", as of the th day of _____, 2023.

WHEREAS, the Parties wish to collaborate to provide Cloud Hosting, Public Core Bundle Licenses and Staff Client licenses of the Polaris Integrated Library System ("Polaris") at no cost to the City;

WHEREAS, the County will fund migration, maintenance and support services of *said services* to the City to ensure a reliable, secure, timely and efficient service and support for City staff and library patrons at Surprise Public Libraries; and

WHEREAS, the Parties are authorized to enter into this Agreement pursuant to A.R.S. §§11-201(A), 11-952, and 48-3902(A).

THEREFORE, for the consideration set forth herein, the parties agree to the following terms and conditions:

Section 1. Term. This Agreement is effective upon execution by the Parties and shall be in effect for a term expiring on July 1, 2028, or unless earlier terminated pursuant to Section 2, herein. The parties may agree to annual renewals for an additional three (3) years, as mutually agreed upon in writing. Any modification or amendment to this Agreement shall be approved by both Parties in writing.

Section 2. Termination. Either Party may terminate this Agreement, with or without cause, by providing the other Party ninety (90) calendar days written notice of such termination. Upon termination of this Agreement, all property used in performing services under this Agreement shall be returned promptly to the Party owning or having the right to possess the same.

Section 3. Review Procedure. This Agreement will be reviewed annually by the County and the City. The review will cover services provided, service levels and procedures. Any issue relating to this Agreement or the relationship between the City and the County received by either Party will be forwarded in writing and distributed concurrently to the Library Director for the City, and to the County. The intent is to ensure thorough, timely and open resolution of all such issues. The Parties agree to use their best efforts to amicably resolve any issues.

Section 4. Amendment. This Agreement supersedes any and all previous agreements between the Parties concerning Polaris. Nothing in this Agreement shall be modified or waived except by written amendment, duly executed by both Parties.

Section 5. Descriptions of Services.

5.1 Polaris Software/License and Maintenance. The County will fund the *purchase of a unique instance of Polaris and subscription services*. A description of Polaris and the subscription services to be provided to the City is set forth on *Exhibit A*, attached hereto and incorporated herein by this reference.

5.2 Data Migration. The County will fund the migration of the City's current Innovative Interfaces Polaris data, including acquisitions to being hosted by Innovative Interfaces.

5.3 Software Support. The County will provide funding for first line assistance and troubleshooting services for issues with Polaris and associated products, including network connectivity and diagnoses, provided by and through the Polaris vendor. Additional features or support outside the scope of this Agreement shall be at the sole expense of the City.

Section 6. Pricing. The County will provide access to a hosting of Polaris and related products at no charge to the City.

Section 7. Support.

7.1 System Support. County will provide funding for System support which will be provided by and through the Polaris vendor.

7.2 Data Extraction.

7.2. a. The County acknowledges that the City is the owner of the data stored in its Innovative Interfaces Polaris ITS databases. Upon termination of this Agreement, the City shall be solely responsible for recovery, extraction, and management of its data stored on Innovative Polaris ITS databases.

Section 8. Insurance. The Parties agree to secure and maintain adequate insurance coverage for any and all risks that may arise out of the terms, obligations, operations, and actions as set forth in this Agreement, including but not limited to, public entity insurance. The acquisition of this insurance or maintenance and operation of a self-insurance plan may fulfill this insurance requirement.

Section 9. Conflict of Interest. Either party may cancel this Agreement, without penalty or obligation, pursuant to A.R.S. §38-511.

Section 10. Indemnification.

10.1 To the extent permitted by law, the County covenants and agrees to indemnify, defend and hold harmless the City, its officers, employees, contractors and agents from and against any and all suits, actions, legal or administrative proceedings, claims, demands or damages of any kind or nature relating to this Agreement which are the result of any act or omission of the County, its officers, employees, contractors and agents and anyone acting under its direction or control, whether intentional or negligent, in connection with or incidental to, this Agreement.

10.2 To the extent permitted by law, the City covenants and agrees to indemnify, defend and hold harmless the County, its officers, employees, contractors and agents from and against any and all suits, actions, legal or administrative proceedings, claims, demands or damages of any kind or nature relating to this Agreement which are the result of any act or omission of the City, its officers, employees, contractors and agents and anyone acting under its direction or control, whether intentional or negligent, in connection with or incidental to, this Agreement.

Section 11. Force Majeure. Neither Party shall be responsible for delays or failures in performance resulting from acts beyond its control. Such acts shall include, but not be limited to, acts of God, riots, acts of war, epidemics, governmental regulations imposed after the fact, fire, communication line failures or power failures.

Section 12. E-Verification of Employees. To the extent applicable under A.R.S. §41-4401, the Parties warrant their compliance with all federal immigration laws and regulations that relate to their employees, and compliance with the E-verify requirements under A.R.S. §23-214(A). A Party's breach of this warranty shall be deemed a material breach of the Agreement and may

result in the termination of the Agreement by either Party. The Parties each retain the right to randomly inspect the papers and records of the other Party to ensure that the other is complying with this warranty. The Parties warrant to keep their respective papers and records open for random inspection during normal business hours by the other Party. The Parties shall cooperate with the other Party's random inspections, including granting the inspecting Party entry rights on to their respective properties to perform random inspections, and waiving their respective rights to keep such papers and records confidential.

Section 13. Terms and Conditions. This Agreement contains all of the terms and conditions agreed to by the Parties. No other understanding, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind any Parties hereto. Nothing in this agreement shall be construed as a consent to any suit or waiver of defense in a suit brought against the State of Arizona, the County or the City, in any state or federal court.

Section 14. Notices. Except as otherwise required by law, any formal notice given in connection with this Agreement must be in writing and must be given by personal delivery, overnight delivery, or United States certified or registered mail. Any such notice must be addressed to the appropriate party at the following address (or at any other address as a party may hereafter designate by written notice given as required by this paragraph):

County:	Jeremy Reeder Library Director/County Librarian 9330 E Riggs Rd Sun Lakes, AZ 85248
---------	--

City	Bob Wingenroth City Manager 1600 N Civic Center Plaza Surprise, AZ 85374
------	---

IN WITNESS WHEREOF, the CITY OF SURPRISE and the MARICOPA COUNTY LIBRARY DISTRICT have executed this Agreement effective on the date first above written.

CITY OF SURPRISE

MARICOPA COUNTY LIBRARY DISTRICT

By: _____
Skip Hall
Mayor
City of Surprise

By: _____
Chairman, Board of Directors
Maricopa County Library District

ATTEST:

ATTEST:

City Clerk Date

Clerk of the Board Date

The foregoing Agreement has been reviewed by the undersigned counsel who has determined that it is in proper form and within the power and authority granted under the laws of the State of Arizona.

By: _____ Date: _____
Attorney _____
City of Surprise _____

By: _____
Deputy County Attorney
Maricopa County

RESOLUTION # 2023-39

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY LIBRARY DISTRICT FOR INNOVATIVE INTERFACES INC.'S POLARIS INTEGRATED LIBRARY SYSTEM.

WHEREAS, pursuant to Arizona Revised Statute §11-951, *et seq.*, the City of Surprise has the authority to enter into intergovernmental agreement with other governmental entities for the purposes set forth within;

WHEREAS, the parties desire to enter into an intergovernmental agreement to provide Cloud Hosting, Public Core Bundle Licenses and Staff Client licenses of the Polaris Integrated Library System ("Polaris") at no cost to the City; and

WHEREAS, the County will fund migration, maintenance and support services of said services to the City to ensure a reliable, secure, timely and efficient service and support for City staff and library patrons at Surprise Public Libraries.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. The Intergovernmental Agreement between the City of Surprise and the Maricopa County Library District, attached as Exhibit A, is approved.

Section 2. The City Manager, or his designee, is hereby authorized to execute and submit all documents and other necessary or desirable instruments in connection with said agreement.

APPROVED AND ADOPTED this ____ day of _____, 2023.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

INTERGOVERNMENTAL AGREEMENT BETWEEN
THE MARICOPA COUNTY LIBRARY DISTRICT AND CITY OF SURPRISE
FOR INNOVATIVE INTERFACES INC.'S POLARIS INTEGRATED LIBRARY
SYSTEM



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: May 2, 2023 Contact Person: Leslie Carnie
Submitting Department: Community Development District: District 1
Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to approval of the Final Plat entitled, “Blessings Estates” and dated March 08, 2023, a property generally located south of Jomax Road and east of 243rd Avenue; Case FS22-1435.

Motion:

I move to approve the Final Plat entitled, “Blessings Estates” and dated March 08, 2023.

Background:

Olga Gonzales seeks approval of a Final Plat of the subject property generally located south of Jomax Road and east of 243rd Avenue. The proposed Final Plat splits the 5.01 acres subject property into 5 parcels.

Objective Analysis:

Approval of the proposed Final Plat will allow the applicant the ability to subdivide the property as proposed.

Policy Compliant:

The proposed Final Plat is consistent with the Surprise General Plan 2035 and the City of Surprise Land Development Ordinance.

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staffing levels.

ATTACHMENTS:

1. 00 - FS22-1435 My Dad's Blessings - Staff Report
 2. 01 – FS22-1435 My Dad's Blessings – Vicinity Map
 3. 02 – FS22-1435 My Dad's Blessings – Zoning Map
 4. 03 – FS22-1435 My Dad's Blessings – Final Plat
 5. 04– FS22-1435 My Dad's Blessings – Plat Exhibit
 6. 05– FS22-1435 My Dad's Blessings – Luke Letter
 7. FS22-1435 My Dad's Blessings- Final Plat - Presentation 05.02.23 CC
-

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: FS22-1435

Project Name: My Dad's Blessings- Final Plat

Council District: 1 – Acacia

City Council Date: May 02, 2023

Planner: Leslie Carnie, Planner II

Owner: My Dad's Blessings LLC.

Applicant: Olga Gonzales of My Dad's Blessings LLC

Request: Final Plat to subdivide one (1) parcel approx. 5.01 acres into five (5) lots.

Site Location: Generally located South of Jomax Road and east of 243rd Ave.

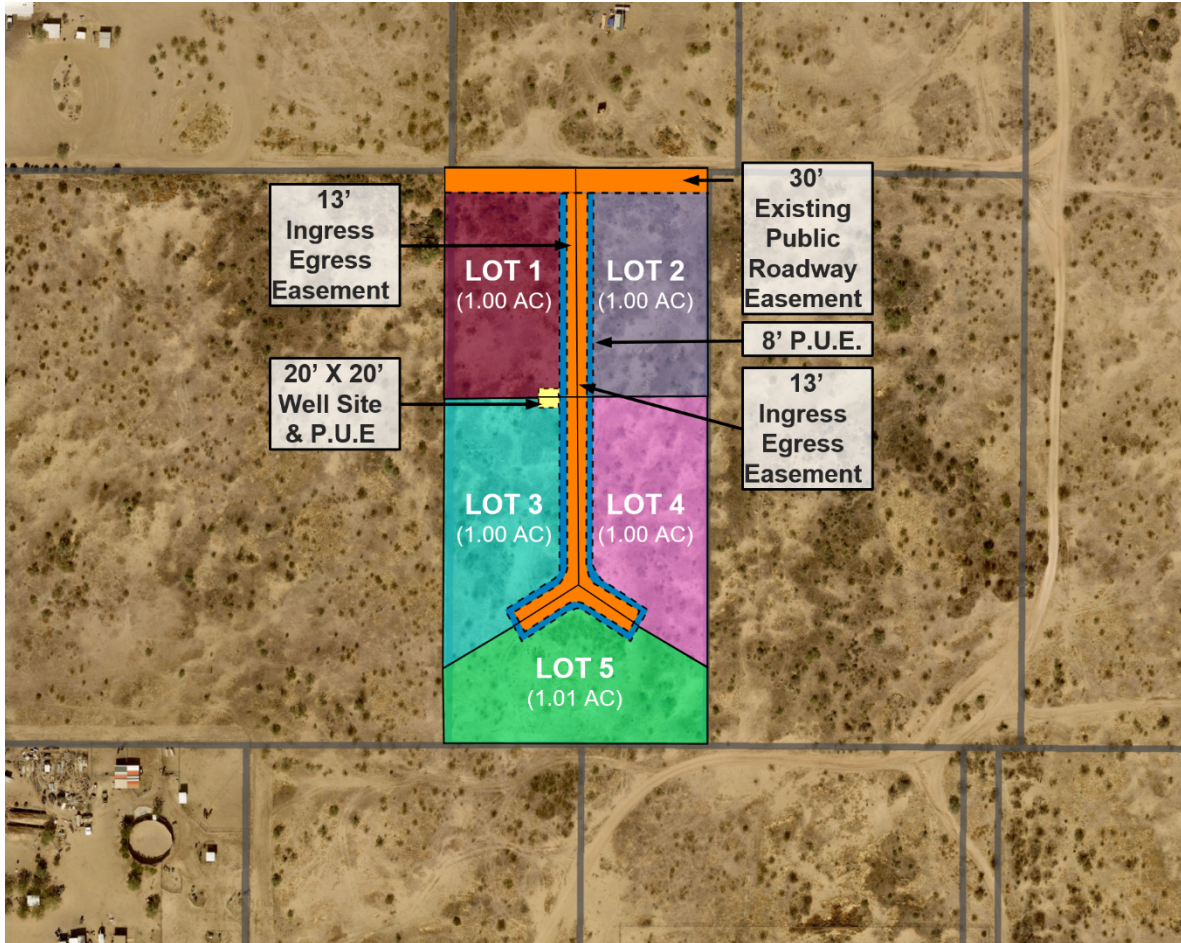
Site Size: Approximately 5.01 gross acres

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Surprise Land Development Ordinance.

Additional Information:

Olga Gonzales of My Dad's Blessings LLC requests approval of a Final Plat entitled "Final Plat of Blessings Estates" dated March 08, 2023. The subject parcel is zoned Rural Residential (RR) and is located approximately 1,300 feet south of Jomax Road and east of 243rd Avenue. The proposed Final Plat subdivides one (1) vacant parcel of approximately 5.01 gross acres into five (5) lots.



Lots 1 through 5 of the proposed Final Plat meet the development standards of the Rural Residential (RR) zoning district as outline in Table 106-2b of the City of Surprise Land Development Ordinance. Lots 1 through 5 meet or exceed the minimum lot area and minimum lot width requirements.

Table 106-2b – Rural Residential (RR) Zoning District	
Min. lot area (sf)	≥ 43,560
Min. lot width	130
Min. front setback (ft)	30
Min. rear setback ¹ (ft)	30
Min. side setback ¹ (ft)	20
Min. street side setback ¹ (ft)	20
Max. bldg. height (ft)	40
Lot coverage	25%
Open space (% of gross acres of residential development) ²	10%
Notes: 1. Garage face and embellishments shall be setback a minimum of 20 feet measured from the opposing property line except rear, alley loaded garages, which shall be setback nine feet from edge of alley line. 2. The city requires open spaces on a new subdivision; if recorded as metes and bounds or by a minor land division than open space will be required on each individual lot; such as open space of trail easements.	

The area for each parcel is shown below:

- Lot 1 – approximately 1.00 acres
- Lot 2 – approximately 1.00 acres
- Lot 3 – approximately 1.00 acres
- Lot 4 – approximately 1.00 acres
- Lot 5 – approximately 1.01 acres

The proposed Final Plat dedicates the following:

- 13' Ingress/Egress easement along:
The eastern boundary of Lots 1 and 3
The western boundary of Lots 2 and 4
The southern boundary of Lots 3 and 4
The northern boundary of Lot 5
- 8' public utility easement (P.U.E.) along:
The eastern boundary of Lots 1 and 3
The western boundary of Lots 2 and 4
The southern boundary of Lots 3 and 4
The northern boundary of Lot 5
- 20' X 20' Well Site and P.U.E.

75 **General Plan Conformance:**

76
77 The proposed final plat was reviewed against the goals, policies, recommendations, and
78 guidelines of the City of Surprise General Plan 2035. The proposed final plat is consistent
79 with the General Plan in some of the following ways:

80
81 This project is located within the Neighborhood character area of the General Plan. The
82 proposed lot split adheres to the design guidelines of the character area which allows for
83 residential development.

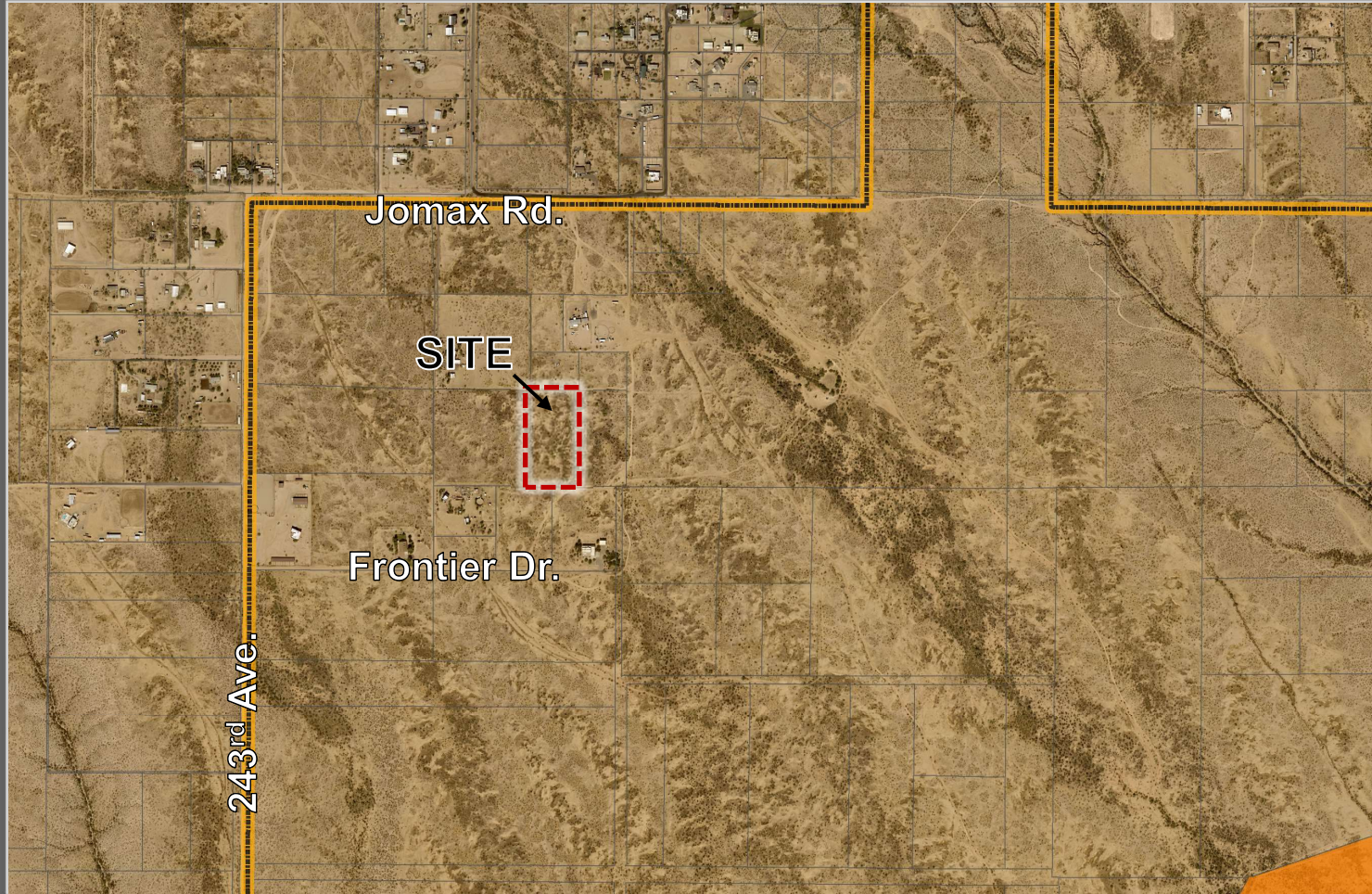
84
85 This project maintains compatibility with the quality of existing land uses in the
86 surrounding area in that it continues the Rural Residential development pattern
87 established in the vicinity of this parcel.

88
89 **Reviewing Agencies:**

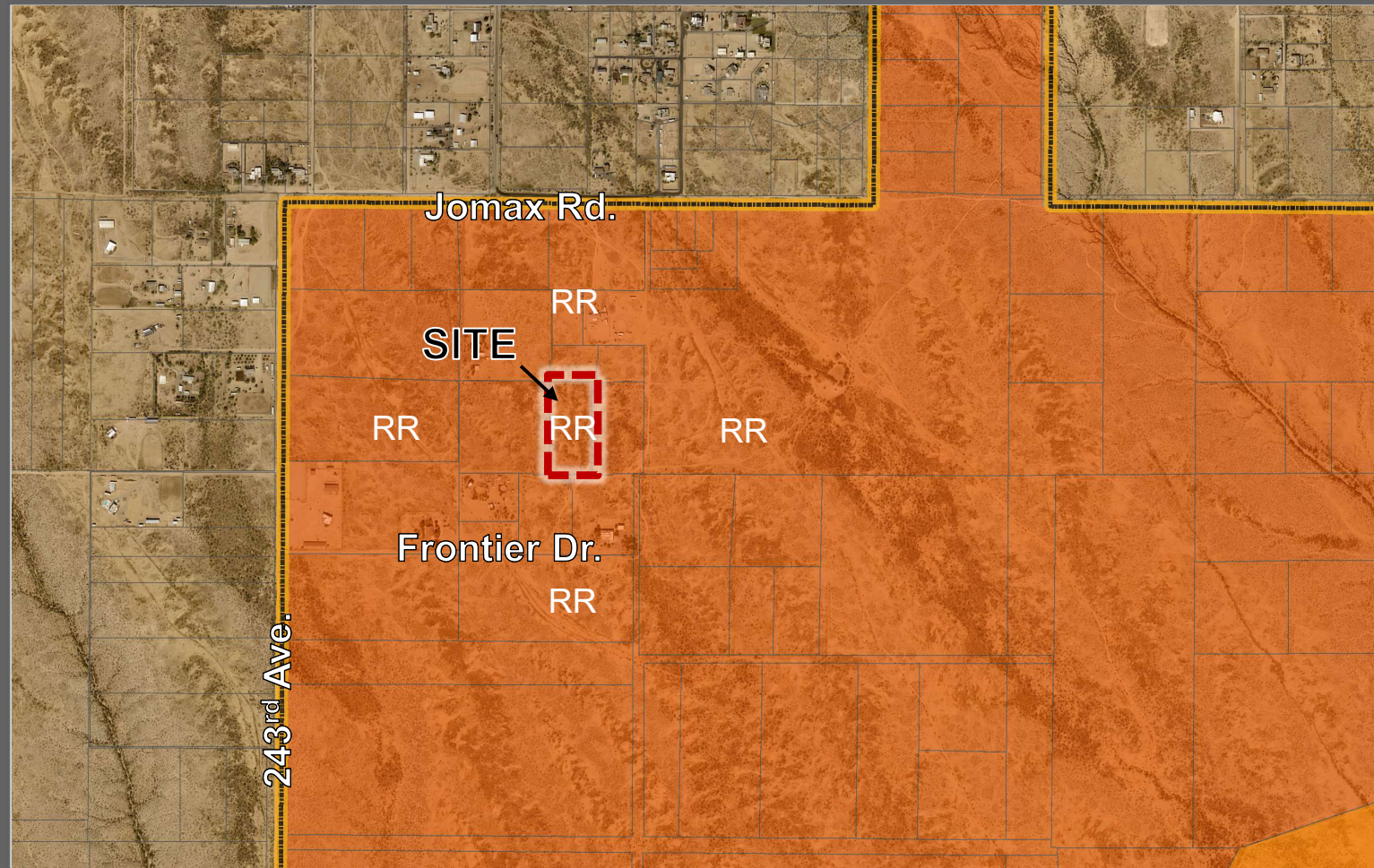
90
91 This project was routed to both Luke Air Force Base and the Maricopa Water District for
92 review. Both agencies have indicated no objections.

93
94 **Attachments:**

95 01 Vicinity Map
96 02 Zoning Map
97 03 Final Plat
98 04 Plat Exhibit
99 05 Luke Letter
100 PPT



FS22-1435 Vicinity Map



FS22-1435 Zoning Map

DEDICATION

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS: THAT OLGA GONZALES, AS AGENT FOR MY DADS BLESSINGS, LLC, HAS SUBDIVIDED UNDER THE BLESSINGS ESTATES, A SUBDIVISION LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF BLESSINGS ESTATES AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THE PLAT. THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

OWNER HEREBY GRANTS TO THE PUBLIC A PERPETUAL NON-EXCLUSIVE EASEMENT IN, UPON, OVER, UNDER, THROUGH, AND ACROSS THAT AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF ACCESSING, INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING PUBLIC UTILITIES.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL COUNCIL ACTION.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL CROSS ACCESS EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS, AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR TRASH COLLECTION VEHICLES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE PEDESTRIAN ACCESS AND SIDEWALK CONSTRUCTION AND MAINTENANCE EASEMENT OVER, UPON, AND ACROSS THE AREAS DESIGNATED AS SIDEWALK EASEMENTS AS SHOWN ON THE PLAT.

PUBLIC NOTICE

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED MAP NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

IN WITNESS WHEREOF: OWNER HAS HEREUNTO CAUSED HER NAME TO BE SIGNED THIS _____ DAY OF _____, 2022.

BY: _____
OLGA GONZALES, AS AGENT FOR MY DADS BLESSINGS, LLC

ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

BEFORE ME THIS _____ DAY OF _____, 2023, OLGA GONZALES, AS AGENT FOR MY DADS BLESSINGS, LLC PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HERSELF TO BE OLGA GONZALES, AS AGENT FOR FOR MY DADS BLESSINGS, LLC. THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT OLGA GONZALES EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____ EXPIRES _____

REALISE OF LIABILITY

OLGA GONZALES, AS AGENT FOR MY DADS BLESSINGS, LLC ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE USAF AND THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS PLAT UNTIL SUCH TIME THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL, THE MAINTENANCE OF THE AREA WITHIN NEWLY DEDICATED RIGHT-OF-WAY AS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER/OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID PLAT UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.

OLGA GONZALES, AS AGENT FOR MY DADS BLESSINGS, LLC ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS PLAT UNTIL SUCH TIME THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL, THE MAINTENANCE OF THE AREA WITHIN NEWLY DEDICATED RIGHT-OF-WAY AS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER/OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID PLAT UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.

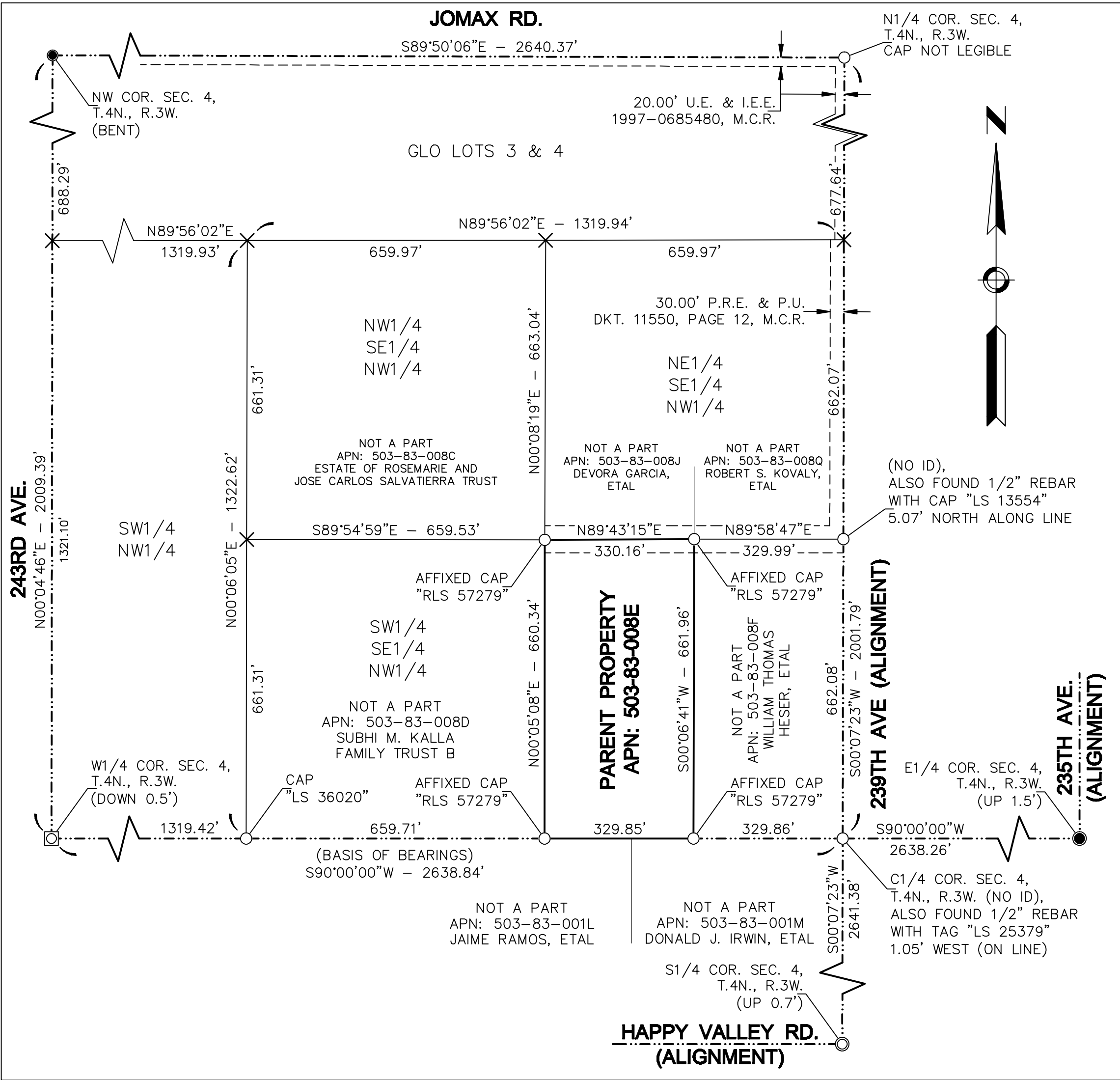
OLGA GONZALES, AS AGENT FOR MY DADS BLESSINGS, LLC ("OWNER") HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE CITY OF SURPRISE RIGHT-OF-WAY, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

FINAL PLAT
OF
BLESSINGS ESTATES

OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 3 WEST
OF THE GILA AND SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

NW 1/4 SEC. 4, T.4N. R.3W.

NOT TO SCALE



APPROVALS

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 2023, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED _____ DATE _____
CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA
THIS _____ DAY OF _____, 2023.

ATTEST:

MAYOR DATE _____

CITY CLERK DATE _____

LEGEND

- FOUND 3" MARICOPA CO. BRASS CAP IN POTHOLE
- FOUND 2-1/2" GLO BRASS CAP AS NOTED
- FOUND 2" MARICOPA CO. ALUMINUM CAP AS NOTED
- FOUND & ACCEPTED 1/2" REBAR AS NOTED
- × CALCULATED POSITION - NOTHING FOUND OR SET

----- SECTIONAL LINE
----- SUBJECT PROPERTY LINE
----- EASEMENT LINE

M.C.R. MARICOPA COUNTY RECORDS
R/W RIGHT OF WAY
U.E. UTILITY EASEMENT
I.E.E. INGRESS/EGRESS EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
P.R.E. PUBLIC ROADWAY EASEMENT

SHEET 1 OF 2
NO. LOTS = 5
GROSS AREA : 5.008839 AC.

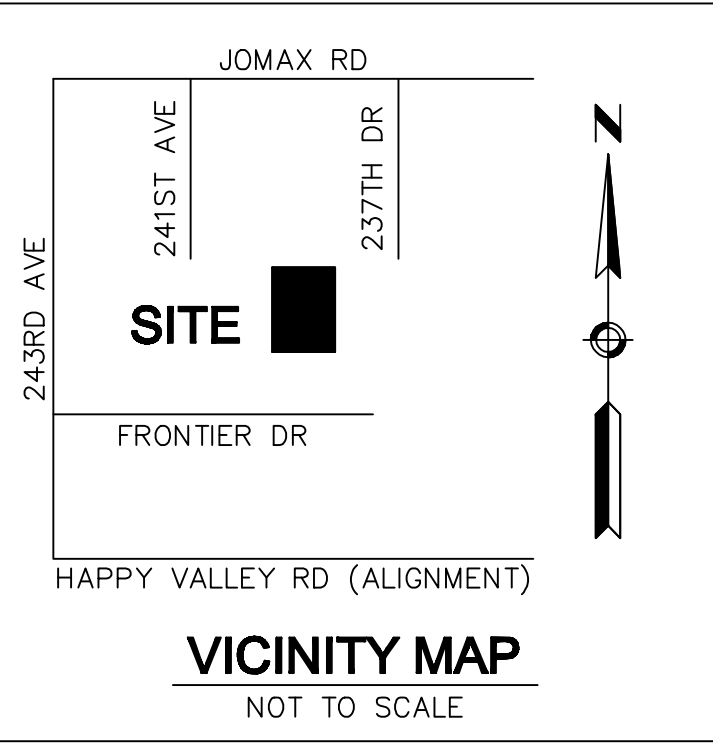
SITE INFORMATION

APN: 503-83-008E
ADDRESS: N/A
AREA:
±218,185 SQ. FT. / ±5.008839 ACRES
ZONING: RR - RUAL RESIDENTIAL

OWNER

MY DADS BLESSINGS, LLC
OLGA GONZALES
(480) 278-0760

10810 N. 91ST AVE.
PEORIA, AZ 85345



BASIS OF BEARINGS

THE SOUTH LINE OF NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 3 WEST, SAID BEARING BEING SOUTH 90°00'00" WEST (BOOK 524 OF MAPS, PAGE 24, M.C.R.).

SURVEYOR

MILLER LAND SURVEYING
131 S. 20TH ST.
PHOENIX, AZ 85034
PHONE: 602.243.7193
EMAIL: EMAIL@MILLERLS.COM
CONTACT: DEJAN KNEZEVIC

LEGAL DESCRIPTION

(PER COMMITMENT FOR TITLE REPORT)

THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 3 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

REFERENCE DOCUMENTS

- DEED AS RECORDED IN DOCUMENT No. 2022-0205017, M.C.R.
- RESULTS OF SURVEY AS RECORDED IN BOOK 524 OF MAPS, PAGE 24, M.C.R.
- COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY; ORDER NO.: 231775-049; DATED APRIL 14, 2022 @ 8:00AM.

NOTES

- THE PROPERTY OWNER AT THE TIME WHEN CITY OF SURPRISE SEWER INFRASTRUCTURE IS AVAILABLE AT THE PROPERTY, SHALL BE REQUIRED TO CONNECT IN ACCORDANCE WITH SURPRISE MUNICIPAL CODE AND PAY ALL APPLICABLE FEES. ANY OWNER OF THE PROPERTY SHALL NOTIFY PROSPECTIVE BUYERS AND THE PUBLIC OF THIS NOTE, AND ANY SALES CONTRACTS OR SALES REPORTS SHALL INCLUDE SUCH NOTE.
- THE CITY DOES NOT HAVE SEWER SERVICE AVAILABLE TO THE PROPERTY, HOWEVER PER CITY OF SURPRISE MUNICIPAL CODE CHAPTER 58-314, ONCE SEWER SERVICE IS AVAILABLE WITHIN 500 FEET OF THESE THE OWNER(S) WILL BE REQUIRED TO CONNECT TO CITY SERVICES WITHIN 90 DAYS. IN ADDITION, ANY PRIVATE SEPTIC SYSTEM SHALL BE PROPERLY ABANDONED PER CITY AND COUNTY REQUIREMENTS.
- NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
- SPRINKLERS ARE REQUIRED IN ALL ONE AND TWO FAMILY DWELLINGS BUILT IN AREAS WHICH DO NOT HAVE ADEQUATE WATER SUPPLY.
- THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONES "X AND "AE." BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1210L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- THIS PROPERTY IS IN THE SAGUARO ACRES WATER SERVICE AREA.
- THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR OBTAINING A WILL-SERVE LETTER FROM WATER PROVIDER PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS, AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
- IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE OWNER.
- LANDSCAPING MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHTOF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JULY, 2022; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DEJAN KNEZEVIC, RLS #57279
02/08/23
DATE

MILLER
LAND SURVEYING
131 SOUTH 20TH STREET
PHOENIX, AZ 85034-2512
TEL 602.243.7193
FAX 602.712.1969
www.millerls.com



DATE 107/28/2022
REVISION 102/08/2023
DRAWN 1DM
CHECKED 1HC
PROJECT # 122125MLD

SHEET NUMBER

1 OF 2

FS22-1435

FINAL PLAT
OF
BLESSINGS ESTATES

OF A PORTION OF THE NORTHWEST QUARTER OF
SECTION 4, TOWNSHIP 4 NORTH, RANGE 3 WEST
OF THE GILA AND SALT RIVER BASE & MERIDIAN,
MARICOPA COUNTY, ARIZONA

LEGEND

- FOUND 3" MARICOPA CO. BRASS CAP IN POTHOLE
- FOUND 2-1/2" GLO BRASS CAP AS NOTED
- FOUND 2" MARICOPA COUNTY ALUMINUM CAP AS NOTED
- FOUND & ACCEPTED 1/2" REBAR AS NOTED
- CALCULATED POSITION - NOTHING FOUND OR SET
- SET 1/2" REBAR WITH CAP "RLS 57279"

SECTIONAL LINE
SUBJECT PROPERTY LINE
EASEMENT LINE

M.C.R. MARICOPA COUNTY RECORDS
R/W RIGHT OF WAY
U.E. UTILITY EASEMENT
I.E.E. INGRESS/EGRESS EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
P.R.E. PUBLIC ROADWAY EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°05'55"W	427.95'
L2	S60°17'27"E	60.00'
L3	S29°42'33"W	26.00'
L4	N60°17'27"W	60.27'
L5	S59°55'29"W	60.02'
L6	N30°04'31"W	26.00'
L7	N59°55'29"E	60.00'
L8	N00°05'55"E	428.03'

CURVE TABLE			
CURVE	RADIUS	Δ	LENGTH
C1	26.00'	60°23'22"	27.40'
C2	26.00'	59°47'04"	27.13'
C3	26.00'	59°49'34"	27.15'

AREAS		
LOT 1	43,562 SQ. FT.	1.000046 ACRES
LOT 2	43,562 SQ. FT.	1.000046 ACRES
LOT 3	43,562 SQ. FT.	1.000046 ACRES
LOT 4	43,563 SQ. FT.	1.000069 ACRES
LOT 5	43,936 SQ. FT.	1.008632 ACRES
TOTAL:	218,185 SQ. FT.	5.008839 ACRES

MILLER
LAND SURVEYING
131 SOUTH 20TH STREET
PHOENIX, AZ 85034-2512
TEL 602.243.7193
FAX 602.712.1969
www.millerls.com



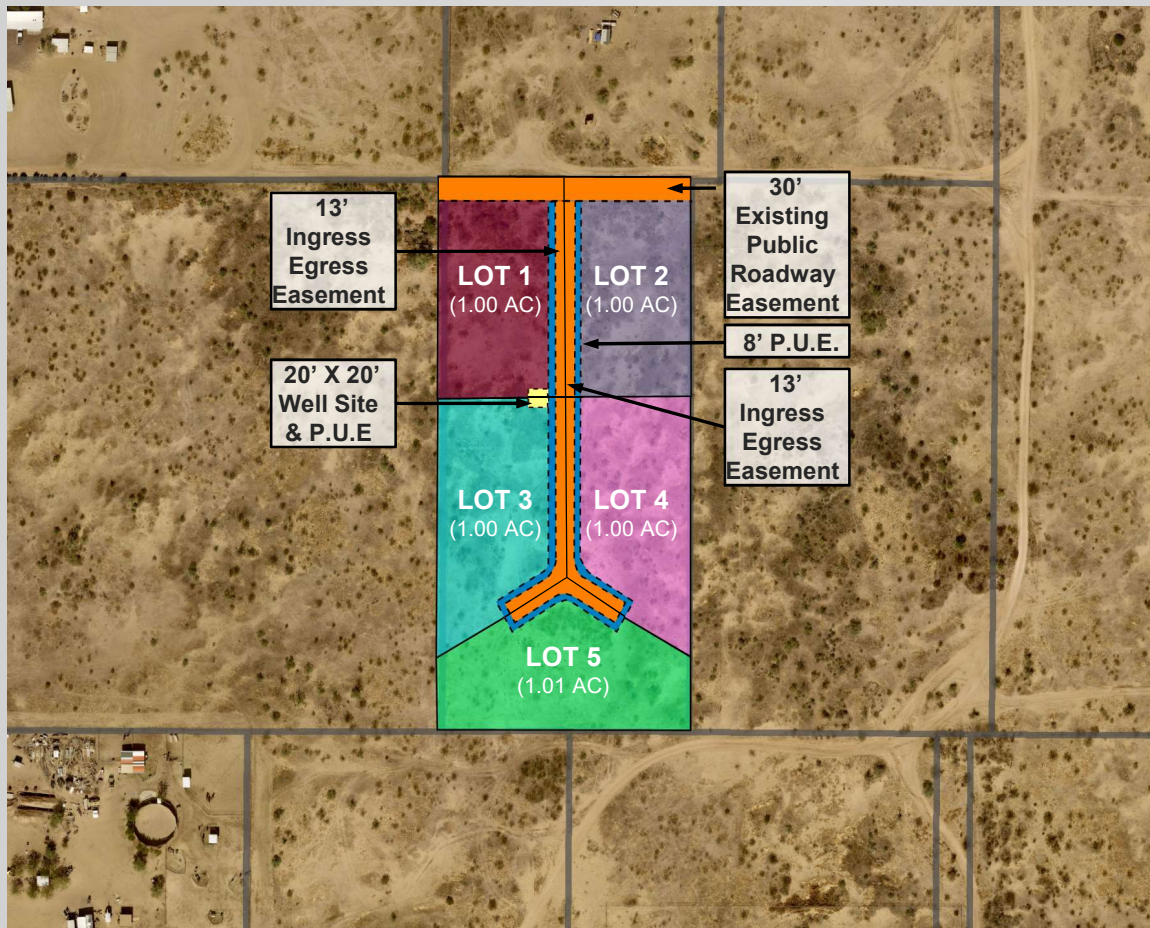
DATE | 07/28/2022
REVISION | 02/08/2023
DRAWN | DM
CHECKED | HC
PROJECT # | 22125MLD

SHEET NUMBER

2 OF 2

SHEET 2 OF 2
NO. LOTS = 5
GROSS AREA : 5.008839 AC.

FS22-1435



FS22-1435 Plat Exhibit

Leslie Carnie

From: JAMES, MARK C GS-12 USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>
Sent: Sunday, November 13, 2022 10:22 AM
To: Nichole Flores
Cc: 56 FW/CIT Community Initiative
Subject: RE: FS22-1435 My Dads Blessings LLC - New Digital Submittal 11.01.22
Attachments: smime.p7s; ATT00001.txt; ATT00002.htm

Nichole,

Thank you for the opportunity to provide comments on the My Dads Blessings LLC Lot Split. The site falls approximately .56 miles outside the Aux-1 2004 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence, Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/ac from the 65 Ldn to 1/2 mile, a maximum of 4 du/ac from 1/2 to 1 mile, and a maximum of 6 du/ac from 1 to 3 miles. The proposal for the property as stated in the narrative, consisting of less than 1 du/ac on the property meets the GDC.

The project, as described, will not have a negative impact on Luke AFB flight operations. The site is located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day. If this development is approved, we recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents about Luke AFB operations.

Respectfully,

Mark James
56th Fighter Wing, Community Initiatives Team
Luke AFB AZ 85309
Office: 623-856-9981
DSN: 896-9981

-----Original Message-----

From: Nichole Flores <Nichole.Flores@surpriseaz.gov>
Sent: Tuesday, November 1, 2022 11:08 AM
To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>; Afshin Ahouraiyan (Flood Control District of Maricopa County) <Afshin.Ahouraiyan@Maricopa.Gov>; Alex Garza (Maricopa Assoc of Governments) <AGarza@azmag.gov>; Aspasia Angelou (Nadaburg School District) <aangelou@nadaburgsd.org>; Barbara J Remondini, Ph.D. (Wickenburg School District) <bremondini@wusd9.org>; Chris Cain (Maricopa Water District) <chrisc@mwdaz.com>; Debbie Trasancos (Maricopa Water District) <debbiet@mwdaz.com>; Ernest (USPS)

<Ernest.L.James@usps.gov>; Eva Pierce <eva.pierce@dysart.org>; Ibeth - USPS <Ibeth.L.Roman@usps.gov>; Jerome Choy (ADOT) <jchoy@azdot.gov>; Kevin Shipman <kevin.shipman@dysart.org>; Leslie - MWD <lesliej@mwdaz.com>; Mark Frago <fragom@mail.maricopa.gov>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; MCDOT (MCDOTPlanning@maricopa.gov) <MCDOTPlanning@maricopa.gov>; Raoul Sada - Surprise Chamber <raoul@surpriseregionalchamber.com>; Victor.Schaum <Victor.Schaum@cox.com>; Yvonne Aguirre <yvonne.aguirre@swgas.com>
Subject: [Non-DoD Source] FS22-1435 My Dads Blessings LLC - New Digital Submittal 11.01.22

Good morning,

Attached please find the application, narrative, and final plat for the above referenced project.

Please feel free to contact us with any questions.

Best regards,

Nichole Flores

Planning Project Coordinator

City of Surprise | Community Development

16000 N Civic Center Plz | Surprise AZ 85374

(623) 222-3244 Direct

Please note effective August 3, 2022, we will be adding a 2-business day out-processing for ALL notices

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.

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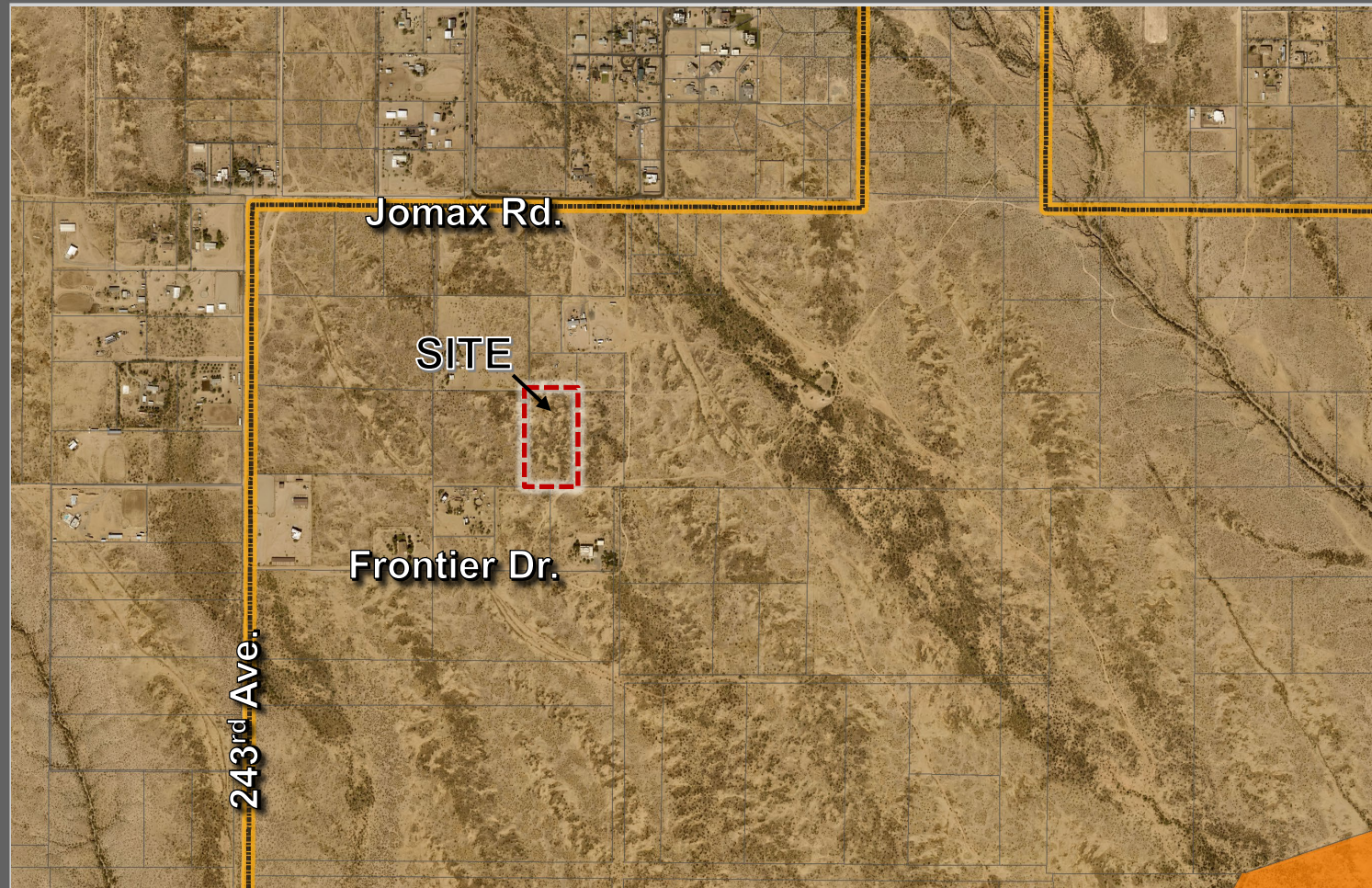


SURPRISE
ARIZONA

FS22-1435

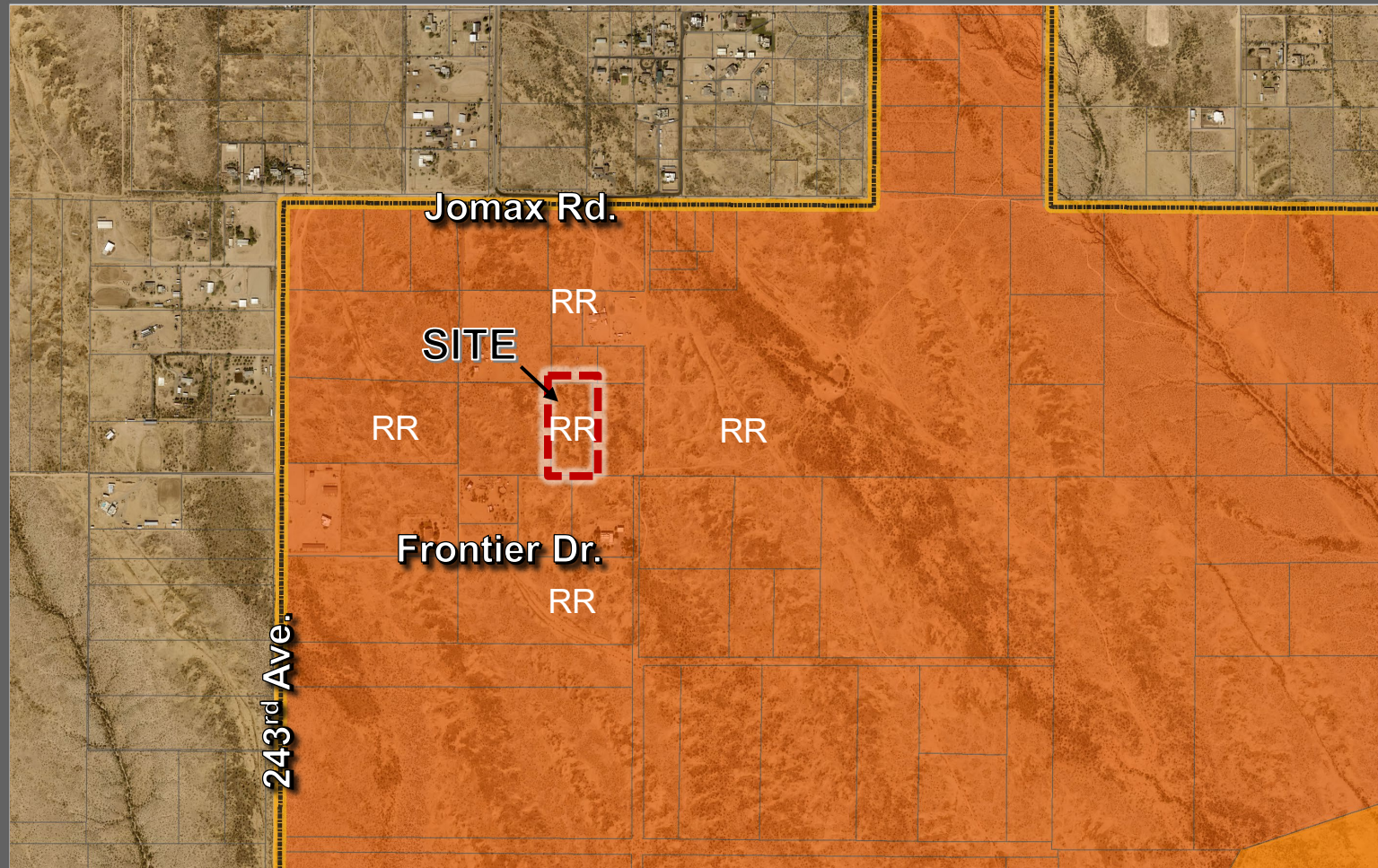
My Dad's Blessings
Final Plat

City Council
May 02, 2023



FS22-1435 Vicinity Map





Jomax Rd.

SITE

RR

RR

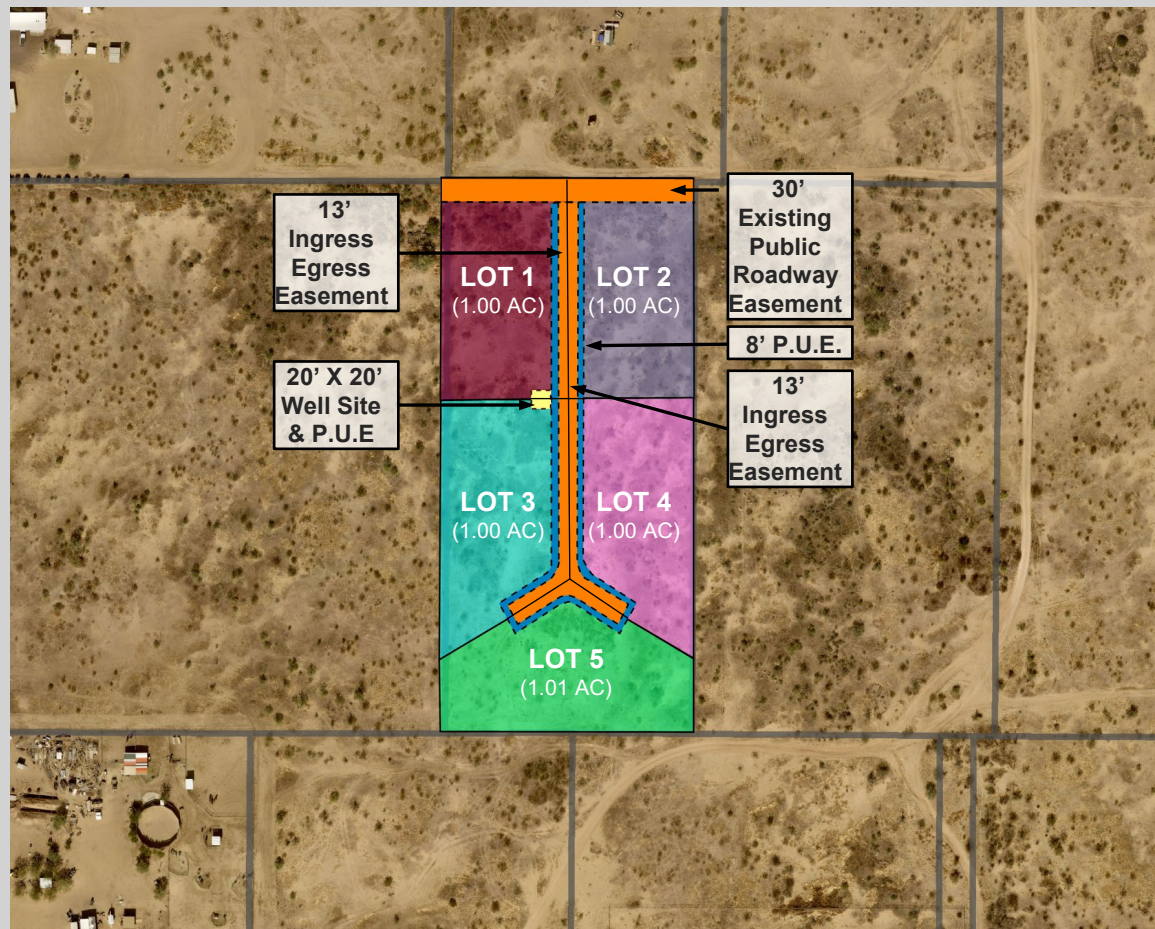
RR

RR

Frontier Dr.

RR

243rd Ave.



FS22-1435 Final Plat

FINAL PLAT OF BLESSINGS ESTATES

OF A PORTION OF THE NORTHWEST QUARTER OF
SECTION 4, TOWNSHIP 4 NORTH, RANGE 3 WEST
OF THE GILA AND SALT RIVER BASE & MERIDIAN,
MARICOPA COUNTY, ARIZONA

LEGEND

- FOUND 3" MARICOPA CO. BRASS CAP IN POT-HOLE
- FOUND 2-1/2" OLD BRASS CAP AS NOTED
- FOUND 3" MARICOPA COUNTY ALUMINUM CAP AS NOTED
- FOUND & ACCEPTED 1/2" REBAR AS NOTED
- CALCULATED POSITION - NOTHING FOUND OR SET
- △ SET 1/2" REBAR WITH CAP "RLS 57279"
- SECTION LINE
- SUBJECT PROPERTY LINE
- EASEMENT LINE
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- U.E. UTILITY EASEMENT
- I.E.E. IRROGATION/EGRESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.E. PUBLIC ROADWAY EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°05'55"W	427.95'
L2	S34°17'27"E	60.00'
L3	S59°42'23"W	26.00'
L4	N60°17'27"W	60.00'
L5	S59°55'29"W	60.00'
L6	N50°04'31"W	26.00'
L7	N09°55'29"E	60.00'
L8	N00°05'55"E	428.00'

CURVE TABLE		
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AREAS

LOT	AREA	TOTAL
LOT 1	43,562 SQ. FT. 1.000046 ACRES	
LOT 2	43,562 SQ. FT. 1.000046 ACRES	
LOT 3	43,562 SQ. FT. 1.000046 ACRES	
LOT 4	43,562 SQ. FT. 1.000046 ACRES	
LOT 5	43,562 SQ. FT. 1.000046 ACRES	
TOTAL	218,185 SQ. FT. 5.008099 ACRES	

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PHOENIX, AZ 85034-2512
TEL 602.243.7185
FAX 602.712.1989
www.millerinc.com



DATE: 10/28/2023
REVISION: 02/06/2023
DRAWN: DM
CHECKED: LHC
PROJECT # 122126AD
SHEET NUMBER
2 OF 2

SHEET 2 OF 2
NO. LOTS = 6
GROSS AREA: 5.008099 AC.

FS22-1435



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: May 2, 2023

Contact Person: Donna Meuse, Human Resources
Director

Submitting Department: Human Resources
Staff Recommendations:

District: Internal

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to approval of an Employment Agreement appointing Kristine Passarelli to the position of City Clerk upon vacancy pursuant to Surprise Municipal Code Section 2-160.

Motion:

I move to approve the City Clerk Employment Agreement with Kristine Passarelli subject to successful completion of all pre-employment requirements set forth in Surprise Municipal Code Section 3-30.

Background:

With the retirement of current City Clerk, Sherry Aguilar, this action will allow the council to appoint a replacement. The negotiated contract provides for a base salary of \$165,000.16 per year and all benefits, including stipends and reimbursable expenses, on the same basis as non-represented City employees in accordance with the City's ordinances, policies, and procedures. Notwithstanding the above, the City Clerk will receive a City-issued cell phone, a balance of 80 hours of Paid Time Off (PTO) available for immediate use, and a PTO accrual rate of 9.54 hours per pay period (248.04 hours per year). This contract and offer of employment is contingent upon completion of all required pre-employment requirements as outlined in Surprise Municipal code Section 3-30.

Objective Analysis:

Appointment will result in an uninterrupted transition of the City Clerk's role and responsibilities.

Policy Compliant:

This action is consistent with Surprise Municipal Code Section 2-160 and Section 2-161.

Financial Impact:

The proposed agreement will result in a salary of \$165,000.16 annually, tentatively effective on 5/30/2023.

Budget Impact:

Budget authority for this position is included in the yearly budget adoption in the General Fund.

FTE Impact:

This item does not impact the full-time position count.

ATTACHMENTS:

1. City Clerk Employment Contract 6.12.2023
-

CITY CLERK Employment Agreement

THIS AGREEMENT, between the Mayor and Council of the City of Surprise Arizona ("City") and Kristine (Kristi) Passarelli ("Employee"), is authorized by Ariz. Rev. Stat. §9-271, entered into pursuant to Surprise Municipal Code §§ 2-160 and 2-161, and shall commence ("Effective Date") on June 12, 2023. The following sets forth the duties and responsibilities of the Parties:

1. Upon the Effective Date of this Agreement, Employee will act as CITY CLERK under the direction of the currently appointed CITY CLERK until such time as CITY CLERK ceases employment with the City. Thereafter, without further action, Employee will perform all duties of the position of CITY CLERK for the City as set forth in the Surprise Municipal Code, using reasonable care, diligence, skill, and expertise to fulfill Employee's role as CITY CLERK.

2. Employee agrees to devote such time as is necessary for the full and proper performance of the Employee's duties, including work outside normal business hours, and to perform such duties exclusively for the City of Surprise.

3. The City will formally evaluate the performance of Employee on an annual basis, defining such goals and performance objectives as deemed necessary.

4. Beginning the first pay period after the Effective Date of this Agreement, City will pay Employee a biweekly salary of \$6,346.16 per pay period (\$165,000.16 per year) in accordance with the normal and usual procedure for payment of employees by the City. Salary will be adjusted annually on the same basis as non-represented employees, consistent with City's compensation policies (e.g. performance pay, market adjustments, cost of living adjustments, etc.) as approved by the City Council as part of the annual budget process. This Agreement will be automatically amended to reflect any such salary adjustments.

5. Employee will receive all benefits, including stipends and reimbursable expenses, on the same basis as non-represented City employees in accordance with the City's ordinances, policies and procedures. Notwithstanding the above, Employee will receive a City-issued cell phone, a balance of 80 hours of Paid Time Off (PTO) available for immediate use, and a PTO accrual rate of 9.54 hours per pay period (248.04 hours per year). The City will pay/reimburse for annual dues, conferences, professional certification and memberships for continued professional growth and advancement.

6. The Parties understand and agree that Employee serves at the pleasure of the Mayor and Council and that either party may terminate this Agreement at any time and for any reason upon 30 day written notice delivered in person or by mail to:

Mayor, City of Surprise
16000 N. Civic Center Plaza
Surprise, Arizona 85374

Kristine (Kristi) Passarelli
16000 N. Civic Center Plaza
Surprise, Arizona 85374

Notice under this section is for the benefit of the City and can be waived, in whole or in part, by the City. Upon notice of termination under this section, the Parties will agree upon an appropriate transition plan.

7. To the extent permitted by law, City agrees to defend, hold harmless and indemnify Employee from all demands, claims, suits, acts, errors or other omissions in legal proceedings brought against Employee in the Employee's official capacity; or individually as long as the action is determined to be within the scope of employment. Should any acts, errors, or other alleged omissions be determined to be outside the scope of employment, the City may elect not to defend, hold harmless or indemnify.

8. This Agreement constitutes the entire agreement between parties, and both parties acknowledge that there are no other agreements, oral or otherwise. This Agreement cannot be amended or modified without the written concurrence of both parties, except as specifically set forth herein.

9. This Agreement will be interpreted in accordance with the law of the State of Arizona. If any provision or portion of this Agreement is held to be unconstitutional, invalid or unenforceable, the remaining portion will remain unaffected, and City and Employee will enter into negotiations to correct the Agreement's defect in order to assure the intent of the Agreement is carried out to the fullest extent possible.

10. Each Party has had opportunity to consult legal counsel for advice regarding the drafting of this Agreement and the provisions of this Agreement may not be construed against or in favor of either party.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of this ____ day of May 2023.

City of Surprise

Mayor Skip Hall

Kristine (Kristi) Passarelli

Approved as to Form:

Robert Wingo



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: May 2, 2023

Contact Person: Michael Boule, ASST
DIRECTOR-UTILITY OPERATION

Submitting Department: Water Resource
Management

District: Citywide

Staff Recommendations:

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to approval of a Fiscal Year 2023 budget amendment by moving budget authority of \$175,000 within the Sewer Utility Capital Fund from Contingency to Project A61070 Asset Replacement Vehicle and Equipment; Resolution #2023-54.

Motion:

I move to approve Resolution #2023-54.

Background:

The Water Resource Management Department (WRM) has three vector trucks that are used to clean and maintain the City's 712 mile sewer collection system. Our current fleet of vector trucks are 3, 7, and 12 years old. Replacement of these vehicles is usually every ten years. Due to manufacturer delays caused by the recent supply chain disruptions, timely replacement of our oldest truck has been delayed. Repairs are becoming very expensive and parts are in short supply. The cost for a new vector truck is approximately \$590,000 with estimated delivery of twelve months. The current budget is \$620,300 and includes appropriation for the vector truck in the amount of \$425,000. To mitigate delivery lead time and cost escalation, WRM would like to move forward in procuring the replacement of our oldest vector truck within Fiscal Year 23 which will require a budget amendment of \$175,000.

Objective Analysis:

Procuring the vector truck now will minimize delivery delays and further cost increases.

Policy Compliant:

This action is consistent with the City's Budget Amendment Policies and Procedures.

Financial Impact:

This resolution will increase the project one-time expense by \$175,000 in FY2023.

Budget Impact:

The FY2023 revised budget includes appropriation of \$620,300 in the Sewer Utility Capital Fund for

asset replacement. Of this amount, \$425,000 is currently allocated for the purchase of a vactor truck. If approved, this item will amend the FY2023 adopted budget by moving \$175,000 within the Sewer Utility Capital Fund from Contingency to Project A61070 Asset Replacement Vehicle and Equipment and will increase the allocation for the vactor truck to \$600,000. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

FTE Impact:

There are no FTE's associated with this item.

ATTACHMENTS:

1. Res 2023-54 WW Vehicle Replacement Vactor Truck
-

RESOLUTION # 2023-54

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2023 BUDGET BY MOVING BUDGET AUTHORITY OF \$175,000 WITHIN THE SEWER UTILITY CAPITAL FUND FROM CONTINGENCY TO PROJECT A61070 ASSET REPLACEMENT VEHICLE AND EQUIPMENT.

WHEREAS, the FY2023 budget was adopted including funding for project A61070 Asset Replacement Vehicle and Equipment in the amount of \$620,300 in the Sewer Utility Capital Fund;

WHEREAS, \$425,000 of the budgeted amount in the Sewer Utility Capital Fund was allocated for replacement of a twelve-year-old vactor truck;

WHEREAS, the current cost of a vactor truck is estimated to be \$590,000;

WHEREAS, moving budget authority of \$175,000 within the Sewer Utility Capital Fund from Contingency to project A61070 Asset Replacement Vehicle and Equipment is necessary;

WHEREAS, the FY2023 budget was adopted by Council Resolution #2022-56 on June 7, 2022;

WHEREAS, this action will necessitate a budget amendment; and

WHEREAS, the City of Surprise Administrative Policies requires the approval of the Mayor and Council for budget amendments of this nature.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2022 through June 30, 2023.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

APPROVED AND ADOPTED this ____ day of _____, 2023.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2023-54**Exhibit A**

1. Appropriation - The allocation below represents a movement of budget authority in the amount of \$175,000 from Contingency to Project A61070 Asset Replacement Vehicle and Equipment within the Sewer Utility Capital Fund to allow for spending authority for the procurement of a vactor truck. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
Sewer Utility Capital	Public Works	#A61070 Asset Replacement – Vehicle and Equipment	E	620,300	175,000	795,300
Sewer Utility Capital	General Operations	Contingency	E	1,985,400	(175,000)	1,810,400
Expense Total				\$2,605,700	\$0	\$2,605,700



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: May 2, 2023

Contact Person: Seth Dyson, DIRECTOR - HSCV,
Donna Meuse, Human Resources Director, Jeanine
Jerkovic, DIRECTOR - ECON DEV, Kirsten Hall,
Economic Development Project Manager

Submitting Department: Economic Development

District: Citywide

Staff Recommendations: None

Consent: No

Regular: Yes

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to approval of the Funding Agreement with the Maricopa County Community College District Foundation ("MCCCDF") and a Memorandum of Understanding with MCCCDF and Estrella Mountain Community College for career and technical education scholarships and program administration; Resolution #2023-42.

Motion:

I move to approve Resolution #2023-42.

Background:

The Surprise City Council approved funding for a pilot program in 2022 to expand workforce development and business assistance. The Maricopa Community College District was identified as a potential partner to assist with career and technical education programming and administration of a scholarship program for Surprise community members.

Objective Analysis:

Increased access through industry recognized certificate programs for community members to upskill to meet the requirements for growth industries; aligns existing education programs, community member potential, and industry needs.

Policy Compliant:

The Maricopa Community College District has industry recognized certificates. As one of the largest community college systems in the United States, its program offerings for career and technical education are reflective of the business environment of the communities it serves. The pilot program will be offering certificates ranging from applied technology to information technology to align with the growing employer base in Surprise and the West Valley.

Financial Impact:

The City Council approved funding in 2022 for the expansion of workforce development and business

assistance. The agreement with the Maricopa Community College District Foundation will not exceed \$35,000 without additional funding approval.

Budget Impact:

The City Council approved funding in 2022 for the pilot program and is currently budgeted in the Economic Development General Fund operating budget.

FTE Impact:

The number of full-time equivalents (FTE) is not impacted by this action.

ATTACHMENTS:

1. Pres COS MCCCDF 4 18 2023 Scholarship
 2. Agreement COS MCCCDF 4 18 2023
 3. MOU_City of Surprise_Final_4_20_23
 4. 23.04.25 Res 2023-42 MCCCDF Tech Scholarship IGA.jtm.MH4.7.23
-



Surprise Applied Technology Scholarship Program

April 18, 2023

Background

Industry & Workforce

External Forces

- Supply Chain & Reshoring
- West Valley applied technology growth (~20,000 jobs)

Coordination at regional level

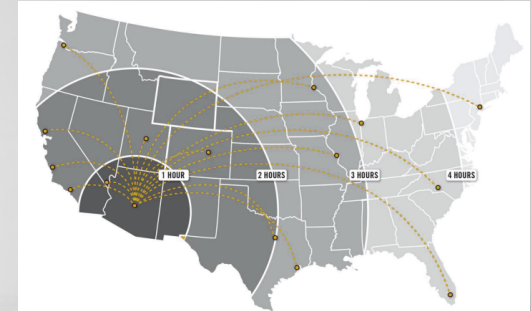
- West Valley Pipeline

Investment with regional partners

- @WORK

Collaborative with education providers

- University, Comm College, District, Charter, CTE



Agreement

Surprise Applied Technology Scholarship Program (\$35,000)

- Provider - Estrella Mountain Community College (EMCC)
- Admin - Maricopa County Community Colleges District Foundation
- Funded - City Council approved in 2022 as pilot program
- Reference - Town of Gilbert & City of Avondale

Industry Certificate Programs (EMCC)

- Semiconductor, Robotics, Electrical, Mechanical, Automation & Coding

Time / Investment & Eligibility

- 10 day to 1 year / \$500 to \$4,000 / On-campus & online
- Resident, student, graduate, employee

Future

- Implement & explore CTE expansion offerings





Thank You

**FUNDING AGREEMENT
BETWEEN
THE CITY OF SURPRISE
AND
THE MARICOPA COUNTY COMMUNITY COLLEGE DISTRICT
FOUNDATION
FOR THE
SURPRISE APPLIED TECHNOLOGY SCHOLARSHIP FUND**

This Funding Agreement (this “Agreement”) is entered into as of _____, 2023, between the City of Surprise, an Arizona municipal corporation (the “City”) and the Maricopa County Community College District Foundation, an Arizona non-profit corporation d/b/a Maricopa Community Colleges Foundation (“MCCCDF”, or the “Foundation”). The City and Foundation are referred to herein individually as a “Party” and collectively as the “Parties.”

RECITALS

- A. On March 15, 2022 the City of Surprise City Council approved Resolution #2022-27 which included the use of funds in the amount of \$35,000 for the purpose of providing scholarships to City residents and those working in the City.
- B. The City has estimated that there are, or will be in the near future, some 5,000 net new jobs in the Surprise employment area pipeline which has created the need to better connect City residents and those working in the City with industry opportunities.
- C. The City has determined that a number of these current and future employment opportunities are and will continue to be in the fields of manufacturing and technology.
- D. Estrella Mountain Community College (“EMCC”), a member of the Maricopa County Community College District (the “District”), provides post-secondary education in fields related to the advanced manufacturing and technology industries.
- E. The Foundation is an organization recognized as tax-exempt under Section 501(c)(3) of the Internal Revenue Code and receives and manages gifts, and provides scholarship opportunities, for the benefit of and on behalf of the District and its 10 colleges.
- F. The Parties intend to establish a new, non-endowment, Surprise Applied Technology Scholarship (the “Scholarship”) at EMCC to provide resources to City residents and those working in the City who are interested in working in the advanced manufacturing and technology fields.

- G. The Parties believe that the Scholarship will help educate and train eligible recipients, while creating a pool of local educated professionals to help serve the various businesses, enterprises, and employers that employ City residents and students.
- H. The City and the Foundation desire to enter into this Agreement to establish each Party's rights and responsibilities with respect to the City providing the Foundation with funding for the Scholarship and the Foundation's administration of the same.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by reference, the following mutual covenants and conditions, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **Purpose of Agreement.** The purpose of this Agreement is for the City to fund a non-endowment scholarship, as part of a pilot program for the City, to be administered by the Foundation that will provide financial support to students interested in pursuing programs in advanced manufacturing and technology industry that are specifically described in Exhibit A attached hereto and incorporated herein by reference.
2. **Funding and Duration of Agreement.** This Agreement is subject to an appropriation of funds by the City Council. It is the City's intent to fund this initial pilot program one-time, in the amount of Thirty Five Thousand Dollars (\$35,000.00). This Agreement shall be effective as of the date set forth above and shall remain in full force and effect until the City's Scholarship Fund is depleted in accordance with the terms of this Agreement. Following the depletion of the City's Scholarship Fund, the City Council and staff may review all reports and data generated by the Scholarship program. The City Council may, in its sole discretion, approve additional Scholarship funds for additional educational years.
3. **The Foundation's Obligations and Use of Funds Received from City.** The Foundation shall use the Funds received from the City to create and administer the Surprise Applied Technology Scholarship Fund (the "Scholarship Fund") that will be used to fund the Scholarship in accordance with the criteria set forth herein, and in Exhibit A of this Agreement, attached hereto. Specifically, the Foundation shall:
 - A. Establish a Surprise Applied Technology Scholarship fund account to be used during the Program Period for administering and awarding Scholarships.
 - B. Collaborate with scholarship program partners to ensure criteria, selection and award of the scholarship is aligned with EMCC and MCCCDF policies and procedures.
 - C. Award Scholarships to successful applicants/recipients after participant selection in accord with applicable eligibility requirements. This Scholarship is not based on financial need.

- i. The successful recipient shall meet at least one of these requirements:
 - a. resident of the City of Surprise;
 - b. currently enrolled; or graduated in past year 24 months from a public or private education institution in the City;
 - c. part-time or full-time employment within the City
- ii. Recipients must enroll in one of the eligible academic programs held at Estrella Mountain Community college (EMCC). See eligible course list set forth on Exhibit A attached hereto.
- iii. The Scholarship funds may also be applied to cover the costs of the materials required by the program, including lab costs, as determined by EMCC.

D. Thoroughly vet applicants as follows:

- i. Interested eligible applicants will apply through the MCCCDF application system (Next Generation).
- ii. The Application shall include customized fields inquiring about the City's eligibility requirements set forth above, including Surprise residency, City employment, and current educational enrollment and/or recent high school graduation.
- iii. If applicable, applicant submits necessary documentation to show intent to take desired educational course work in the categories set forth herein below on Exhibit A.
- iv. Successful applicants will be selected upon the information provided in the online application system and determined by processes to be established by the Parties.

The Foundation shall be the administrator of the Scholarship Fund and shall use the proceeds of the Scholarship Fund exclusively for the administration of the Scholarship as set forth herein. Once disbursed to the Foundation, in the event the annual funding of monies is not fully allocated to qualifying students, monies in the Scholarship Fund may be rolled over to subsequent years. However, the Scholarship Fund must be fully depleted prior to January 1, 2024. If the Scholarship Fund is not depleted prior to January 1, 2024, the Foundation shall remit the remaining balance of the Scholarship Fund back to the City by February 1, 2024 (the "Program Period"). Notwithstanding anything to the contrary in this Section 3, the Foundation shall be entitled to assess a new gift administration fee of two percent (2%) in the quarter in which funds described in Section 4 are received by the Foundation to pay for costs and expenses incurred by the Foundation in administering the Scholarship Fund.

4. **City's Financial Obligation.** The City shall provide the Foundation with an amount not to exceed \$35,000.00 for the Scholarship Fund as detailed herein. Within thirty (30) days of execution of this Agreement by the Parties, or as soon as practicable thereafter, the City shall pay \$35,000.00 to the Foundation to be used for the Scholarship Fund.

5. **Reporting:** The Foundation shall maintain records, books, documents, and other materials relevant to its performance under this Agreement and shall provide the City with the necessary information to meet the City's reporting requirements. This includes maintaining adequate records to demonstrate funds are utilized in accordance with the purposes of this agreement, along with information identifying the recipient, amount, and date of transfer. The City may request additional information, as needed. These records shall be subject to inspection, review and audit by the City or its designee, for five years following termination of this Agreement.

At least quarterly, the Foundation shall submit to the City an itemized report setting forth an accounting for the Scholarship Fund and detailing how the funds in the Scholarship Fund were expended.

6. **Noncompliance.** If the City, in its sole discretion, determines the Foundation is in breach of this Agreement, the City shall give written notice to the Foundation of the specific area of noncompliance. The Foundation shall correct the breach and comply with the terms of this Agreement within 30 calendar days of the date on the City's notice.
7. **Termination for Cause:** If the Foundation does not comply within 30 calendar days from the date of the notice of breach, the City may terminate this Agreement, and the Foundation shall immediately return to the City all funds provided by the City pursuant to this Agreement, excluding amounts of the Scholarship Fund disbursed to students as of the termination date.
8. **Termination of the Scholarship Without Cause.** The City may terminate this Agreement, for convenience or otherwise, for any reason or no reason within the City's sole and absolute discretion, and for no consideration or damages, upon 30 days prior written notice to the Foundation. Should the City terminate the Scholarship pursuant to this Section, this Agreement shall automatically terminate, in which event the Foundation shall refund to the City its proportionate share of the Scholarship Fund, excluding amounts of the Scholarship Fund disbursed to students as of the termination date.
9. **Compliance with Law, Guidelines.** The Foundation shall comply with all federal, state, and local laws and all other applicable requirements including the Family Educational Rights and Privacy Act, federal Single Audit requirements, to the extent applicable.
10. **Conflict of Interest.** In accordance with ARIZ. REV. STAT. § 38-511, the Foundation and the City may cancel this Agreement within three years after the execution of this Agreement, without penalty or further obligation, if any person significantly involved in initiating, negotiating, securing, drafting or creating this Agreement on behalf of either party, at any time while this Agreement or any extension thereof is in effect, is an employee or agent of any other party to this

Agreement in any capacity or a consultant to any other party with respect to the subject matter of this Agreement.

11. **Indemnification:** The City's role is solely to provide funding for the Scholarship Fund. The Foundation agrees to defend, hold harmless and indemnify the City from any claims, loss, damage, liability, cost, charge or expense, whether direct or indirect, including reasonable attorney's fees, and whether to any person or property to which the City, its agents, employees or said parties may be subject to related to the Scholarship or the Scholarship Fund, including, but not limited to, actions for bodily injury, illness, death, or property damage. This section shall survive the expiration or termination of this Agreement.
12. **Independent Contractor.** The Foundation is an independent contractor and not an agent or employee of the City.
13. **Entire Agreement; Amendments.** This Agreement represents the entire agreement between the Parties with respect to the subject matter hereof. This Agreement may not be amended except through an appropriate writing signed by the Parties.
14. **Assignment Prohibited.** The Foundation shall not assign any rights acquired hereby, without first obtaining the written consent of the City.
15. **Non-Appropriation.** The City's obligations to fund the Scholarship pursuant to this Agreement, including Section 4 above, are contingent upon the City Council's appropriation of funds sufficient to fund the Scholarship, and making such funds actually available for payment by the City of expenses incurred herein. The City shall be the sole judge and authority in determining the availability of funds under this Agreement and the City shall keep the Foundation fully informed as to the availability of funds. The obligation of the City to incur expenses pursuant to this Agreement is a current expense of the City, payable exclusively from such annual appropriations, and is not a general obligation or indebtedness of the City. If the City Council fails to appropriate money sufficient to pay the amounts as set forth in this Agreement during any immediately succeeding fiscal year, this Agreement shall terminate at the end of then-current fiscal year and the City shall be relieved of any subsequent obligation under this Agreement.
16. **Immigration Law Warranty.** As required by A.R.S. § 41-4401, the Foundation hereby warrants its compliance with all federal immigration laws and regulations that relate to its employees and A.R.S. § 23-214(A). The Foundation further warrants that after hiring an employee, the Foundation verifies the employment eligibility of the employee through the E-Verify program. If the Foundation uses any subcontractors in performance of this Agreement, subcontractors shall warrant their compliance with all federal immigration laws and regulations that relate to its employees and A.R.S. § 23-214(A), and subcontractors shall further warrant that after hiring an employee, such subcontractor verifies the employment eligibility of

the employee through the E-Verify program. A breach of this warranty shall be deemed a material breach of this Agreement that is subject to penalties up to and including termination of this Agreement.

17. **Notices and Requests.** Any notice or other communication required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given if (a) delivered to the Party at the address set forth below, (b) deposited in the U.S. Mail, registered or certified, return receipt requested, to the address set forth below or (c) given to a recognized and reputable overnight delivery service, to the address set forth below:

If to the City: City of Surprise
16000 N Civic Center Plaza
Surprise, Arizona 85374
Attn: Jeanine Jerkovich, Director, Economic
Development

With copy to: City of Surprise
16000 N Civic Center Plaza
Surprise, Arizona 85374
Attn: Robert Wingo, City Attorney

If to the Foundation: Maricopa Community Colleges Foundation
2419 West 14th Street
Tempe, Arizona 85281
Attn: Brian Spicker, President and CEO

With copy to: Estrella Mountain Community College
3000 North Dysart Rd.
Surprise, Arizona 85392
Attn: Jonathan Robles

or at such other address, and to the attention of such other person or officer, as any Party may designate in writing by notice duly given pursuant to this subsection. Notices shall be deemed received (a) when delivered to the Party, (b) three business days after being placed in the U.S. Mail, properly addressed, with sufficient postage, or (c) the following business day after being given to a recognized overnight delivery service, with the person giving the notice paying all required charges and instructing the delivery service to deliver on the following business day. If a copy of a notice is also given to a Party's counsel or other recipient, the provisions above governing the date on which a notice is deemed to have been received by a Party shall mean and refer to the date on which the Party, and not its counsel or other recipient to which a copy of the notice may be sent, is deemed to have received the notice.

18. **Israel.** The Foundation certifies that it is not currently engaged in, and agrees for the duration of this Agreement that it will not engage in a “boycott,” as that term is defined in Ariz. Rev. Stat. § 35-393, of Israel.
19. **Compliance with Ariz. Rev. Stat. § 35-394.** The Foundation hereby certifies that it shall comply with A.R.S. § 38-394, and shall sign the Certification attached hereto as Exhibit B.
19. **Counterparts.** Except as may be prohibited by applicable law or regulation, this Agreement and any amendment may be signed in counterparts, by facsimile, PDF, or other electronic means, each of which will be deemed an original and all of which when taken together will constitute one agreement. Facsimile and electronic signatures will be binding for all purposes.
20. **Severability.** If any provision of this Agreement shall be found invalid or unenforceable, the remaining provisions of this Agreement shall not be affected thereby and shall be valid and enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date set forth above.

“City”

THE CITY OF SURPRISE, an Arizona
municipal corporation,

Skip Hall, Mayor

Date: _____

Sherry Aguilar, City Clerk

“Foundation”

MARICOPA COUNTY COMMUNITY
COLLEGE DISTRICT FOUNDATION
D/B/A MARICOPA COMMUNITY
COLLEGES FOUNDATION, an Arizona
non-profit corporation,

Brian Spicker

Brian Spicker, President and CEO

Date: 03 / 21 / 2023

EXHIBIT A
Areas of Study to be Eligible for the City of Surprise Applied Technology
Scholarship Program

Automated Industrial Technology I - The Certificate of Completion (CCL) in Automated Industrial Technology I prepares students to troubleshoot, maintain and repair a variety of automated electro-mechanical, product assembly and product distribution systems that use other methodologies to accomplish system management. **16 credits – in-county-resident cost \$1,360. Materials cost: \$250 Timeframe: Complete in two semesters or less. Held at Estrella Mountain Community College**

Automated Industrial Technology II - The Certificate of Completion (CCL) in Automated Industrial Technology II prepares students to troubleshoot, maintain and repair a variety of automated electro-mechanical, product assembly, process control, and product distribution systems that use programmable controls and other methodologies to accomplish system management. **32 credits – in-county-resident cost \$2,720. Materials cost: \$250 Timeframe (fulltime): Complete in two semesters or less. Held at Estrella Mountain Community College**

Electrical Systems Technology - The Certificate of Completion (CCL) in Electrical Systems Technology program curriculum is designed to provide training for persons interested in the installation and maintenance of electrical systems found in commercial and industrial facilities. **20 credits – in-county-resident cost \$1,700. Materials cost: \$250 Timeframe: Complete in two semesters or less. Held at Estrella Mountain Community College**

Mechanical Systems Technology - The Certificate of Completion (CCL) in Mechanical Systems Technology program curriculum is designed to provide training for persons interested in the installation and maintenance of mechanical systems found in commercial and industrial facilities. **18 credits - in-county-resident cost \$1,530. Materials cost: \$250 Timeframe: Complete in two semesters or less. Held at Estrella Mountain Community College**

Robotics Technology - The Certificate of Completion (CCL) in Robotics Technology prepares students for the field of robotics operations, applications, programming and Automation System Integration. The program emphasizes knowledge and skills required to troubleshoot, program, repair, operate and work safely with robots. **7 credits - in-county-resident cost \$595. Materials cost: \$250 Timeframe: Complete in one semester. Held at Estrella Mountain Community College**

Semiconductor Technician Quickstart program -The Semiconductor Technician Quick Start is an intense, 10-day program designed to prepare you for an entry-level technician job in a semiconductor, or microchip, manufacturing facility. The Quick Start runs every two weeks through the summer of 2023. Students who complete the program will receive a Semiconductor Technician, Level 1 certificate and three college credits. \$500. **3 credits.**

Timeframe: 10 days. Interview held with employers at completion of course. Held at Estrella Mountain Community College

Back End Software Development Coding Bootcamp - EMCC and Promineo Tech are partnering to offer you the affordable training you need to become a software developer! Software developers create computer programs that help users do everything from organize data to play video games. They write the back-end and front-end computer programs we all rely on to help us in our everyday lives. **18 hours non-credit classes. \$3,600**
Timeframe: 18 hours. Held online

Front End Software Development Coding Bootcamp- EMCC and Promineo Tech are partnering to offer you the affordable training you need to become a software developer! Software developers create computer programs that help users do everything from organize data to play video games. They write the back-end and front-end computer programs we all rely on to help us in our everyday lives. **18 hours non-credit classes. \$3,600**
Timeframe: 18 hours. Held online

EXHIBIT B – CERTIFICATION – A.R.S. § 38-394

 SURPRISE ARIZONA	CERTIFICATION OF COMPLIANCE WITH ARIZ. REV. STAT. § 35-394	CITY OF SURPRISE Economic Development Department 16000 N. Civic Center Plaza Surprise, AZ 84374

CERTIFICATION	
☒ Pursuant to subsection A of A.R.S. § 35-394, I certify that I am authorized to make this certification on behalf of the Maricopa County Community Colleges District Foundation ("MCCCDF"). I further certify that MCCCDF does not currently, and agrees for the duration of the contract that it will not, use: 1. The forced labor of ethnic Uyghurs in the People's Republic of China. 2. Any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China. 3. Any contractors, subcontractors or suppliers that use the forced labor or any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China.	
By: <u>Brian Spicker</u> Printed Name: <u>Brian F. Spicker</u> Entity: _____ Date: <u>03 / 21 / 2023</u> Maricopa County Community College Foundation	Address: <u>2419 W 14th St., Tempe, AZ 85281</u> Phone Number: <u>602-572-8566</u> Facsimile: <u>480-731-8411</u>

Signature Certificate

Reference number NMVKT-GEZ5L-PEPRH-VWQWG

Signer

Timestamp

Signature

Brian Spicker

Email: brian.spicker@domail.maricopa.edu

Sent:

20 Mar 2023 23:10:08 UTC

Viewed:

21 Mar 2023 16:38:57 UTC

Signed:

21 Mar 2023 16:39:14 UTC

Brian Spicker

Recipient Verification:

✓Email verified

21 Mar 2023 16:38:57 UTC

IP address: 174.234.218.229

Location: Phoenix, United States

Document completed by all parties on

21 Mar 2023 16:39:14 UTC

Page 1 of 1



Signed with PandaDoc

PandaDoc is a document workflow and certified eSignature solution trusted by 40,000+ companies worldwide.



MEMORANDUM OF UNDERSTANDING BETWEEN ESTRELLA MOUNTAIN
COMMUNITY COLLEGE, THE MARICOPA COUNTY COMMUNITY COLLEGE DISTRICT
FOUNDATION AND THE CITY OF SURPRISE FOR SUPPORT OF THE SURPRISE
APPLIED TECHNOLOGY SCHOLARSHIP PROGRAM

The City of Surprise Applied Technology Scholarship Program

The City of Surprise's ("Surprise" or "City") Economic Development Department has estimated that there are 5,000 net new jobs in the Surprise employment pipeline which has created the need to better connect community members with industry opportunities. The City's Applied Technology scholarship program ("Scholarship") will assist the City in connecting community members with local industry opportunities. This Scholarship furthers the City Council's strategy plan adopted on Dec 3, 2019, specifically, City Council Strategy, Strategy 3.2: **Support our Educational Partners to Address Life-long learning initiatives.**

Strategy 3.2 reflected the Council's desire to work with all educational partners to identify innovative learning opportunities for all ages while developing workforce development programs including shared-facility use agreements. The City's strategy also seeks to support City and school/college initiatives and partnerships to engage with our youth population, while promoting Career and Technical Education (CTE) opportunities in Surprise to enhance vocational and technical training opportunities for Surprise residents. Finally, the Strategy seeks and maintain a direct connection between the City and schools through the Surprise Youth Council and other youth initiatives that promote educational enrichment programs.

This Scholarship would also support the regionally supported WESTMARC West Valley Pipeline strategy which was co-authored by City staff and funded by 14 municipalities including the City. The WESTMARC West Valley Pipeline strategy strives to align resources to enhance workforce and education infrastructure of current and future occupations and guide a diverse workforce to choose career pathways relevant to target industries. The West Valley Pipeline strategy targets the industry sectors of Advanced Business Services, Advanced Manufacturing, Aerospace and Aviation, Health Services, Information Technology, and Transportation and Logistics. However, this inaugural Scholarship program will focus on coursework with a focus on Advanced Manufacturing and Aerospace and Aviation.

The Maricopa County Community College District Foundation ("MCCCDF") is an organization recognized as tax-exempt under Section 501(C)(3) of the Internal Revenue Code and receives and manages gifts, and provides scholarship opportunities for the benefit of and on behalf of the ten colleges of the Maricopa County Community College District.

The Estrella Mountain Community College ("EMCC") is a two-year post-secondary education institution offering higher education and learning opportunities for students from all over Maricopa County. EMCC is conveniently located near the City of Surprise.

The MCCCDF and EMCC programs are designed to create an efficient, predictable pathway toward meeting the City's strategic goals of working with the City's youth and residents of all ages to take advantage of applicable educational opportunities through industry-recognized certification.

Now, Surprise, EMCC and the MCCCDF wish to enter into this Memorandum of Understanding ("MOU") to more fully set forth the intent of each of the parties to collaboratively provide Scholarship assistance

to individuals seeking meaningful education and future local employment opportunities in those industries expected to impact Surprise most in the post Covid 19 economy, while also providing more qualified workers to the expanding industrial industries in the City. This MOU is not an obligation of or a commitment of funds, or a basis for a transfer of funds, but rather a statement of understanding between the Parties concerning the creation and potential administration of the Scholarship program.

It is the City's intention to start the Surprise Scholarship Program with two industry sectors with one college partner, EMCC. With the Scholarship program's success, the City may expand the Scholarship program with offerings for training and education in other industries and incorporate other education partners.

Initially, the City intends to fund a \$35,000 annual scholarship. These funds will assist students seeking a certificate or AAS degree in any of the eight educational categories set forth below in Exhibit A, by paying for tuition, books, equipment or industry recognized certifications. The City's target market will be residents and/or employees of Surprise seeking long-term careers in the eight educational categories set forth in Exhibit A and desiring to live in and around the Surprise area. It is the City's intent for this Scholarship to allow local employers to leverage this Scholarship in an effort to attract and recruit qualified employees to build their workforce. Key benefits include sustaining a stable workforce, building a more qualified and professional workforce, and supporting local students and residents in their educational and professional pursuits.

Responsibilities of EMCC.

1. Coordinate with MCCCDF to develop an application (utilizing the EMCC Academic Works portal) for interested applicants to apply.
2. Develop marketing materials in collaboration with other Scholarship program partners.
3. Promote the Scholarship program to potential participants.
4. Utilize the EMCC Outreach Team to increase awareness of the Scholarship opportunity.
5. Identify academic areas and student costs that can be supported by the Scholarship program.
6. Coordinate with Financial Aid Team, Development Office, MCCCDF and Surprise to develop a process for awarding scholarships.
7. Offer Scholarship recipients the opportunity to work with EMCC Career Services Center through resume' development workshops and access to internships or other employment opportunities.
8. Provide reports as needed regarding the number of students awarded Scholarship funds, the amount of funds awarded or withheld, program metrics demographic profiles, or other information collected in the administration of the program or as requested by Surprise.

Responsibilities of Surprise.

1. Provide input in Scholarship application development.
2. Promote the Scholarship opportunity to Surprise businesses, residents, students, and prospective employers/businesses which may want to locate in the area.
3. Serve as the Scholarship program's liaison to the business community.
4. Work with EMCC and MCCCDF in creating selection criteria and selection processes for Scholarship applicants.
5. Coordinate with EMCC and MCCCDF to establish an evaluation process to measure outcomes and impact of the Scholarships awarded.

6. Subject to approval of a subsequent agreement by the Parties, make an annual disbursement of \$35,000 to a fund established by MCCCDF for the purpose of funding this Surprise Scholarship opportunity.
7. Provide reporting requirements to Scholarship program partners.

Responsibilities of MCCCDF.

1. Collaborate with scholarship program partners to ensure criteria, selection and award of the scholarship is aligned with EMCC and MCCCDF policies and procedures.
2. Establish a Surprise Applied Technology Scholarship fund account to be used during the program period for administering and awarding Scholarships.
3. Award Scholarships to successful applicants/recipients after participant selection.

Eligibility requirements.

1. The proposed agreement will provide the stipulation that person meets at least one of these requirements:
 - a. resident of the City of Surprise
 - b. currently enrolled; or graduated in past year from a public or private education institution in Surprise
 - c. part-time or full-time employment within the city of Surprise.
2. This scholarship is not based on financial need.
3. The proposed agreement stipulates that students enroll in one of the following academic programs held at Estrella Mountain Community college (EMCC), see list of eligible course on Exhibit A attached hereto.
4. The scholarship also covers the materials cost of the program and these classroom lab costs will be determined by EMCC.

Application Process.

1. Interested eligible applicants will apply through the MCCCDF application system (Academic Works).
2. The Application shall include customized fields inquiring about the City's eligibility requirements set forth above, including Surprise residency, City employment, and current educational enrollment and/or recent high school graduation.
3. If applicable, applicant submits necessary documentation to show intent to take desired educational course work in the categories set forth herein below on Exhibit A.
4. Successful applicants will be selected upon the information provided in the online application system and determined by processes to be established by the Parties.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date set forth above.

“City”

THE CITY OF SURPRISE, an Arizona
municipal corporation,

Skip Hall, Mayor

Date: _____

“Foundation”

MARICOPA COUNTY COMMUNITY
COLLEGE DISTRICT FOUNDATION
D/B/A MARICOPA COMMUNITY
COLLEGES FOUNDATION, an Arizona non-
profit corporation,

Brian Spicker

Brian Spicker, President and CEO

Date: 04 / 20 / 2023

“EMCC”

ESTRELLA MOUNTAIN COMMUNITY
COLLEGE

Rey Rivera

Dr. Rey Rivera

Date: 04 / 20 / 2023

Sherry Aguilar, City Clerk

Date: _____

EXHIBIT A

Areas of Study to be Eligible for the City of Surprise Applied Technology Scholarship Program

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Signature Certificate

Reference number: 4SM7C-U2B7X-YUSJA-IRNZC

Signer	Timestamp	Signature
Brian Spicker Email: brian.spicker@domail.maricopa.edu Sent: 20 Apr 2023 18:31:28 UTC Viewed: 20 Apr 2023 19:15:53 UTC Signed: 20 Apr 2023 19:16:16 UTC Recipient Verification: ✓ Email verified 20 Apr 2023 19:15:53 UTC		 IP address: 72.223.87.89 Location: Phoenix, United States
Rey Rivera Email: rey.rivera@estrellamountain.edu Sent: 20 Apr 2023 18:31:28 UTC Viewed: 20 Apr 2023 23:13:45 UTC Signed: 20 Apr 2023 23:14:02 UTC Recipient Verification: ✓ Email verified 20 Apr 2023 23:13:45 UTC		 IP address: 140.198.162.128 Location: Tempe, United States

Document completed by all parties on:
20 Apr 2023 23:14:02 UTC

Page 1 of 1



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RESOLUTION # 2023-42

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA APPROVING A FUNDING AGREEMENT WITH MARICOPA COUNTY COMMUNITY COLLEGE DISTRICT FOUNDATION FOR THE SURPRISE APPLIED TECHNOLOGY SCHOLARSHIP FUND; AND A MEMORANDUM OF UNDERSTANDING WITH ESTRELLA MOUNTAIN COMMUNITY COLLEGE AND MARICOPA COUNTY COMMUNITY COLLEGE DISTRICT FOUNDATION FOR SUPPORT OF THE APPLIED TECHNOLOGY PROGRAM

WHEREAS, the City has estimated that there are, or will be in the near future, some 5,000 net new jobs in the Surprise employment area which has created the need to better connect City residents and those working in the City with industry opportunities;

WHEREAS, on January 2, 2022 the City of Surprise City Council approved Resolution #2022-27 which included the use of funds for the purpose of providing scholarships to City residents and those working in the City in an effort to expand workforce development and business assistance; and

WHEREAS, the Maricopa County Community Colleges District Foundation ("MCCCDF") is an Arizona non-profit corporation that provides financial scholarship assistance to students attending community college in Maricopa County;

WHEREAS, Surprise and MCCCDF ("the Parties") intend to establish a non-endowment, Surprise Applied Technology Scholarship (the "Scholarship") at Estrella Mountain Community College to provide resources to Surprise residents and those working in Surprise who are interested in working in the advanced manufacturing and technology fields;

WHEREAS, the City will fund, and MCCCDF will administer, the Scholarship to ensure that qualified recipients have access to career and technical education in the areas of study as set forth in Exhibit A to the Parties' Agreement attached hereto as Exhibit A which align with the growing employer base in Surprise and the West Valley;

WHEREAS, the Parties and Estrella Mountain Community College have agreed, pursuant to a Memorandum of Understanding attached hereto as Exhibit B, to certain responsibilities to support the Applied Technology Program;

WHEREAS, the agreement with the Maricopa Community College District Foundation will not exceed \$35,000 without additional approval by the City of Surprise City Council.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. The Agreement between the City of Surprise and the Maricopa County Community College District Foundation, attached as Exhibit A, is approved.

Section 2. The Memorandum of Understanding between Estrella Mountain Community College, Maricopa County Community College District Foundation, and the City of Surprise, attached as Exhibit B, is approved.

Section 3. The City Manager, or his designee, is hereby authorized to execute and submit all documents and other necessary or desirable instruments in connection with said Agreement.

APPROVED AND ADOPTED this ____ day of _____, 2023.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

FUNDING AGREEMENT BETWEEN
THE CITY OF SURPRISE AND MARICOPA COUNTY COMMUNITY
COLLEGE DISTRICT FOUNDATION

EXHIBIT B

MEMORANDUM OF UNDERSTANDING BETWEEN ESTRELLA MOUNTAIN
COMMUNITY COLLEGE, THE MARICOPA COUNTY COMMUNITY COLLEGE
DISTRICT FOUNDATION AND THE CITY OF SURPRISE



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: May 2, 2023

Contact Person: Trever Fleetham, PLANNER
SENIOR

Submitting Department: Community Development District: District 3

Staff Recommendations:

Consent: No

Regular: No

Public Hearing: Yes

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to a Major Planned Area Development ("PAD") Amendment to the Sycamore Farms PAD, a property generally bounded by Cactus Road, Sarival Avenue, Peoria Avenue, and Cotton Lane, to revise the land use plan, development standards, and dwelling unit counts; Ordinance #2023-11.

Motion:

I move to approve Ordinance #2023-11 ["as to Parcels 11A and 11B only and excluding Parcels 1, 6, and 16 from the amendment in accordance with the recommendation of the Planning & Zoning Commission" **or** "as to Parcels 1, 6, 11A, 11B, and 16 in the amendment"]

Background:

Withey Morris, PLC and Burch & Cracchiolo, P.A. request a Major PAD Amendment to the Sycamore Farms PAD to revise the land use plan, development standards, and dwelling unit counts. The request includes reducing the amount of commercial in Parcels 1 and 11 to allow for multi-family development, change Parcel 16 from commercial to multi-family, and change Parcel 6 from institutional to multi-family. Also included in the request are associated changes to development standards and dwelling unit calculations to accommodate the land use changes.

Objective Analysis:

This Major PAD Amendment would allow the applicant(s) to develop the property with commercial and residential developments.

Policy Compliant:

The requested Major PAD Amendment, as outlined and detailed in the amendment document, is consistent with the Surprise Land Development Ordinance, the Sycamore Farms PAD, and advances the goals and policies of the General Plan.

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city

services.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staffing levels.

ATTACHMENTS:

1. 00 - FS22-0866 Sycamore Farms Major PAD Amendment - Staff Report 050223 CC
 2. 01 - FS22-0866 Sycamore Farms Major PAD Amendment - Vicinity Map
 3. 02 - FS22-0866 Sycamore Farms Major PAD Amendment - Zoning Map
 4. 03 - FS22-0866 Sycamore Farms Major PAD Amendment - Amendment Document
 5. 04 - FS22-0866 Sycamore Farms Major PAD Amendment - Luke Letter
 6. 05 - FS22-0866 Sycamore Farms Major PAD Amendment - Citizen Participation Report
 7. 06 - FS22-0866 Sycamore Farms Major PAD Amendment - Citizen Comments
 8. 07 - FS22-0866 Sycamore Farms Major PAD Amendment - Affidavit of Site Posting
 9. 08 - FS22-0866 Sycamore Farms Major PAD Amendment - Market Study
 10. 09 - FS22-0866 Sycamore Farms Major PAD Amendment - DUSD Comments
 11. 10a - FS22-0866 Sycamore Farms Major PAD Amendment - Ordinance Option 1
 12. 10b - FS22-0866 Sycamore Farms Major PAD Amendment - Ordinance Option 2
 13. FS22-0866 Sycamore Farms Major PAD Amendment - 050223 CC
-

MAJOR PAD AMENDMENT

REPORT TO THE CITY COUNCIL

Case: **FS22-0866**

Project Name: Sycamore Farms Major PAD Amendment

Council District: 3 – Mesquite

Meeting Date: **May 2, 2023**

Planner: Trever Fleetham, AICP

Owners: KCI Cactus 303 LLC, Taylor Trust Farms LLC, Moore Ranches Inc, Garcia Family Living Trust

Applicant: Withey Morris PLC, Burch & Cracchiolo PA

Request: Major Planned Area Development (PAD) Amendment to the Sycamore Farms PAD to revise the land use plan, development standards, and dwelling unit counts

Site Location: Generally bounded by Cactus Road, Sarival Avenue, Peoria Avenue, and Cotton Lane

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035

Support/Opposition: See attached Citizen Participation Report

Commission Recommendation: The Planning & Zoning Commission recommended **approval** of case **FS22-0866**, subject to stipulations 'a' through 'h' with the exception to Parcels 1, 6, and 16, which shall remain unchanged and remain as they are currently adopted.

39 **Project Description:**

40 Withey Morris, PLC and Burch & Cracchiolo, PA, on behalf of the collective owners,
41 request a Major Amendment to the Sycamore Farms Planned Area Development (PAD)
42 to revise the land use plan, development standards, and dwelling unit counts. The
43 proposed amendment would convert 73.8 acres of commercial/institutional area to multi-
44 family residential. Associated development standards are also proposed to be amended, as
45 well as the overall dwelling unit counts and density calculations for the Sycamore Farms
46 PAD.

47 **Background:**

48
49
50 **July 22, 2004:** The Mayor and City Council approved Ordinance #04-21, annexing the
51 subject property into the City of Surprise.

52
53 **July 22, 2004:** The Mayor and City Council approved Ordinance #04-22 for the
54 Sycamore Farms PAD (PAD03-153).

55
56 **February 21, 2017:** The Mayor and City Council approved Ordinance #2017-07 for an
57 amendment to the Sycamore Farms PAD for a land use revision, case number FS16-
58 231.

59
60 **March 5, 2019:** The Mayor and City Council approved Ordinance #2019-04 for an
61 amendment to the Sycamore Farms PAD for a land use revision, case number FS18-
62 554.

63
64 **December 17, 2020:** A Minor Amendment to the Sycamore Farms PAD was
65 administratively approved under case FS20-663.

66
67 **September 7, 2021:** A Minor Amendment to the Sycamore Farms PAD was
68 administratively approved under case FS21-487.

69
70 **March 3, 2022:** Staff met with the applicant to discuss the proposed amendment during
71 a regularly scheduled Concept Review meeting.

72
73 **June 22, 2022:** The applicant submitted for a Major PAD Amendment under FS22-
74 0866, the subject case.

75
76 **December 5, 2022:** The applicant held a virtual neighborhood meeting for the subject
77 case.

78
79 **January 11, 2023:** The applicant held an in-person neighborhood meeting for the
80 subject case.

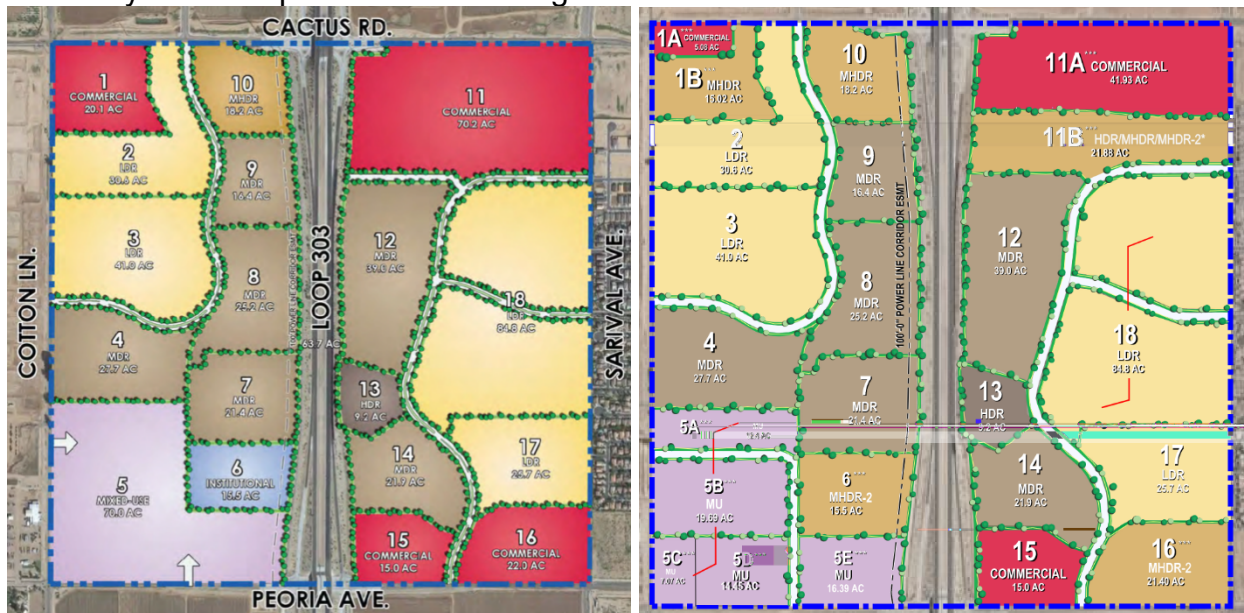
81
82 **March 6, 2023:** The applicant held a third, voluntary, in-person neighborhood meeting
83 for the subject case.

Analysis and Discussion:

The Sycamore Farms PAD encompasses a square mile bounded by Cactus Road on the north, Sarival Avenue on the east, Peoria Avenue on the south, and Cotton Lane on the west, with Loop 303 traversing the site through the center. To date, the majority of Sycamore Farms has been entitled or built out, primarily with single-family residential and some multi-family development. What remains are parcels located at the corners, most of which are the subject of this proposed amendment.

The primary objective of the subject proposal is to amend the land use plan for Parcels 1, 6, 11, and 16. The existing land use designations for Parcels 1, 11, and 16 is commercial, while Parcel 6 is designated as institutional. The proposal seeks to convert Parcel 1 from 20.1 acres of commercial to 15.02 acres of medium-high density residential and 5.08 acres of commercial. Parcel 11 is proposed to be changed from 70.2 acres of commercial to 21.88 acres of medium-high density, to high density, residential and 41.93 acres of commercial. The entirety of the 21.4 acre Parcel 16 is proposed to be converted from commercial to medium-high density residential. Parcel 6 is proposed to be converted from 15.5 acres of institutional to medium-high density residential. In total, the proposed amendment would result in 73.8 acres of commercial/institutional land being redesignated as multi-family residential.

A side-by-side comparison of the changes is shown below:



The current PAD includes the land use designations of medium-high density residential (MHDR) and high density residential (HDR). The subject amendment proposes to include an additional designation of MHDR-2 to specifically accommodate the single-family for rent or build-to-rent development type. Parcels 11B, 16, and 6 are proposed to hold this designation, and the mixed-use Parcel 5 will also allow for this development type. Associated development standards have been created for MHDR-2 and are consistent with the other multi-family residential development standards within the PAD.

In addition to the inclusion of MHDR-2 to the development standards table, some other changes were made throughout to provide clarity for applicability and density. Table 3 of the PAD was also revised and expanded for additional clarity on maximum units allowed per parcel and density calculations. The proposed new multi-family residential parcels have been assigned the following dwelling unit counts:

Parcel 1B	288 units
Parcel 6	128 units
Parcel 11B	400 units
Parcel 16	130 units

With the creation of the additional land use designation within the Sycamore Farms PAD, the land use matrix in Table 4 has been amended accordingly. Additionally, the subject amendment includes a change for the “Home Improvement Center” use. Currently, the PAD allows this use within commercial parcels with a Conditional Use Permit and is limited to “indoors.” The amendment proposes to allow this use by-right within the newly created Parcel 11A, with or without outdoor ancillary uses. In order to accommodate the change, specific development standards for this use on this parcel have been included in the PAD. The Home Improvement Center use in other parcels within Sycamore Farms would still be subject to a Conditional Use Permit.

Luke AFB Graduated Density

As shown in Exhibit C of the attached PAD Amendment document, the majority of Sycamore Farms is located within the 0-6 band of the Luke AFB Graduated Density Concept (GDC). Since the primary objective of the proposed amendment is to convert commercial area to multi-family residential, the applicant conducted an analysis of the existing or entitled dwelling units within the PAD to calculate the number of additional dwelling units that could be accommodated. There are approximately 2,855 residential units currently allocated within Sycamore Farms, which includes the 1,120 units allocated to the mixed-use Parcel 5.

The subject amendment proposes 946 dwelling units across the newly created/designated Parcels 1B, 6, 11B and 16. This results in a total allowed dwelling unit count of 3,801 across the entirety of Sycamore Farms, which encompasses 637.6 acres, and a density of 5.96 du/ac. As such, the amendment has been found to be in compliance with the Luke AFB GDC. A letter from Luke AFB is included as an attachment.

Remainder of PAD

While the changes outline above are the bulk of the subject amendment, the remainder of the PAD document includes additional minor modifications throughout. The extent of these modifications is largely to the text of the document to ensure clarity and reduce conflicts given the overall changes, and to provide a general update. Rather than only amending applicable sections, the applicant has provided a complete and updated PAD document for Sycamore Farms.

Utility and Services Table:

Electric:	APS
Water:	EPCOR
Wastewater:	City of Surprise
School District	Dysart Unified School District

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. Locally oriented commercial uses are also permitted within the Neighborhood Character Area to support residential areas. The subject property is also located within the Transit Oriented Development Overlay.

The proposal has been found to advance the following goals and policies of the General Plan:

- Policy: The City shall encourage development of neighborhoods that broaden the choice of type, size, and affordability of housing in Surprise.
- Policy: The City shall strive to create a balanced housing mix of detached and attached housing that fosters an economically sustainable city.
- Policy: Maintain a communitywide housing mix to serve the evolving demographic and economic needs of its residents.

As such, the proposed Major PAD Amendment demonstrates consistency with this land use category and advances the goals and policies of the General Plan.

Reviewing Agencies:

In addition to the standard city reviewing agencies, Maricopa Water District, Arizona Department of Transportation (ADOT), Maricopa County Department of Transportation (MCDOT), and Luke AFB were included in the routing of this request.

MCDOT provided comments regarding Peoria Avenue as it is a jointly maintained roadway with the County and that any work within MCDOT right-of-way shall be reviewed and approved by MCDOT and be consistent with current plans/projects.

Luke AFB stated: "The overall density for this updated PAD including these amendments will be 5.96 du/ac, which falls within these guidelines and will not negatively impact the flying operations at Luke AFB." See attached Luke Letter for full comments.

No agencies indicated objections to the request.

Citizen Outreach:

The applicant held a virtual neighborhood meeting on December 5, 2022 at 6pm that was attended by 31 interested individuals. The applicant also held an in-person neighborhood meeting on January 11, 2023 at 6pm at the Sonoran Heights Middle School that was attended by approximately 40 interested individuals. Both meetings were posted and noticed per the requirements of the LDO and State Statute. Questions and concerns that were expressed through the outreach included the nature of the residential development, request for HOA presentations, roadway improvement requirements, timing of development, impacts to schools and bus stops, lack of open space and amenities within Sycamore Farms, police and fire facilities, crime, nature of multi-family uses, traffic, nature of commercial uses, and building heights and privacy.

The applicant also held a voluntary, in-person follow-up neighborhood meeting that was attended by approximately 44 interested individuals. Questions and comments fielded during this meeting included topics of density, commercial trends, impacts to schools and bus safety, traffic, crime, pedestrian connectivity and open space, rezoning stipulations, and overall PAD density.

In addition to the neighborhood meetings, the applicant's consultant team also conducted individual outreach to neighbors via door-to-door knocking and phone calls.

See the attached Citizen Participation Report for a detailed summary of the outreach efforts.

Stipulations:

During the voluntary follow-up neighborhood meeting, updated conceptual site plans for Parcel 11B were presented to the attendees to show changes based on their initial feedback. Those in attendance provided additional feedback and discussions were had regarding additional elements that the neighborhood would like incorporated. However, the proposed PAD Amendment does not incorporate these conceptual plans nor specific development standards for Parcel 11B to guarantee these elements are included. As such, staff has worked with the applicant to draft stipulations of approval to help ensure these elements are incorporated into the future plans for Parcel 11B.

232 **Summary:**

233
234 The subject request to amend the Sycamore Farms PAD includes reducing the amount
235 of commercial in Parcels 1 and 11 to allow for multi-family development, convert Parcel
236 16 from commercial to multi-family, convert parcel 6 from institutional to multi-family,
237 and amend associated development standards and dwelling unit calculations to
238 accommodate these land use changes.

239
240 **Findings:**

- 241
- 242 • The proposed Major PAD Amendment has been found to be consistent with the
 - 243 Surprise General Plan 2035.
 - 244 • The proposed Major PAD Amendment has been found to be consistent with the
 - 245 Surprise Municipal Code.
- 246

247 **Commission Recommendation:**

248
249 Based on the findings noted above, the Planning & Zoning Commission recommended
250 **approval** of case FS22-0866 to the City Council, subject to stipulations 'a' through 'h' as
251 follows, with the exception to Parcels 1, 6, and 16, which shall remain unchanged and
252 remain as they are currently adopted.

- 253
- 254 a. Development and use of the site shall be consistent with the PAD Amendment
 - 255 document entitled "Sycamore Farms Planned Area Development 5th Amendment,"
 - 256 prepared by Withey Morris, PLC and dated March 3, 2023.
 - 257
 - 258 b. The required landscape setback for Parcel 11B, adjacent to Parcel 12, shall be a
 - 259 minimum 45 feet. Within the landscape setback adjacent to Parcel 12, enhanced
 - 260 landscaping shall be provided, including tree plantings as follows:
 - 261 1. Minimum 2-inch caliper (50% of required trees)
 - 262 2. Minimum 3-inch caliper (50% of required trees)
 - 263 3. Tree spacing 25-feet on center or in equivalent groupings
 - 264
 - 265 c. Building height for Parcel 11B shall be limited to a maximum of three stories; and,
 - 266 any three story structures shall be set back a minimum of 100 feet from the property
 - 267 line adjacent to Parcel 12.
 - 268
 - 269 d. Parcel 11B shall be limited to a maximum density of 380 units.
 - 270
 - 271 e. A single, 6-foot-wide concrete pedestrian trail shall be provided within Parcel 11B to
 - 272 provide a north/south connection from the residential subdivisions south of Parcel
 - 273 11B to the northern property line between Parcel 11B and Parcel 11A (the
 - 274 "Pedestrian Trail").
 - 275

- 276 f. The developer shall design and construct a traffic signal at the intersection of Jenan
277 Drive and Sarival Avenue.
278
279 g. A right-in/right-out driveway, centered between Jenan and the commercial driveway
280 to the north shall be provided from Parcel 11B to Sarival Avenue, with final
281 placement and design to be approved by the City of Surprise Transportation
282 Department.
283
284 h. Non-compliance with the stipulations of approval of this case will be treated as a
285 violation in accordance with the applicable provisions of the Surprise Municipal
286 Code.
287

288 However, should the City Council wish to recommend **denial** of the request, the Council
289 should make its own findings and base its decision on those alternative findings.
290

291 **Attachments:**
292

293 01 Vicinity Map
294 02 Zoning Map
295 03 PAD Amendment Document
296 04 Luke Letter
297 05 Citizen Participation Report
298 06 Citizen Comments
299 07 Affidavit of Site Posting
300 08 Market Study
301 09 DUSD Comments
302 10a Ordinance Option 1
303 10b Ordinance Option 2
304 PPT



FS22-0866 VICINITY MAP



PLANNED AREA DEVELOPMENT

SYCAMORE FARMS

5TH AMENDMENT



Case No. FS22-0866

3rd Submittal: March 3, 2023

2nd Submittal: February 7, 2023

1st Submittal: June 15, 2022

A 637.6-acre community located within Surprise, AZ and bounded by
Cactus Road, Sarival Avenue, Peoria Avenue and Cotton Lane.

TABLE OF CONTENTS

INTRODUCTION	5
GENERAL PLAN	6
PAD DEVELOPMENT PLAN	8
LUKE AFB GRADUATED DENSITY POLICY	8
CIRCULATION.....	9
Vehicular Circulation.....	9
Loop 303 Freeway.....	9
Arterial Streets	9
Collector Streets.....	10
Local Streets	11
Lighting.....	11
Pedestrian Circulation	11
Community Trail.....	11
Neighborhood Trail	11
Trail Crossings & Connectivity	12
COMMERCIAL AND MIXED USES.....	12
Commercial	13
Uses in Commercial Parcel.....	13
Mixed-Use	13
Uses in Mixed Use Parcels	15
RESIDENTIAL LAND USES	15
High Density Residential	16
Medium High Density Residential	16
Medium High Density Residential-2	16
Medium Density Residential.....	18
Low Density Residential	19

Single-Family Design Guidelines	19
PARKS AND OPEN SPACES	20
ECONOMIC IMPACTS	21
DEVELOPMENT STANDARDS	21
LANDSCAPE & DESIGN THEME	24
Landscape Theme	24
Theme Walls and Entry Features	24
Landscape Concept Statement and Plant Palette	25
ARCHITECTURE	25
FLOOD CONTROL AND DRAINAGE	25
PUBLIC UTILITIES AND SERVICES	27
Sewer	27
Water	27
Streets	27
Open Space / Schools	28
Utility Providers	28
PHASING	28

LIST OF TABLES

Table 1: Residential Development Standards	21
Table 2: Non-Residential and Mixed Use Development Standards	23
Table 3.A: Conceptual Plan Data & Land Use Summary	36
Table 3.B: Parcel 5 Sub-Parcel Conceptual Plan Data & Land Use Summary	36
Table 3.C: Land Use Summary Comparison	37
Table 4: Zoning Use Matrix	60

LIST OF EXHIBITS

Exhibit A: Vicinity Map	29
Exhibit B: Surrounding Property & Adjacent Ownership	30
Exhibit C: Luke A.F.B. Graduated Density Analysis... ..	31
Exhibit D: General Plan Land Use	34
Exhibit E: Conceptual Land Use Plan... ..	35
Exhibit F: Illustrative Plan	36
Exhibit G: Typical Pedestrian Connection Between Residential Parcel & Linear Open Space.....	39
Exhibit H: Typical Non-Residential Parcel Connection to Linear Open Space.....	40
Exhibit I: Conceptual Commercial Project.....	41
Exhibit J: Conceptual Mixed-Use Project.....	42
Exhibit K: Conceptual Institutional Projects... ..	43
Exhibit L: Typical High Density Residential Project.....	44
Exhibit M: Typical Medium-High Density Residential Project.....	45
Exhibit N: Conceptual Medium Density Residential Project	46
Exhibit O: Linear Open Space Corridor... ..	47
Exhibit P: Conceptual Trails Plan	48
Exhibit Q: Conceptual Trail Sections.....	49
Exhibit R: Conceptual Entry Features & Monumentation Plan... ..	50
Exhibit S: Primary Entry Feature Elevation.....	51
Exhibit T: Secondary Entry Feature Elevation & & Freestanding Directional Sign.....	52
Exhibit U: Entry Features Elevations.....	53
Exhibit V: Wall Design Elevations... ..	54
Exhibit W: View Wall Elevations... ..	55
Exhibit X: Accent Wall Elevations... ..	56
Exhibit Y: Proposed On-Site Drainage Patterns.....	57
Exhibit Z: Conceptual Wastewater System.....	58
Exhibit AA: Conceptual Water System... ..	59
Exhibit BB: Legal Description... ..	67

INTRODUCTION

Sycamore Farms (the “Site”) is a 637.6-acre Planned Area Development (PAD) master plan located on both sides of the Loop 303 Freeway between Cactus Road and Peoria Avenue in the City of Surprise. The Sycamore Farms PAD was originally approved by the Surprise City Council in 2004 and it was intended to implement the City's at-the-time General Plan vision of the Site as a "Gateway" mixed-use employment-oriented development at the “southern gateway into the City.” Accordingly, the PAD provided a framework for development of the Site as a mixed-use area with detached single-family residential, attached single-family residential, multi-family residential, commercial (neighborhood level retail and community level retail) mixed-use (office, institutional, retail, and/or residential) and institutional uses, along with a community linear park, pedestrian trail system, and the Loop 303 freeway, which bisects the Site and includes two freeway interchanges.

The Sycamore Farms PAD has been amended a number of times over the years. Yet, since approval of the PAD in 2004, only a few of the development parcels within Sycamore Farms have developed. Additionally, several important changes have occurred since the PAD was first approved, which has led to a re-envisioning of the PAD, including: (i) the construction and completion of the Loop 303 Freeway, which has created vast opportunities for employment and retail to be provided along a more expansive extent of the freeway corridor; and (ii) a shift away from the prior General Plan vision of the Site as a “Gateway” to a designation of “Neighborhood” instead, which has created an opportunity for new residences to develop that support existing and future employment and retail/services within the larger area, including Prasada an expansive master planned community proximate to the Site. Based on these changes in the area, this proposed amendment seeks to provide a framework to reposition certain development parcels within the Sycamore Farms PAD toward implementing the General Plan 2035 vision of the area for residential growth. Specifically, this PAD amendment (“Sycamore Farms PAD, as amended”) proposes amending the conceptual land use plan for Parcels 1, 6, 11, and 16, as detailed herein. While minor modifications to the PAD are incorporated throughout this narrative, this amendment does not seek to modify any permitted uses or development regulations for parcels other than for Parcels 1, 6, 11, and 16.

The Site encompasses an entire square mile located within the boundaries of Cactus Road to the north, Sarival Avenue to the east, Peoria Avenue to the south, and Cotton Lane to the west (see Vicinity Map, **Exhibit A**). All the existing adjacent arterials are improved with two lanes of paving. Portions of the Site are currently developed with existing single-family attached and detached residential and relatively flat agricultural uses with a slight slope from the northwest to the southeast.

Adjacent properties in the immediate surrounding area are either general agricultural uses or in various phases of the city review process or construction. Adjacent properties to the east and southeast are built, and there are other surrounding sites that are planned and/or zoned with a mixture of residential and commercial land uses including Greer Ranch to the east, which is a built-out one-square-mile residential master planned community. To the southeast is a commercially zoned site within Glendale’s jurisdiction and to the southwest is a vacant site zoned RU-43 in Maricopa County, a general placeholder zoning district. Toll Brothers at Prasada is located to the west and northwest of the Site, which is a platted 700 plus-acre residential master planned community that is anticipated to include a planned 105,790 square foot Safeway-anchored shopping center at the northwest corner of Cotton Lane and Peoria Avenue. Properties to the north, within Prasada, are envisioned and platted as commercial subdivisions. (see Surrounding

Property & Adjacent Ownership, **Exhibit B**).

Also relevant to the surrounding context is that the 1988 and 1995 Luke AFB AICUZ 65-Ldn contours are located approximately 1½ miles southeast of Sycamore Farms near the intersection of Reems Road and Peoria Avenue (see Luke AFB Graduated Density Analysis, **Exhibit C**).

GENERAL PLAN

The City of Surprise General Plan 2035 designates the entire Sycamore Farms Site as “Neighborhood” with a Transit Orientated District Overlay (see General Plan Land Use Map, **Exhibit D**). “Neighborhood” is defined as various neighborhoods that are predominantly residential areas that can also be supported by locally oriented commercial and public facilities and can range from established to emerging and urban to rural in nature. The General Plan envisions a variety of housing options within the Neighborhood category to ensure that “lifecycle” housing—which includes a number of life phases including pre-marriage, married, pre-child, child-bearing, child-rearing, and post-child—is provided in the City of Surprise, which ultimately promotes stability within the City and better supports the City’s retail and employment areas. Sycamore Farms seeks to provide a community consistent with the vision of the General Plan, including by providing various housing product types to address the various needs of residents in different life cycles and to provide the necessary housing density and diversity to ensure the City’s employment and retail areas are healthy and vibrant.

The General Plan notes that the City encourages diversity and innovation through master planning and emphasizes the establishment of projects that create a “sense of place”. This Sycamore Farms PAD, as amended, is consistent with the Neighborhood use designation and the general principles of the Surprise General Plan 2035 and complies with the intent of the Transit Oriented Development designation by incorporating safe and convenient walking and biking connections to current and future planned transit operations.

Additionally, the Economic Element of the General Plan sets a community goal to increase the jobs-to-population ratio, keep dollars in the community, and bring dollars from outside the community. In addition to employment and retail opportunities which are already envisioned within Prasada, an adjacent master planned community, Sycamore Farms has been carefully planned to include meaningful commercial and/or office opportunities on approximately 62.01-acres. The planned commercial and/or office uses will generate new jobs, and importantly, retain a tax base for the City of Surprise. The General Plan incorporates a series of goals, objectives and policies to ensure development meets the vision of the community. Sycamore Farms incorporates the following objectives and policies from the General Plan, including the Housing Element, Land Use Element, Alternate Modes Element and others:

Policy: The City shall encourage development of neighborhoods that broaden the choice of type, size, and affordability of housing in Surprise (Pg. 33).

Policy: The city shall strive to create a balanced housing mix of detached and attached housing that fosters an economically sustainable city (Pg. 33).

Policy: The City shall review and consider updating its development standards to incorporate new housing product types (Pg. 95).

Policy: Locate higher density housing along transit corridors to maximize direct patron access and buffer proximate lower density housing neighborhoods (Pg. 95).

Policy: Update City ordinances and policies to proactively support housing diversity (Pg. 95).

Policy: Maintain a communitywide housing mix to serve the evolving demographic and economic needs of its residents (Pg. 95).

Policy: Preserve and expand quality, affordable rental options within various areas of the community (Pg. 95).

Policy: Promote physical planning and design techniques that facilitate access to, and use of, transit services and other multi-modal circulation options (Pg. 26).

Policy: The City shall require all new development to comply with the “Western Maricopa County/Luke Air Force Base Compatibility Plan” or city approved alternative document(s) (Pg. 32).

Policy: Ensure businesses are providing adequate bicycle parking for their patrons (Pg. 162).

The Sycamore Farms PAD Conceptual Land Use Plan (**Exhibit E**) is consistent with the vision of the City of Surprise General Plan Land Use map, which designates and envisions the Site as a “Neighborhood” Character Area with a Transit Oriented Development District overlay.

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PAD DEVELOPMENT PLAN

This Sycamore Farms PAD, as amended, seeks only to amend the conceptual land use plan for **Parcels 1, 6, 11, and 16** (the "Amendment Parcels"); Parcels 1 and 11 are further sub-categorized as Parcels 1A and 1B and Parcels 11A and 11B. This proposal designates key neighborhood-servicing commercial nodes in strategic locations, while maintaining a balance with other, more regionally significant planned commercial nodes, adjacent or in proximity to the Site. It also proposes to allocate residential densities across the Amendment Parcels, in a manner consistent with Luke Air Force Base's Graduated Density Concept. New Residents to the area will support concentrated retail and services. This proposal will also provide a framework for new housing opportunities near existing and future employment sites, including Luke Air Force Base.

As noted, there are Sycamore Farms development parcels which are not subject to this amendment, and already provide for existing or planned residential density (built, platted or site planned units). Additionally, Parcel 5 is already approved for 1,120 dwelling units. Thus, this amendment does not seek to change the overall unit count for Parcel 5. However, because of the vast commercial opportunities in the area, including a new 105,790 square foot shopping center across the street from Parcel 5 to the west, and access limitations due to freeway proximity, the criteria for development of Parcel 5 are amended herein to provide increased land use flexibility for that parcel.

The Sycamore Farms PAD, as Amended, incorporates an appropriate and compatible mixture of land uses in accordance with the intent of the "Neighborhood" designation of the General Plan. The following paragraphs describe the proposed PAD in terms of the circulation system, non-residential uses, residential uses, and open spaces that comprise Sycamore Farms. The land use arrangements are shown parcel by parcel within the Conceptual Land Use Plan, **Exhibit E**, which conceptually illustrates the intended land uses and demonstrates how each parcel could be interconnected (Illustrative Plan, **Exhibit F**). This Illustrative Plan is intended to show the potential land use combinations that could occur within Sycamore Farms. The implementation of the planned land uses, layouts of buildings and other design features will vary when site plans and plats are approved for each parcel. The Illustrative Plan shows how the planned land uses can be linked with pedestrian trails and the street system. The Illustrative Plan establishes a level of quality from which future site plans on parcels shall be measured.

LUKE AIR FORCE BASE GRADUATED DENSITY

The Luke Air Force Base (Luke AFB) Graduated Density Policy is a document that was created to ensure housing options, community safety and target densities for areas directly surrounding Luke AFB. An analysis of Sycamore Farms in context to the approved noise contour map for the Luke AFB was conducted and it was determined that the Sycamore Farms property is generally located within a zone that allows for a maximum of 6 dwelling units per acre.

Taking into account existing and/or approved residential development, there are approximately 2,855 residential units that have already been assigned across Sycamore Farms, including 1,120 units allocated to Parcel 5. This amendment allocates an additional 946 units across Parcels 1B, 6, 11B and 16, which equates to 5.96 dwelling units per acre over the aggregate Site area.

In accordance with the Luke Air Force Base Graduated Density Policy, which requires the PAD area to be capped at a maximum overall residential density of 6 dwelling units per acre, portions of the property may

exceed the overall maximum density so long as the aggregate overall density does not exceed 6 dwelling units per acre. Therefore, this amendment complies with the Luke AFB Graduated Density Policy, as confirmed by Luke AFB (**Exhibit C**).

CIRCULATION

Vehicular Circulation

The Sycamore Farms PAD provides a framework for Arterial and Collector street alignments that ensure efficient and safe distribution of traffic relative to the regional roadway and freeway network. The roadway hierarchy within and proximate to the Site is described below.

Loop 303 Freeway

The recently constructed Loop 303 freeway corridor extends through the center of the Site within a typical 300-foot right-of-way, with flaring for the Cactus and Peoria Avenue interchanges. The freeway is constructed at or above grade with the most elevated portions located at the two interchanges. Existing sound wall segments have been constructed adjacent to existing residential uses (Parcels 12 & 13) on the eastern side of the corridor. Additional segments are planned to buffer planned residential development along the freeway.

Arterial Streets

The Sycamore Farms PAD area is bounded by arterial roadways on each of its four perimeters. Arterial roadways accommodate larger volumes of local and regional traffic at higher design speeds, and therefore seek to limit the number of access points.

- **Cactus Road** – a major arterial roadway that traverses the northern edge of the Sycamore Farms PAD area. The ultimate configuration will include a 68-foot half street right of way with three eastbound traffic lanes on the southern half. Deceleration lanes will be required at arterial intersections, collector intersections and commercial driveways. Sycamore Farms will be responsible for the construction of at least half of the raised landscaped median along the project frontage, with median break where appropriate.
- **Cotton Lane** – a major arterial roadways that traverses the western edge of the PAD area. The ultimate configuration will include a 68-foot half street right-of-way with three northbound traffic lanes on the eastern half. Deceleration lanes will be required at arterial intersections, collector intersections and commercial driveways. Sycamore Farms will be responsible for the construction of at least half of the raised landscaped median along the project frontage, with median break where appropriate.
- **Sarival Avenue** – a minor arterial roadway that extends along the eastern edge of the property. The ultimate configuration will include a 55-foot half street right-of-way dedication with two southbound traffic lanes on the western half. Sycamore Farms will be responsible for the construction of a raised landscaped median along the project frontage, with median breaks where

appropriate. Deceleration lanes will be required at arterial intersections, collector intersections and commercial driveways.

- **Peoria Avenue** – a major arterial roadway that extends along the southern edge of the PAD area. The ultimate configuration will include a 55-foot half street right-of-way dedication with three westbound traffic lanes on the northern half. 16' median improvements are proposed. Deceleration lanes will be required at arterial intersections, collector intersections and commercial driveways.

Unless otherwise approved by the City, all streets within the Site, including the adjacent arterials, shall be designed and constructed in accordance with the City's adopted street cross sections in place at the time of Site Plan review. Due to the unique characteristics of some of the planned land uses, special street cross sections may be needed to accommodate individual project designs including private streets or special public streets as approved by the City.

Collector Streets

The Sycamore Farms collector street network is designed to facilitate the movement of vehicles from the local street level to arterial roadways. The implementation of a collector network reduces the need for multiple street intersections along arterial roadways and establishes safer intersections and ideal spacing for signalization progression. The curvilinear character of collector streets is designed to slow traffic speeds and create different view angles of buildings that front or back to these streets.

Collector/Arterial intersections as depicted on the Illustrative Land Use Plan shall be reviewed and confirmed by the City Traffic Engineer at the time of site plan or final plat approval. All residential parcels within the Sycamore Farms PAD have access to at least one of the collector street segments depicted on the Illustrative Land Use Plan where direct arterial access is not otherwise provided.

- **Collector 1** alignment is depicted in the west half of the Site and extends from Cactus Road to Cotton Lane. Seven of the residential parcels will utilize this alignment to access perimeter arterial roadways. Collector 1 shall be designed to include an 80-foot right-of-way dedication with two traffic lanes separated by a 14-foot landscape median and left turn pockets. The roadways will provide 6-foot detached sidewalks on both sides of the street. A minimum 20-foot landscape tract is provided beyond the right-of-way along the entire alignment.
- **Collector 2** alignment is depicted in the southwestern portion of the Site and provides on-site circulation for the mixed use parcels.
- **Collector 3 (Poinsettia/165th Dr)** extends from Sarival Avenue (1/4-mile south of Cactus Road) to Peoria Avenue (1/4-mile west of Sarival Road). With the exception of Parcel 11A, this segment may provide direct access to all parcels within the eastern half of Sycamore Farms. Collector 3 is currently constructed within a 70-foot right-of-way with 2 traffic lanes separated by a landscaped 14-foot median. 6-foot sidewalks are detached.
- **Collector 4 (Cholla Street)** is a short existing segment that extends from Sarival Avenue (1/2-mile south of Cactus) and intersects with Collector 3. This segment is currently constructed within a 70-foot right-of-way with 2 traffic lanes separated by a landscaped 14-foot median. 6-foot sidewalks are detached.

Local Streets

Local streets within the Sycamore Farms may include the option for public and private street improvements. All streets will comply with the City of Surprise typical improvements and will include detached sidewalks. Street trees will be planted within the parkway strip to confirm with City of Surprise typical spacing requirements.

Lighting

The lighting standard for the PAD shall be subject to further review and approval by the Community Development Director or designee, and the developers of all parcels shall comply with any adopted lighting standards that exist prior to the first final plat approval.

Pedestrian Circulation

Non-vehicular circulation is a crucial component in creating strong communities. Pathways and sidewalks create opportunities for recreation and connections to various uses, thereby reducing the need for reliance on vehicular trips. Sycamore Farms is founded on a premise of connectivity, providing for a hierarchy of trail types and complementary open spaces that promote a connected community.

Community Trail

The basis for the trail network on the west half of the Site is focused around the linear open space corridor adjacent to the Loop 303 freeway. An existing high-voltage powerline easement that runs parallel to the freeway requires a corridor of approximately 100 feet in width that extends from Cactus Road to Peoria Avenue, a total length of a mile. The planned Community Trail segment to be constructed within this corridor will be a minimum of 8 feet in width constructed of concrete, allowing for pedestrian and bicycle circulation along the west portion of the Site. Branching out from the Community Trail will be community trail connections that will extend west into the residential parcels, connecting to respective community parks and non-residential use parcels. At the approximate mid-point of the linear open space (Cholla Street alignment), area will be available for an optional pedestrian bridge connection that may extend over the Loop 303 freeway to connect the east and west halves of Sycamore Farms in the future. This bridge improvement is not a requirement of the Sycamore Farms developers and would likely be funded with City funds or other public sources.

Neighborhood Trail

Development of parcels along the pedestrian trail system shall provide site plans and building orientations to take full advantage of the trail system. A 6-foot-wide concrete pedestrian trail connection will link the residential subdivisions to the linear open space corridor, including a decorative pedestrian crosswalk on the local street. The requirement is to provide maximum visibility and accessibility to the park. No walls or fences, except to enclose yards for individual homes or residential units, are permitted between the subdivision and the linear open space corridor amenity. Where enclosure is necessary, view walls shall be used.

Trail Crossing & Activity

Pedestrian trail crossings will be provided where trail segments cross collector roadways within the project area. The pedestrian trail crossings shall be clearly identified with standard crosswalk striping in locations identified as being subject to pedestrian connectivity. Four pedestrian crossing locations have been identified on the Conceptual Trails Plan in the northwest portion of the Sycamore Farms Property. Additional locations may be identified concurrent with preliminary site plan submittal. Any trail crossing location changes are subject to City administrative approval.

High, medium-high density residential, and medium density residential uses or non-residential uses adjacent to the open spaces along the 303 Freeway are encouraged to provide site plans that orient buildings, and not parking spaces, next to the open spaces. These site plans shall provide one or more Neighborhood Trail connections to the Community Trail system located within the open space corridor (see Typical Pedestrian Connection Between Residential Parcel & Linear Open Space, **Exhibit G**). Non-residential projects shall provide opportunities for courtyards and/or plazas adjacent to the linear open space corridor or open spaces as part of the pedestrian link to the primary trail system in the park or open spaces (see Typical Non-Residential Parcel Connection to Linear Open Space, **Exhibit H**). These courtyards and plazas may be fenced with view fences as needed for security purposes only, however solid walls are not permitted. Where provided, visual access is required between the plazas, courtyards and the adjacent open spaces.

Future transit stops are planned at the arterial/arterial intersections and at the collector/arterial intersections. Transit stop intervals will preclude a rider from having to walk more than a quarter mile to public transit stop. Park and Ride facilities may be incorporated into the site design of commercial land uses depending on final site plan approvals and written agreements with the end users.

COMMERCIAL LAND USES

The Sycamore Farms PAD, as amended, concentrates commercial land uses in strategic locations within the PAD area, including an anticipated major anchor on Parcel 11A. Given the retail and employment opportunities that have been created along the 303 freeway and the cumulative commercial and employment uses within the vicinity of the Property, including within Prasada, Sycamore Farms has been re-envisioned to focus commercial uses on Parcels 1A and 11A and 15. By reshaping and resizing these commercial areas, an opportunity for new residential density is created, which will support the existing and future retail and employment uses in the immediate area. Additionally, where the former Sycamore Farms PAD contemplated institutional and commercial uses along the west side of the Loop 303 along Cotton Lane, vehicular access encumbrances and other factors make development of those types of land uses unlikely, particularly in light of other nearby planned clusters of commercial and employment uses. This has necessitated an updated vision of Parcels 5 and 6. The combination of the planned commercial uses, now properly shaped and sized given the new realities in the area, and the adjacent residential uses, contribute to creating a "sense of place" and community within Sycamore Farms. Together with the employment opportunities in the surrounding area, residents can work, live and play within this up-and-coming area in the City of Surprise.

Commercial

The three (3) planned commercial sites are located at the arterial-arterial intersections for maximum accessibility and visibility from surrounding residential neighborhoods, arterial streets and the Loop 303 freeway. By focusing the PAD's commercial development into these areas, the PAD is maximizing the likelihood that these commercial areas will attract and retain quality commercial users and will not cannibalize other, less-viable, commercial areas that have now been replaced within this PAD amendment. The commercial sites account for 62.01 acres of land. Parcels 1A and 11A have

direct access to two arterial streets. Parcel 15 is contemplated to have access from both an arterial and collector street. Pedestrian trail connections shall be provided to each commercial parcel, where feasible, as part of the Sycamore Farms pedestrian trail system (except for Parcel 11A). This concept plan is for illustrative purposes only and does not reflect a particular project or design for a specific user but does reflect intended quality.

The commercial parcels shall be integrated with adjacent land uses, for example, using landscape retention areas and pedestrian trail connections as open space would provide appropriate transitions. Screen walls shall be used when needed for aesthetic or security purposes only. Land uses shall be integrated by building orientation, architecture, shared parking, pedestrian walkways and compatible landscape themes.

Uses in Commercial Parcel

- Permitted uses as listed in the C-2 Zoning District per the Zoning Use Matrix in **Table 4**
- Conditionally permitted uses as listed in the C-2 Zoning District per the Zoning Matrix in **Table 4** with a Conditional Use Permit
- Home Improvement Center
- Retailer over 50,000 square feet with an ancillary garden center.
- New vehicle dealership and ancillary uses permitted with a Conditional Use Permit

Commercial parcels shall be developed in accordance with the Non-residential Development Standards Table listed in **Table 2** of this PAD narrative and all applicable City development regulations in effect at the time of approval.

MIXED USE LAND USES

The mixed-use parcel creates the opportunity for different land uses to interface through the use of site planning, building architecture, building orientation, shared open space, shared driveway entries, and pedestrian linkages. The mixed-use parcel is comprised of 70-acres of land within the PAD. The Mixed-Use parcel shall provide a combination of three or more of the following land uses: high-density residential, medium-high density residential or medium-high density residential-2, retail commercial, institutional, or office; of which residential is a required land use as part of the land use mix. Each land use within the mixture must be a distinct land use integrated with the other land uses. If there is any question whether a land use is distinct enough to be a legitimate contributor to the mix, the final decision will be made by the City.

The mix of buildings shall include similar character by providing similar architectural styles including complementary materials and colors. Mixed-Use parcels shall also include a common landscape palate. Buildings on a mixed-use parcel shall incorporate the use of courtyards and pedestrian connections between buildings when possible. View fencing is encouraged where fencing is needed for security or aesthetics. All buildings shall provide four-sided architecture and buildings and land uses in mixed-use parcels shall integrate the design of entries off arterial streets to provide a common entry theme.

There are no limitations (except the minimum of three different land uses) on the combination of land use(s) that can occur within the mixed-use category as long as the land uses are listed as permitted uses. For example Mixed-Use parcels may be developed with: residential units in the same building above or adjacent to retail or office uses; offices in the same building over or adjacent to retail uses; retail, institutional, office and residential uses on the same floor or different floors in the same building; a campus of buildings with residential, institutional, office and retail in different buildings with a shared architectural, and landscape theme; retail, institutional, office and residential uses on adjacent properties with shared vehicular entry access; or any combination of land uses designated for Mixed-Use parcels in this PAD (see Conceptual Mixed-Use Project, **Exhibit J**). This exhibit is to illustrate how the integration of buildings and land uses on mixed-use parcels may occur. It does not reflect a specific project or design but does reflect intended quality.

Mixed-Use parcels may develop in sequential phases with one land use preceding others, or all land uses may develop in a single phase. In the case where land uses are developed in sequential phases, the following shall apply: 1) A conceptual site plan shall be provided that includes the proposed land use project, and how any remaining undeveloped acreage within the mixed-use parcel can be developed with the minimum required mixture of land uses. The conceptual site plan shall illustrate how the proposed project and the conceptual mixture of land uses can be integrated. This conceptual site plan is required until the last of the undeveloped acreage within the mixed-use parcel is part of an application for a specific project; 2) The first land use shall establish the basic architectural use of color and materials, landscape palate, and pedestrian connection for the mixed use parcel; 3) Each sub-parcel within the mixed-use parcel is responsible for perimeter improvements adjacent to its street frontages or project boundaries; and 4) The exact location and configuration of buildings, structures and improvements shall be submitted at the site plan review stage. In the site plan review stage, the orientation of buildings, pedestrian linkages, landscape open spaces, parking fields, and interface with other existing or future conceptual uses shall be illustrated to provide an overall context within the mixed-use parcel. The context of the planned land uses shall also show adjacent existing uses in the PAD that are not within the mixed-use parcel.

Depending on site plan submittals the Mixed-Use parcel could conceptually result in approximately: 1,120 residential units; 134,165 (4) square feet of retail or 268,330 square feet of office space (5). There is potential for the office space square footage to exceed these figures if the site plans include multi-story structures and higher Floor Area Ratios (FAR). The mixed-use parcel will be developed in accordance with the permitted use list below. Additionally, at the time of a site plan application, applicable development standards shall be determined based on the proposed “base” land use (i.e. a base residential district or C-2) and corresponding standards provided in **Tables 1 & 2**. Development shall comply with all other applicable City development regulations in effect at the time development is occurring.

(4) Assuming 25% in retail on 80 percent net acreage and a .22 FAR.

(5) Assuming 50% in office on 80 percent net acreage at a .22 FAR.

Uses in Mixed Use Parcel

- Permitted uses as listed in the Land Use Matrix (see **Table 4**).
- Conditionally permitted uses as listed in Land Use Matrix (see **Table 4**).
- Auto Mall or new vehicle dealerships and ancillary support facilities.
- Conference Center.
- Motion picture, art or photo studio (indoors only).
- Radio or Television studio (not including transmitters or towers).
- Temporary construction offices, sheds or storage incidental to construction on a parcel within the Sycamore Farms Master Plan (not to exceed 24 months per project).

RESIDENTIAL LAND USES

Approximately 435.5-acres or 68 percent of the developable site area is planned with a mixture of residential densities and unit types, not inclusive of the mixed-use parcel, which will assign additional residential uses to the mix. All residential parcels on the western half of the Site will have access to a network of primary and secondary pedestrian trail improvements or sidewalks along public right-of-way that will promote non-vehicular multi-modal transportation within the Site. The residential component of the master plan contemplates a range of residential product options including, but not limited to, detached single-family, attached single-family, attached and detached build-for-rent units, condominiums and apartment multi-family housing types. This variety of housing types and densities creates diversity of backgrounds and life stages among residents, a sustainable housing supply, and housing options for residents.

High Density Residential

High-density residential uses are intended to be more intense than other residential use categories with densities up to 43 units per acre and allowed building heights up to four stories. These HDR units are intended to include, for example, owner-occupied condominiums, renter-occupied apartment units, and fractional ownership timeshares. Condominiums will be operated and maintained by a Homeowners Association. Professional property management companies will operate apartment or time share units. These residential parcels shall include on-site open space, recreation amenities, and pedestrian trail connections (see Typical High-Density Residential Project, **Exhibit L**). This concept plan is for illustrative purposes only and does not reflect a particular project or design for a specific user but does reflect intended quality.

Buildings shall incorporate the use of open space amenities and pedestrian connections between buildings. No physical barriers, such as solid walls or other similar barriers that block views are permitted between buildings. View fencing is permitted as needed for security purposes only. All buildings shall provide four-sided architecture so there is no perceived rear of buildings. Physical barriers between adjacent land use parcels shall be minimized as much as practical depending on the adjacent land use. Parking lots or covered parking spaces shall not be located along collector or arterial street frontages unless setback a minimum of 30 feet from edge of right-of-way. The high-density parcels shall be developed under the HDR district based on the Zoning Use Matrix (see Zoning Use Matrix, **Table 4**), and in accordance with the Residential Development Standards (**Table 1**) listed in this PAD narrative. However, residential density shall not exceed the units allocated per **Table 3**. Development shall also comply with all applicable City development regulations in effect at the time development is occurring.

Medium High Density Residential

Medium-high density residential uses are intended to be more intense with densities up to 20 dwelling units per acre, not to exceed permitted unit counts beyond that which is provided by **Table 3**, and building heights up to four stories. These residential units are intended to include, but are not limited to, owner-occupied condominiums, renter-occupied apartment units, and fractional ownership timeshares. Condominiums will be operated and maintained by a Homeowners Association. Professional property management companies will operate apartment or time share units.

Proposed uses on the MHDR parcels shall adhere to the Residential Development Standards (**Table 1**) which dictates perimeter setbacks and a maximum of four stories. The allowed distance between buildings in the MHDR use varies depending on the product type.

MHDR parcels shall incorporate the use of open space amenities and pedestrian connections between the buildings. View fencing and partial view fencing are encouraged next to open spaces; and, all fencing will be subject to review and approval via the site plan process. All buildings shall provide four-sided architecture. Parking lots or covered parking spaces shall not be located along street frontages unless setback a minimum of 30 feet from edge of right-of-way. The MHDR parcels shall be developed under the MHDR district based on the Zoning Use Matrix (see Zoning Use Matrix, **Table 4**), and in accordance with the Residential Development Standards (**Table 1**) listed in this PAD narrative. However, residential density shall not exceed the units allocated per **Table 3**. Development shall also comply with all applicable City development regulations in effect at the time development is occurring.

Bicycle parking and storage within the MHDR district will be generally accommodated through private yard storage associated with each dwelling unit. A single bike parking rack, accommodating up to 8 bicycles, will be provided at the central amenity. If private yards are not provided, then bicycle parking will be provided at a ratio of 1 space per 20 vehicle parking spaces or fewer if determined by staff.

MHDR parcels on the west portion of the Site will be required to provide a 100' powerline easement reservation adjacent to the freeway frontage, as applicable. This corridor will also serve as a linear open Space Park and will combine with similar reservations on parcels to the south to create a 1-mile linear open space corridor with trail and landscape improvements. This trail will serve as a backbone segment that will stretch from Cactus Road to Peoria Avenue and will extend secondary connections to residential and non-residential uses project wide. The MHDR parcels shall include private on-site open space, recreation amenities, and a minimum of two secondary pedestrian trail or sidewalk connections to the open space amenity (see Typical Medium-High Density Residential Project, **Exhibit M**), unless physical direct access is otherwise precluded. Exhibit M is for illustrative purposes only and does not reflect a particular project or design for a specific user but does reflect intended quality.

Medium High Density Residential-2

The MHDR-2 use category is intended for an emerging residential product type commonly known as single-family for rent or build-to-rent horizontal units which are limited to 1 or 2-stories and commonly include unique features such as private backyard open space. This product type provides for a maintenance-free and lock-and-leave lifestyle more like a single-family home than apartment community, while maintaining professional management.

MHDR-2 parcels shall incorporate the use of open space amenities and pedestrian connections between the buildings, where possible. View fencing and partial view fencing are encouraged next to open spaces; and, all fencing will be subject to review and approval via the site plan process. All buildings shall provide four-sided architecture. Parking lots or covered parking spaces shall not be located along street frontages unless setback a minimum of 30 feet from edge of right-of-way. The MHDR-2 parcels shall be developed under the MHDR-2 district based on the Zoning Use Matrix (see Zoning Use Matrix, **Table 4**), and in accordance with the Residential Development Standards (**Table 1**) listed in this PAD narrative. However, residential density shall not exceed the units allocated per **Table 3**. Development shall also comply with all applicable City development regulations in effect at the time development is occurring.

Bicycle parking and storage within the MHDR-2 district will be generally accommodated through private yard storage associated with each dwelling unit. A single bike parking rack, accommodating up to 8 bicycles, will be provided at the central amenity. If private yards are not provided, then bicycle parking will be provided at a ratio of 1 space per 20 vehicle parking spaces or fewer if determined by staff.

MHDR-2 parcels on the west portion of the Site will be required to provide a 100' powerline easement reservation adjacent to the freeway frontage, as applicable. The MHDR parcels shall include private on-site open space, recreation amenities, and a minimum of two secondary pedestrian trail connections to the open space amenity (see Typical Medium-High Density Residential Project, **Exhibit M**), unless physical direct access is otherwise precluded. This concept plan is for illustrative purposes only and does not reflect a particular project or design for a specific user but does reflect intended quality.

Medium Density Residential

MDR uses will predominantly be single family development with flexibility for attached product types and build-for-rent product types (or similar). Minimum lot size for MDR uses is 2,600 square feet, and a maximum building height of 36 feet.

The MDR parcels are generally located proximate to the Loop 303 corridor on both the east and west halves of the Site, with Parcel 16 being located at the northwest corner of the Peoria Avenue and Sarival Road intersection. Parcel 12 on the east side of the Site has been previously developed and includes a mixture of single family and detached auto-court cluster product. Access to the MDR parcels is provided via the established and proposed collector roadway network, with no proposed direct access connections to adjacent arterial roadways. MDR parcels along the west half of the Site that are adjacent to the Loop 303 Freeway will include a 100-foot powerline corridor easement reservation that will also include open space and trail improvements. These improvements combine to establish a public trail corridor (8-foot pathway) that will link to adjacent residential parcels and non-residential parcels between Cactus Road and Peoria Avenue. This linear open space corridor and the MDR development will be buffered from the adjacent freeway by a planned sound wall that will extend along the property line. Similar sound attenuation measures will be implemented for Parcel 14 on the east half of the Site. The medium density residential uses provide the most compatible land uses next to trails, commercial, mixed-use, high-density residential and lower density residential uses (see Conceptual Medium Density Residential Project, **Exhibit N**). This concept plan is for illustrative purposes only and does not reflect a particular project or design for a specific user but does reflect intended quality.

The medium density parcels are intended to be platted subdivisions with common open spaces, recreation amenities, connections to the pedestrian trail system and pedestrian linkages via common open spaces to adjacent land uses if practical depending on the adjacent land use. However, horizontal build-to-rent is also contemplated as an emerging product type and is permitted within this use category. Variations in lot configuration and unique house products are encouraged. All development of MDR parcels shall be per the Residential Development Standards (**Table 1**) and site specific permitted density standards (**Table 3**). All common areas shall be owned and maintained by a homeowners' association or professional property management company. The medium-density parcels shall be developed under the permitted use list in the MDR district with the intention to allow detached single-family homes on cluster lots, Z lots, shared driveway lots or other equivalent lot configurations that may be introduced into the future residential market, including horizontal build-to-rent units. Residential density shall not exceed the units allocated in **Table 3**.

Low Density Residential

The Low Density Residential (LDR) component of the Sycamore Farms PAD is comprised of four parcels that are intended for single family residential development accounting for approximately 182.1 acres or 29% of the overall project area. Lots developed in LDR designated parcels shall be a minimum of 58 feet in width with a maximum density of 5.0 dwelling units per acre. These parcels are located in both the east and west halves of the community and are strategically offset from the immediate freeway corridor and therefore buffered by higher density residential and non-residential uses. Access to the LDR parcels is gained primarily from the established and proposed collector roadway network, with limited direct access connections to adjacent arterial roadways. Homes will be limited to one and two story homes and 30 feet in height, and a minimum lot area of 6,000 square feet. All LDR development is subject to the Residential Development Standards (**Table 1**) provided in this PAD and all current development City of Surprise development regulations. Residential density shall not exceed the units allocated in **Table 3**.

Parcel 18 has been previously developed with single family homes, with Parcels 2, 3 and 17 planned for near-term residential development. Parcel 3 will provide for a community amenity area that will include such items as a clubhouse, pool and other passive and active amenities that will be presented in conjunction with the landscape plans for each parcel. This improvement will serve as a centralized recreational facility for a majority of the residential uses on the west half of the Sycamore Farms site, and pedestrian trail connections are proposed that extend to adjacent parcels and the broader community trail network. These connections will ultimately extend to connect with the commercial and mixed use parcels, where feasible, to promote a walkable community and reduce reliance on vehicular travel to access nearby employment, goods & services.

Single Family Design Guidelines

The Single-Family Design Guidelines have been removed from this document and are no longer applicable to the single family uses as described.

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PARKS AND OPEN SPACES

The major open space feature in Sycamore Farms is a centrally located linear open space corridor (the “Park”) that runs vertically adjacent to the Loop 303, which includes a primary pedestrian trail system. The linear open space corridor (**Exhibit O**) adjacent to the Loop 303 freeway is a private open space but the trail is accessible for public use. These areas shall be maintained by respective HOA’s and property management companies.

Open space amenities may be provided within residential areas and shall be privately maintained. These active amenity areas may incorporate all or some of the following: paved trails, multi-use recreation fields, swimming pool, ball courts, playgrounds, benches, workout stations, amphitheater, picnic tables, Ramada, BBQ grills and parking lots.

A community-wide trail system will connect public and private open spaces, courtyards, plazas or recreational amenities within the mixed-use and residential parcels. All parcels shall have appropriate perimeter landscape tracts with connections to other open spaces and the trail system as depicted on the Conceptual Trails Plan. Exact open space uses, sizes and locations within each parcel will be determined at the site plan or subdivision plat approval. Specific locations for trail connections and trail crossings over collector streets are identified in the Conceptual Trails Plan illustrated in **Exhibit P**.

The Park may accommodate regional storm water retention and/or retention for land uses in the PAD. The trail system throughout the Site shall be designed in a manner to ensure that connections to the trail system can be accommodated by adjacent land uses. The Linear Open Space Corridor exhibit is intended to show how the linear Park and open space may be developed with a variety of community recreational uses, and how trail connections to adjacent land uses may be provided.

Pedestrian trails within the Park are designed to allow connection to residential and non-residential parcels throughout Sycamore Farms (see Conceptual Trails Plan, **Exhibit P**). Additionally, this trail system encourages multi-modal activity including walking, jogging, skateboarding or biking between planned residential and non-residential uses. There may be an opportunity for the provision of a pedestrian bridge under or over the 303 Freeway in the southern half of the community or the half-mile collector street alignment in the future. Due to the expense of this bridge or underpass, it will need to be publicly financed.

By submittal of the PAD, landowner agrees and approves to the approximate open space delineations designated in the approved PAD plan.

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ECONOMIC IMPACTS

Sycamore Farms could have substantial financial impact on the City of Surprise. The combination of retail uses could potentially generate hundreds of new jobs for residents and the potential retail sales tax that could be generated by the retail uses in Sycamore Farms may be in the millions per year. Additionally, new residents will be added to the area which will work, dine, shop and seek entertainment within the larger area, including Prasada, furthering the opportunity of success for the area.

The regional access and balance of residential and non-residential uses creates a formula that will engender economic success for this area.

DEVELOPMENT STANDARDS & USES

Each parcel in Sycamore Farms is designated with a land use which corresponds to the Zoning Use Matrix (**Table 4**). All land uses identified in the PAD Land Use Plan for Sycamore Farms extend to the existing ownership property lines. All agricultural land uses on each parcel within the Sycamore Farms PAD Land Use Plan are permitted to continue and expand as exempted uses until each parcel is developed with the land uses identified in the PAD Land Use Plan and this narrative.

The land uses identified in the Sycamore Farms PAD Land Use Plan shall be developed under the permitted use list identified under each land use category discussed in this PAD narrative, and any additional permitted principal uses, conditional uses, and accessory uses identified in the Zoning Use Matrix (see Zoning Use Matrix, **Table 4**). Where the PAD is silent on a permitted use, the Zoning Administrator may determine analogous uses.

The land uses shall be developed under development standards identified in the Development Standards Table listed on the next page of this PAD and all applicable City development regulations in effect at the time development is occurring, however residential density for each parcel within Sycamore Farms shall be limited to the allocations per **Table 3**.

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TABLE 1**Sycamore Farms Development Standards - Residential Uses**

Parcel	2, 3, 17, 18	4, 7, 8, 9, 12, 14	1B, 10, 11B*	6, 11B*, 16	11B*, 13
Description	LDR Single Family	MDR Single Family	MHDR Multi Family	MHDR- 2 SFR	HDR Multi Family
Min Area	5 Acres	5 Acres	5 Acres	5 Acres	5 Acres
Max Density (Gross)	5 du/ac and per Table 3*	6 du/ac and per Table 3*	20 du/ac and per Table 3*	13.5 du/ac and per Table 3*	43 du/ac and per Table 3*
Min Lot Width	58'	30'	N/A	N/A	N/A
Min Lot Depth	110'	80'	N/A	N/A	N/A
Min Lot Area/Unit	6,000 sq/ft	2,600 sq/ft	N/A	N/A	N/A
Front (Ind. Lot)	12' /20' (8)	12' /20' (8)	N/A	N/A	N/A
Side (Ind. Lot)	5' and 8'	0' attached, 5' and 5' detached	N/A	N/A	N/A
Street Side (Ind. Lot)	13' single story, 15' multi story (2)	10' (2)	N/A	N/A	N/A
Rear (Ind. Lot)	15' Living, 5' for garage or unenclosed patio (1)	10' Living, 5' for garage or unenclosed patio (1)	N/A	N/A	N/A
Perimeter Building Setback (10)	N/A	N/A	20 Feet	10 Feet (8)	20 Feet
Interior Building Setbacks per Project (11)	N/A	N/A	N/A	0'	N/A
Landscape Setback Adjacent to Collector 1	20 Feet (8)	20 Feet (8)	20 Feet (8)	20 Feet (8)	20 Feet (8)

Rear or Side Adjacent to Residential	N/A	N/A	N/A	N/A	N/A
Rear Adjacent to Arterial Street	20 Feet	20 Feet	N/A	N/A	N/A
Outdoor Living Area/Unit	N/A	Per Site Plan	Per Site Plan	Per Site Plan	Per Site Plan
Distance Between Adjacent Building or Home	10 Feet	0' Attached, 10' Detached	8' for single story buildings; 20' for 2+ story buildings	0' Attached, 8' for 1 and 2-story buildings	20 Feet
Lot Coverage	N/A	N/A	N/A	N/A	N/A
Minimum Open Space	20% (7)	20% (7)	20% (7)	20% (9)	20% (7)
Max Building Height	30'	36'	4 Stories	2 Stories	4 Stories

*Parcel 11B may develop under the MHDR, MHDR-2, or HDR options, subject to the maximum density permitted by Table 3.

In the event of a conflict between this table and **Table 3 pertaining to residential density, **Table 3** shall apply.

- (1) Fireplaces, bay windows, or entertainment pop outs may encroach 3 feet into the front and rear setback.
- (2) Setback includes adjacent common area landscape tract, but in no case shall be less than 5 feet from property line.
- (3) Dormitories permitted as part of College, University, or Trade School at HDR max density.
- (4) Refer to High Density Residential setbacks when developed with residential uses.
- (5) Front setbacks may be 10 feet to property line if units have rear loaded garages and rear entry drives.
- (6) For single family development, in no case shall the face of the garage be less than 20 feet from back of sidewalk.
- (7) Open space shall be calculated as a percentage of the net developable area for each parcel.
- (8) May overlap with required building or other setbacks; 12' for side facing garages or forward living areas; 20' to front facing garages
- (9) Minimum Open Space calculation may include private backyards for MHDR-2 parcels
- (10) Perimeter setbacks are measured per project from the boundary of a lot, tract, or parcel of land.
- (11) Only applies to Parcel 5E and 6

TABLE 2**Sycamore Farms Development Standards Non-Residential Uses**

Parcel	1A, 11A, 15,	5
Description	Commercial	Mixed Use
Min Area	1 Acre	1 Acre
Max Density	N/A	Per Table 3.B
Max House Width	N/A	Per Base Standards of Applicable Use
Min Lot Width	100'	
Min Lot Depth	N/A	
Min Lot Area/Unit		
Front (4)	35'	
Side (4)	15; Interior; 25' Corner	
Street Side (4)	25'	
Rear (4)	15'	
Rear or Side Adjacent to Residential(4)	45'	
Rear Adjacent to Arterial Street (4)	20'	
Outdoor Living Area/Unit	N/A	
Distance Between Adjacent Building or Home	N/A	
Lot Coverage	0.30 FAR	
Minimum Open Space	10% (7)	
Max Building Height	40'	

- (1) Fireplaces, bay windows, or entertainment pop outs may encroach 3 feet into the front and rear setback.
- (2) Setback includes adjacent common area landscape tract, but in no case shall be less than 5 feet from property line.
- (3) Dormitories permitted as part of College, University, or Trade School at HDR max density.
- (4) Refer to High Density Residential setbacks when developed with residential uses.
- (5) Front setbacks may be 10 feet to property line if units have rear loaded garages and rear entry drives.
- (6) In no case shall the face of the garage be less than 20 feet from back of sidewalk.
- (7) Open space shall be calculated as a percentage of the net developable area for each parcel.

LANDSCAPE & DESIGN THEME

Landscape Theme

There is an integrated landscaping and wall theme for Sycamore Farms. Plant materials shall be selected from the Arizona Department of Water Resources low water user plant list. Accent materials shall be low water use plants known for form, color and visual texture. Trees will be clustered where appropriate. The placement of trees and shrubs will be staggered to provide depth along the perimeter landscape tract. The primary pedestrian trail system through the linear park and along the Freeway open spaces shall be a minimum of 8-feet wide, surfaced with concrete or other equivalent materials approved by the City. The landscape plan has been designed in conjunction with the conceptual drainage flow plan for the site. All landscaping shall either meet or exceed the specifications of the City of Surprise.

Theme Walls and Entry Features

The PAD provides: 1) a decorative theme wall design that may be developed along arterial and collector street frontages next to the planned low-density residential parcels; 2) a decorative view wall design that may be developed along open spaces next to planned low density residential parcels; and 3) a low decorative screen wall and/or landscaped berm that may be developed along street frontages next to parking spaces in non-residential projects. The perimeter theme wall and the view wall are to be located along arterial or collector street frontages when the single-family lots or open spaces in the planned low-density parcels back or side to these streets (see Wall Design Elevations, **Exhibit V**). The perimeter theme wall or view wall are not intended to be implemented on other planned parcels. Any theme wall, view wall or screen wall in locations other than those mentioned above shall require the review and approval of the City at the time of preliminary plat or the development plan review.

Sycamore Farms incorporates a theme wall design where different non-residential projects may create variations of the theme wall design if for some reason the theme wall is needed. Variations of the theme wall are permitted as long as they share some of the theme wall design elements, colors and materials. This gives non-residential of mixed-use parcel users some flexibility in design that ties to the theme of the PAD. The theme wall design incorporates single-scored smooth face block with repeating cultured stone veneer columns, and occasional stucco or trellis bar accents that match the entry feature designs. Cultured stone veneer columns repeat approximately every 250-feet. View walls include a single-scored smooth block base with a wrought iron top and repeating cultured stone veneer columns. The 3-foot high accent walls will provide single-scored smooth block with repeating cultured stone veneer columns. The Loop 303 Freeway sound attenuation design and timing will be based on ADOT policy. The sound attenuation shall be consistent with the PAD theme wall in colors and materials as much as is practical.

The Sycamore Farms entry features incorporate stone panels and cultured stone veneer columns with a beam laid horizontally across the top of the panels. Trellis bars provide accents at either end of the entry feature with one set of trellis bars supporting the Sycamore Farms sign. The entry feature incorporates vent louvers that are typically found on top of barns and other large farm buildings to vent hot air from the top of the roof. The vent louvers are repeated at different entry features to provide an agricultural historical context to the overall master plan.

Smaller entry features are designed to provide an entry feature theme for residential subdivisions, retail

centers, institutional uses, and office centers. All of the smaller entry features use common materials and design elements found in the main Sycamore Farms entry features (see Conceptual Entry Features & Monumentation Plan, **Exhibit R**).

LANDSCAPE CONCEPT STATEMENT & PLANT PALETTE

Enhanced landscaping that creates continuity throughout the project area utilizing both arid and lush plant materials shall be provided. Select project theme trees and colorful ground covers within streetscapes that create a continuous landscape character for the project. Use turf in recreation open space areas, retention basins and at select project entries. Establish a project plant list that is sensitive to the environmental concerns and adheres to City and ADWR approved plant lists.

A street tree program will be required for all single-family residential development within the Sycamore Farms PAD area. Tree plantings will be in conformance with City of Surprise size and spacing requirements. Timing of street tree installation will be concurrent with the completion of horizontal and vertical construction on a per-block basis to ensure that plant materials do not incur damage as a result of construction activity, and simultaneous installation will ensure for a consistent appearance.

ARCHITECTURE

Sycamore Farms will incorporate a variety of architectural styles for commercial/office and residential. The architectural styles will vary, but the quality will be consistent throughout the PAD. All residential and non-residential architectural designs must comply with City adopted Planning and Design Guidelines. Exact architectural elevations, floor plans and color schemes for single-family residential development will be submitted for approval during the Home Product Review process. The intent of the Sycamore Farms PAD is to provide diversity in the residential architecture and floor plans offered throughout the project area.

FLOOD CONTROL & DRAINAGE

The historical terrain of the surrounding area to Sycamore Farms generally slopes from the northwest to the southeast from the White Tank Mountains to the Agua Fria River. The McMicken Dam, which was constructed in the 1950's, intercepts immediate runoff departing the White Tank Mountains and disposes the stormwater through a series of channels that ultimately discharge to the Agua Fria River. The upper limits of the overarching drainage area, therefore, are defined by the McMicken Dam. Over the years, several developments have been constructed along with several regional drainage infrastructure improvements, most of which have been corresponding to the installation of the Loop 303. In 2009, the Maricopa County Flood Control District prepared a drainage master plan titled the Loop 303 Corridor/White Tanks Area Drainage Master Plan Update (ADMPU) Area Hydrology Analysis (AHA) to document the improvements and model the drainage patterns for the area. The study was updated in 2015 with the report titled Phase I – Updating the CIP in Hydrology Model. This study was used by recent adjacent developments to develop drainage plans and propose adequate improvements to satisfy the

proposed regional drainage concept for the area.

Per the ADMPU and review of the adjacent developments, there are two primary locations where offsite stormwater impacts the Sycamore Farms project site. The first location is the intersection of Cactus Road and Cotton Lane. The second location is along Sarival Avenue, where an existing channel along the eastern frontage of Sycamore Farms – Parcel 13 terminates at the northern boundary of the subject project.

At Cactus and Cotton, stormwater currently ponds at the northwest corner of the intersection and then overtops in a sheet flow condition and continues southeasterly across the Sycamore Farms project site, west of the Loop 303. According to the ADMPU, the ultimate condition for Cactus Road features a regional drainage channel along the north side of the right-of-way that incepts and conveys stormwater to the Loop 303 channel. Portions of this channel have been constructed with neighboring developments including from Citrus Road to 175th Avenue and from Cotton Lane to the Loop 303, leaving just the portion from 175th Avenue to Cotton Lane to be completed. Per correspondence with the City of Surprise, the adjacent development to the west, Toll at Prasada, includes plans to complete this portion of the channel with Phase 2 of the development. Offsite storm water impacts at Cactus and Cotton will be mitigate with the completion of this portion of the channel.

According to Final Drainage Report for Sycamore Farms – Parcel 13, the development was impacted by offsite flows from the north and east. The proposed drainage concept for this development included intercepting and conveying offsite flow in a channel along the frontage of Sarival Avenue. In the current condition, the channel terminates at the southern boundary of Sycamore Farms – Parcel 13 where offsite stormwater overtops and continues south along the west side of Sarival Avenue where it ultimately reaches Peoria avenue and splits flow to the south, southeast and east. Upon investigation of historical imagery, further development has occurred upstream of Sycamore Farms – Parcel 13 and it is likely offsite flows in the Sarival Avenue channel have been significantly reduced. The proposed development intends to accommodate this offsite flow with improvements to Sarival Avenue and will maintain the historical discharge condition.

Offsite runoff produced west of the Project, north of Peoria Avenue proceeds under the Future 169th Avenue via a culvert system. The runoff continues east in a proposed earthen channel (Garcia Farms Channel) located along the southern boundary of the site. On site retention for Garcia Farms will remain separate from channel and will not contribute to the offsite flow. Offsite flow through the Garcia Farms Channel will be conveyed through a box culvert to allow access to the APS easement and into another cast in place concrete wing wall structure to discharge into the ADOT drainage channel, similar to the Waddell and Cactus Road structure.

According to the Flood Insurance Rate Map 04013C1660L, revised October 16, 2013, the project site is located within Flood Zone “X”:

Areas of 0.2% annual chance of flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

Per City of Surprise requirements, all storm water runoff generated onsite and within the adjacent offsite half-street will be retained onsite and disposed of within 36 hours. The required retention on this site is the 100-year, 2-hour storm event.

PUBLIC UTILITIES & SERVICES

Sewer

The estimated average daily flows and peak daily flows for this PAD are approximately 0.8 MGD and 2.4 MGD respectively. The Sycamore Farms PAD (project) is surrounded by existing wastewater infrastructure to serve the demands and land uses proposed. Peoria Road includes a 27-inch sewer line from Cotton Lane to Sarival Avenue and increases to a 36-inch main that continues east. Cactus Road includes a gravity sewer system that varies in size from 8-inches to 15-inches at the intersection of Auto show Avenue along the project frontage. An existing 21-inch sewer increasing to 24-inches exists in Cotton Lane from Cactus Road to Peoria Avenue. A 15-inch sewer main exists in Sarival Avenue along the project frontage, connecting to the Peoria Avenue 36-inch line at the intersection. Refer to **Exhibit Z** for the Conceptual Wastewater System Exhibit.

Sycamore Farms will ultimately connect sewer lines via collector streets to the gravity sewer mains in the surrounding arterial roadways. The existing City of Surprise Wastewater Treatment Plant located 3.5 miles east of Sycamore Farms has the capacity to serve the project demands. The City plans to expand the plant to increase capacity to a range of 24 to 28 MGD.

Water

The estimated average daily flows, maximum daily flows and peak daily flows for this PAD are approximately 1.2 MGD, 2.5 MGD and 3.7 MGD respectively. An existing 16-inch water main in Cactus Road and Cotton Lane exists along the project frontage. Sarival Avenue includes a 12- inch water main along the project frontage. Sycamore Farms will construct water lines in the collector streets and individual projects will connect to the collector roadway system and directly into the arterial roadway water system surrounding the property where applicable. The applicant has received a “Will Serve” letter from EPCOR Water Arizona, Inc. to serve water to the site. Refer to **Exhibit AA** for the Water System Exhibit.

Streets

All adjacent arterials (Cactus Road, Sarival Avenue, Peoria Avenue and Cotton Lane) will be constructed with paving, curb, gutter, sidewalk, street lighting and landscaping with half- width rights-of-way in accordance with City of Surprise arterial street cross-sections. Collector and local streets will be constructed in accordance with approved City cross section standards. Analysis of the one-quarter mile access points to the arterial streets will be conducted at the time of platting and/or site plan reviews to determine their exact locations and design configurations. Sycamore Farms will be required to construct, at a minimum, half of the raised landscaped median along all arterial frontages, with median break where appropriate. At arterial intersections, additional right-of-way may be required per Surprise EDS Detail 3-14.

Open Space / School

The Sycamore Farms PAD area will not be providing public park or school sites. The public park use originally designated on the subject property was removed by the City of Surprise during a 2019 amendment to the PAD. School uses are allowed by right as indicated in the Land Use Matrix on any of the PAD parcels. The Dysart Unified School District has not requested the reservation of a school site within the PAD area.

Utility Providers

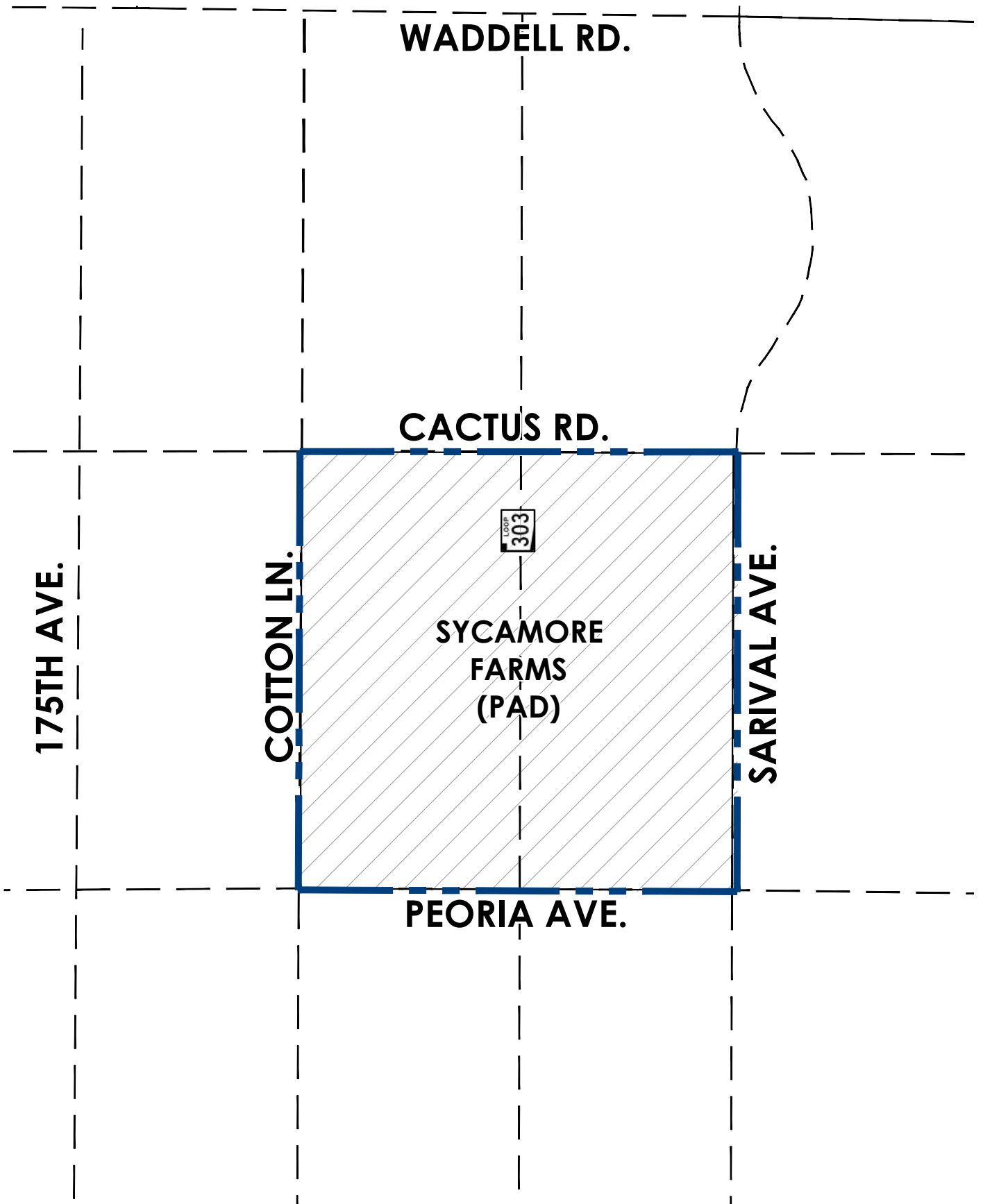
Below is a list of the main utility providers for the Sycamore Farms PAD area:

Sewer	City of Surprise
Water	EPCOR Water Arizona, Inc.
Electricity.....	Arizona Public Service
Telephone/Internet.....	Various
Cable TV	Cox Communications & Century Link
Gas	Southwest Gas Company
Refuse	City of Surprise & private
Fire and Emergency.....	City of Surprise
Police	City of Surprise
Schools	Dysart Unified District #89

All infrastructure shall be constructed pursuant to the provisions of the current standards of the Surprise Municipal Code or an approved development agreement.

PHASING

Sycamore Farms may be constructed on a parcel-by-parcel basis depending on market demand. The exact phasing of infrastructure improvements shall be determined at the time each project within each parcel is to be constructed within the PAD. The phasing of infrastructure shall comply with all City Codes. All needed off-site and on-site improvements shall be constructed at the time each parcel is developed with a specific user, and in accordance with the City's adopted timing chart for arterial streets construction. When a parcel is developed it shall include needed sewer connections to the City system, water connections to the EPCOR water system, on-site storm water retention, and street improvements as required by the City. Water distribution system and water line connections shall be made per agreements with the EPCOR Water Company and comply with the fire- flow needs of the Surprise Fire Department. Entry features shall be constructed when development occurs on a parcel that is contiguous to a street improvement where an entry feature is identified in the PAD.



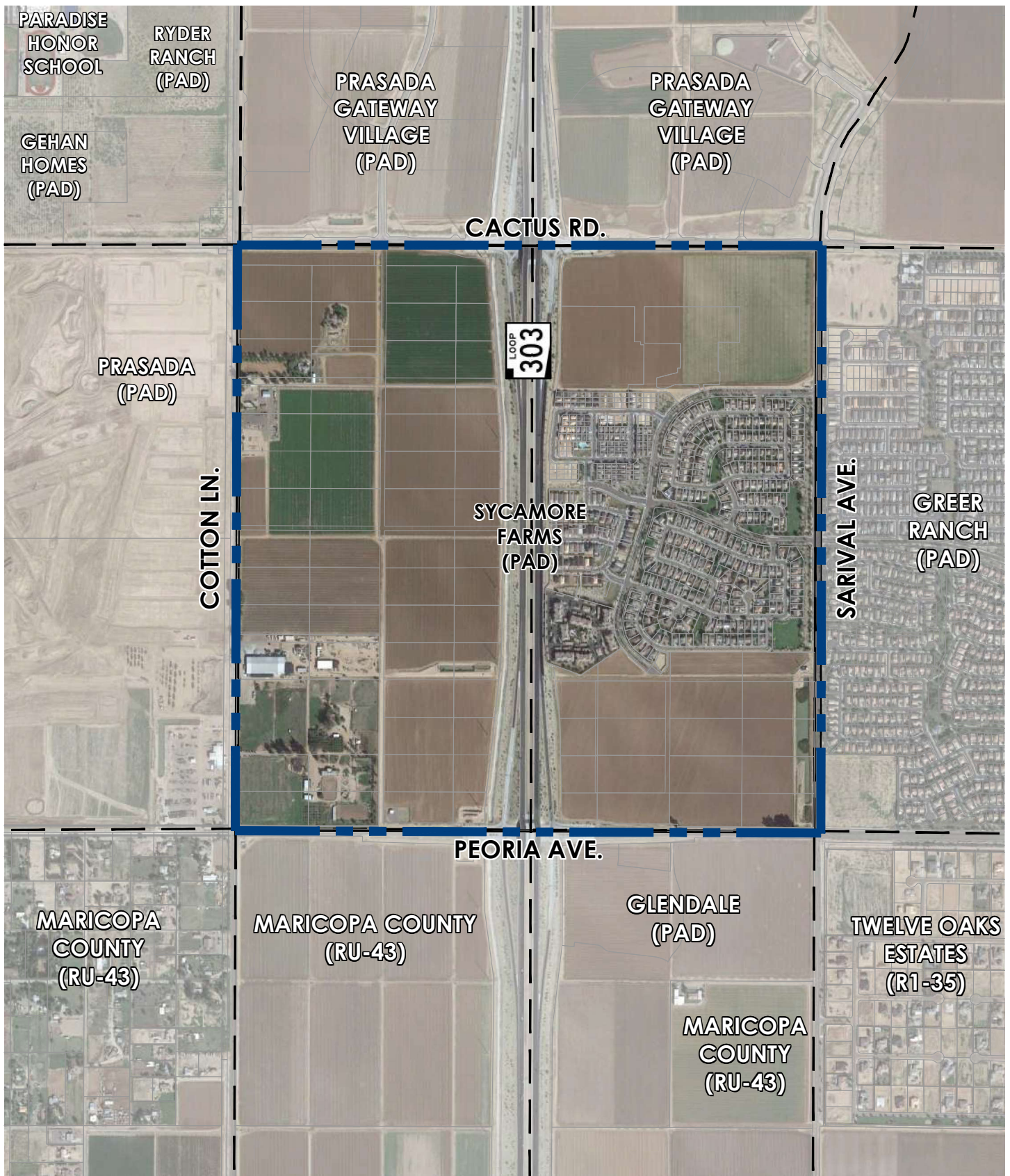
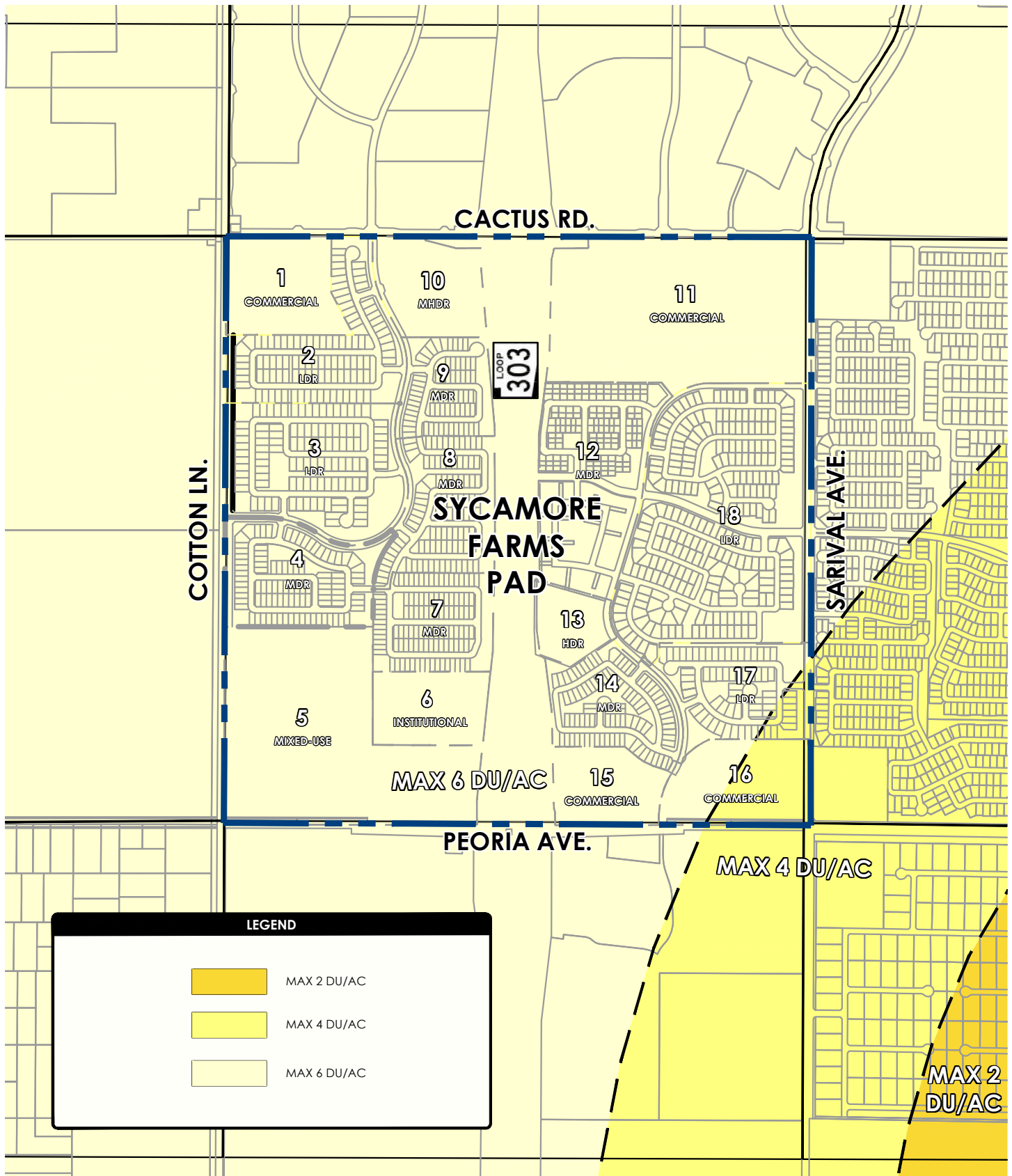


EXHIBIT B: SURROUNDING PROPERTY
& ADJACENT OWNERSHIP







**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

5 July 2022

Mr. Christopher P. Toale
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon St.
Luke AFB AZ 85309-1629

Ms. Nichole Flores
Planning Project Coordinator
16000 North Civic Center Plaza
Surprise AZ 85374

Re: FS22-0866; Sycamore Farms PAD Rezone – 5th Amendment (APN: 501-09-004B, 501-09-002A, 501-09-003A)

Dear Ms. Flores

Thank you for the opportunity to provide comments on the Sycamore Farms PAD Rezone – 5th Amendment. The Sycamore Farms PAD sits on 637.6 acres located on both sides of Loop 303 between Cactus Rd and Peoria Ave in Surprise AZ. The application proposes a rezone for parcels 1,6,11 and 16. The site is located from 1 to 1.75 miles outside Luke AFB 1988 JLUS 65 Ldn, “high noise or accident potential zone” as defined by A.R.S. § 28-8461 and is within the “territory in the vicinity of a military airport” also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence, Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. The overall density for this updated PAD including these amendments will be 5.96 du/ac, which falls within these guidelines and will not negatively impact the flying operations at Luke AFB.

If approved, Sycamore Farms PAD Rezone will be located within the “territory in the vicinity of a military airport,” and will be subjected to approximately 165 over flights a day. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents about Luke AFB operations.

If you have any questions, please contact my Community Planner, Mr. Mark James at (623) 856-9981.

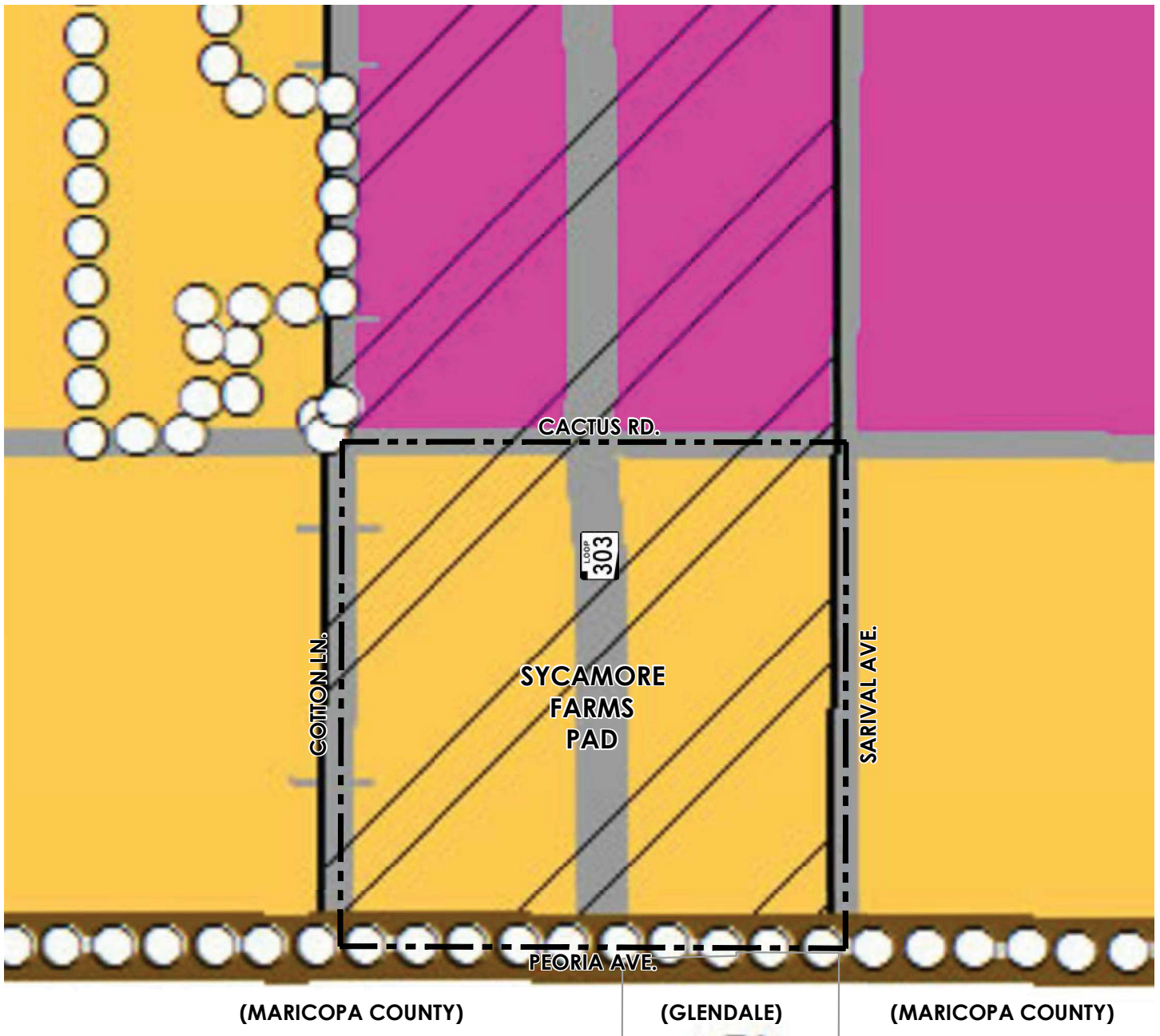
Sincerely

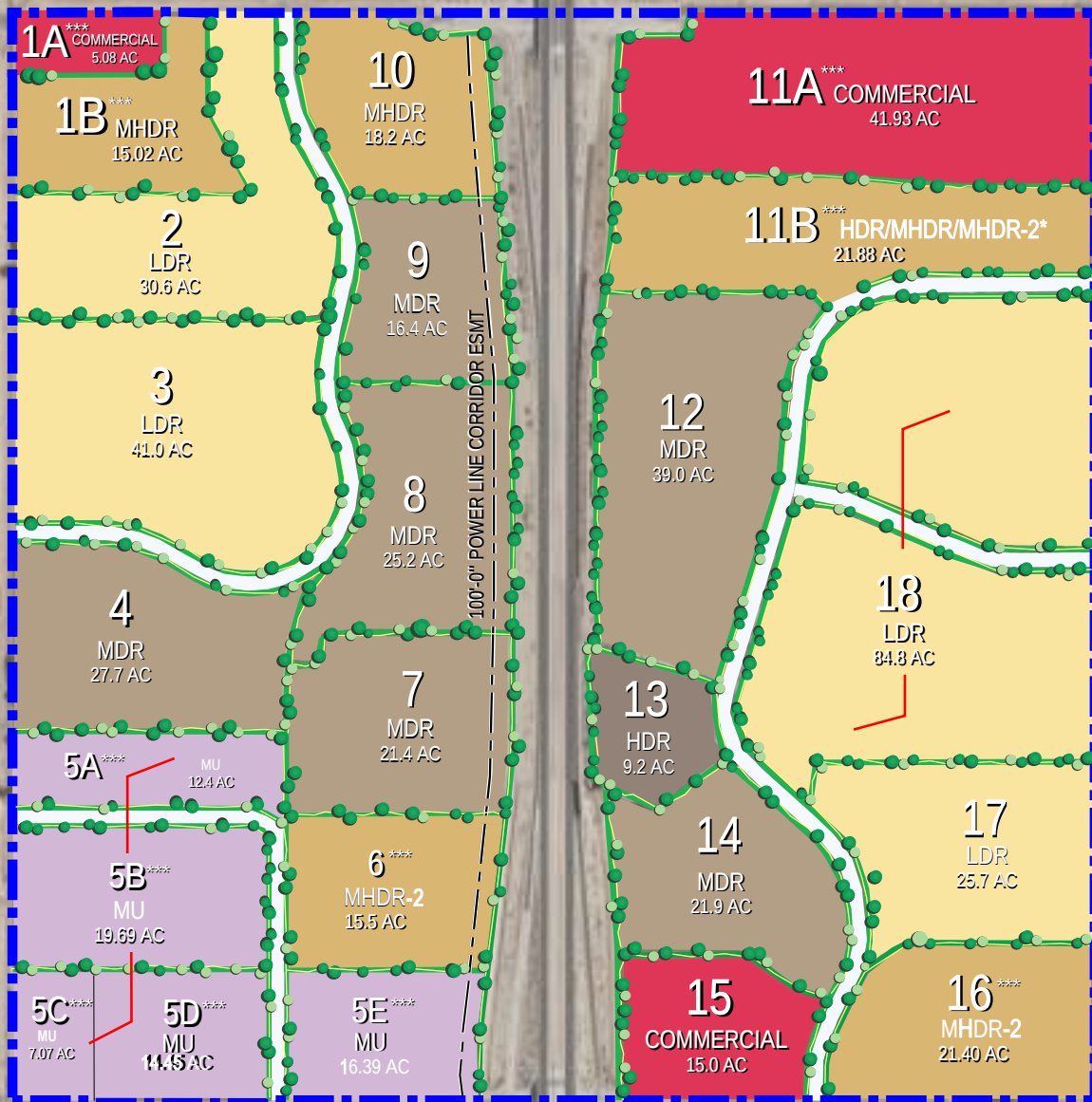
CHRISTOPHER P. TOALE

cc:

Colonel Keagan L. McLeese, Vice Commander, 56th Fighter Wing

Mr. Timothy A. Forero, GS-13, General Law Attorney, 56th Fighter Wing





*Parcel 11B may develop as HDR/MHDR/
MHDR-2, subject to Table 3.
*** Parcels included in this PAD amendment
(Parcels 1, 6, 11, and 16)



TABLE 3-A: Conceptual Plan Data

Parcel	Sub-Parcel	Gross Acres	Proposed Use	Approved PAD Units (*2)	Built/Platted/ Site Planned Units (Excluding Parcel 5)	Total Units Accounted for by PAD Parcels (Excluding Parcel 5)	Surplus of Unused Units from Existing PAD (*3)	New Proposed Units	Total Units
1				0	0	0	0	288	See 1B
	A	5.08	Commercial	0	0	0	n/a	n/a	0
	B	15.02	Medium High Density Residential (MHDR)	0	0	0	n/a	288	288
2		30.6	Low Density Residential (LDR)	153	102	102	-51	n/a	102
3		41	Low Density Residential (LDR)	205	106	106	-99	n/a	106
4		27.7	Medium Density Residential (MDR)	166	0	166	n/a	n/a	166
5		70	Mixed-Use (1)	1120	n/a	n/a	n/a	n/a	1120
6		15.5	Medium High Density Residential (MHDR-2)	0	n/a	0	0	128	128
7		21.4	Medium Density Residential (MDR)	128	128	128		n/a	128
8		25.2	Medium Density Residential (MDR)	151	93	93	-58	n/a	93
9		16.4	Medium Density Residential (MDR)	98	61	61	-37	n/a	61
10		18.2	Medium High Density Residential (MHDR)	364	0	364		n/a	364
11								n/a	See 11B
	A	41.93	Commercial					n/a	0
	B	21.88	Medium High Density Residential (MHDR)/Medium High Density Residential-2 (MHDR-2)/High Density Residential (HDR)	0	0	0		400	400
12		39	Medium Density Residential (MDR)	217	147	147	-70	n/a	147
13		9.2	High Density Residential (HDR)	168	0	168		n/a	168
14		21.9	Medium Density Residential (MDR)	131	85	85	-46	n/a	85
15		15	Commercial (C)	0	0	0		n/a	0
16		21.4	Medium Density Residential (MHDR-2)	0	0	0		130	130
17		25.7	Low Density Residential (LDR)	129	65	65	-64	n/a	65
18		84.8	Low Density Residential (LDR)	250	0	250		n/a	250
SR303		63.7	SR303	0	0	0		n/a	0
Total		637.6		1637	579	1361	-275	658	3801

Table 3-A Notes/Assumptions

- 1,120 mixed-use units are approved for Parcel 5; The Conceptual Plan Data is provided in Table 3.B.
- If a residential parcel has not been site planned and/or platted and/or developed, this matrix assumes the PAD allocation for the respective parcel remains as-is per the PAD matrix
- PAD amendment will utilize surplus of unused units from existing PAD
- Based on the PAD, the GDC should allow 3,791 units (a combination of the PAD's 6 du/ac and its 4 du/ac area) per **Exhibit C**

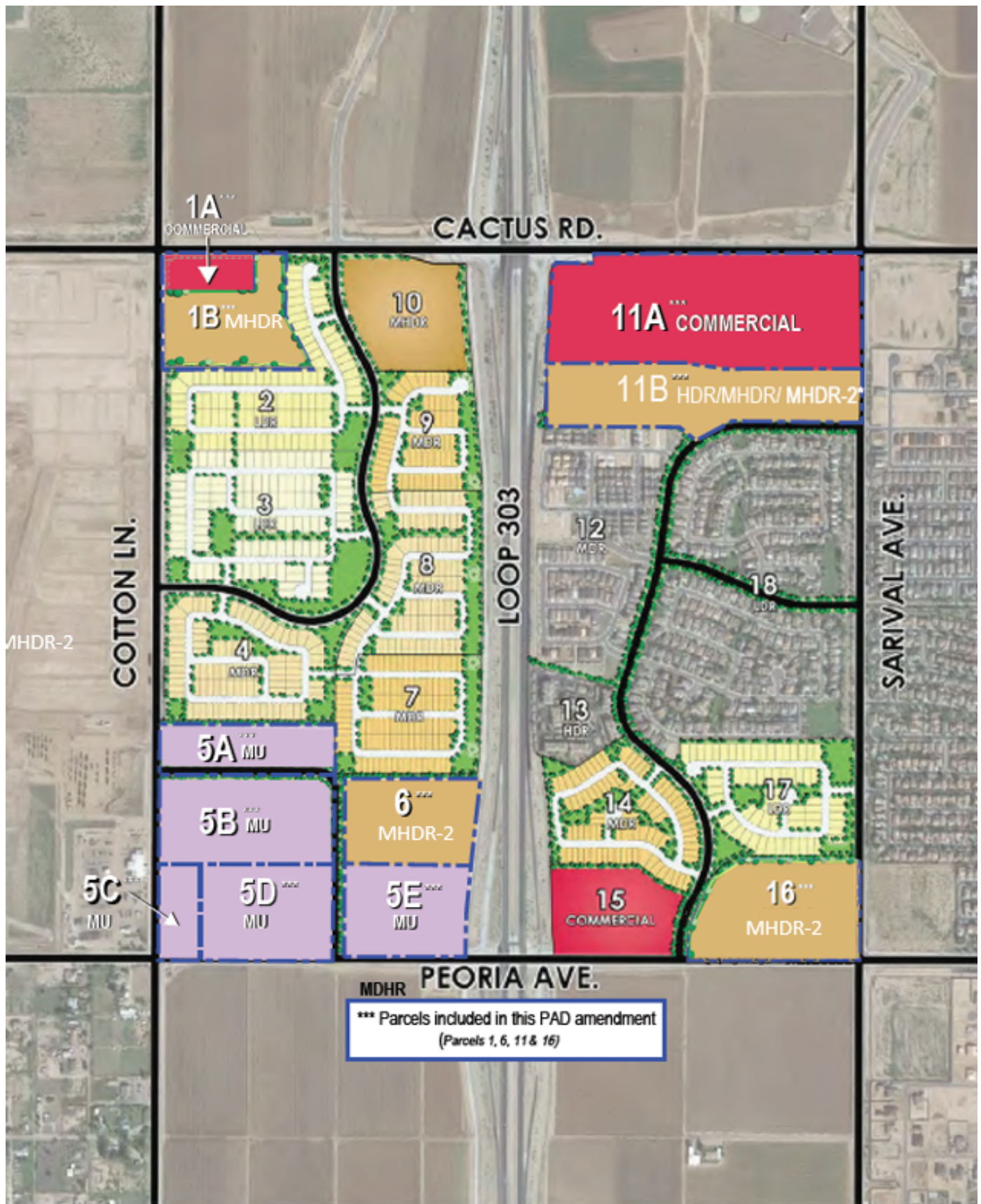
Table 3-B: Parcel 5 Sub-Parcel Conceptual Plan Data

Parcel 5	Sub-Parcel	Conceptual Gross Acres	Proposed Use	Maximum Approved Density	Built/Platted/ Site Planned Units	Per Project Maximum Density	Remaining Parcel 5 Units (*1)
		70		1120	---	---	861
	A	12.4	Mixed Use (TBD)	---	---	Varies	---
	B	19.69	Mixed Use (TBD)	---	---	Varies	---
	C	7.07	Mixed Use (TBD)	---	---	Varies	---
	D	14.45	Mixed Use (Residential)	---	259	259	---
	E	16.39	Mixed Use (Residential)	---	---	Varies	---

1. Uses and parcel unit allocations will be determined at the time of site planning.

Table 3-C: Land Use Summary Table

LAND USE SUMMARY						
Land Use	Existing PAD			Proposed PAD Amendment		
	Acres	Density	Units	Acres	Density	Units
Low Density Residential (LDR)	182.1	5 Du/Ac	737	182.1	5 Du/Ac	523
Medium Density Residential (MDR)	151.6	6 Du/Ac	893	173.6	4.68 Du/Ac	680
Medium High Density Residential (MHDR)	18.2**	20 Du/Ac	364	33.22	20 Du/Ac	652
Medium High Density Residential-2 (MHDR-2)	N/A	N/A	N/A	15.5	8.26 Du/Ac	258
High Density Residential (HDR)	9.2	43 Du/Ac	168	9.2	43 Du/Ac	168
Medium High Density Residential (MHDR)/Medium High Density Residential-2 (MHDR-2)/High Density Residential (HDR)	N/A	N/A	N/A	21.88	18.28 Du/Ac	400
Institutional (I)	15.5	N/A	-	0	-	-
Mixed Use (MU)	70.0	16 Du/Ac	Varies*	70	16 Du/Ac	Varies*
Commercial (C)	127.3	N/A	-	62.01	N/A	-
SR303	63.7	N/A	-	63.7	N/A	-
Totals	637.6	-	2,161	637.6		2681
*Depends on Mix of Uses; Max 1,120 **For-Rent Medium High Density Residential product is estimated at 10 to 12 du/ac ***Parcel 11B may develop under the MHDR, MHDR-2 or HDR options, subject to the maximum density permitted by Table 3. ****In the event of a conflict between this table and Table 3 pertaining to residential density, Table 3 shall apply.						



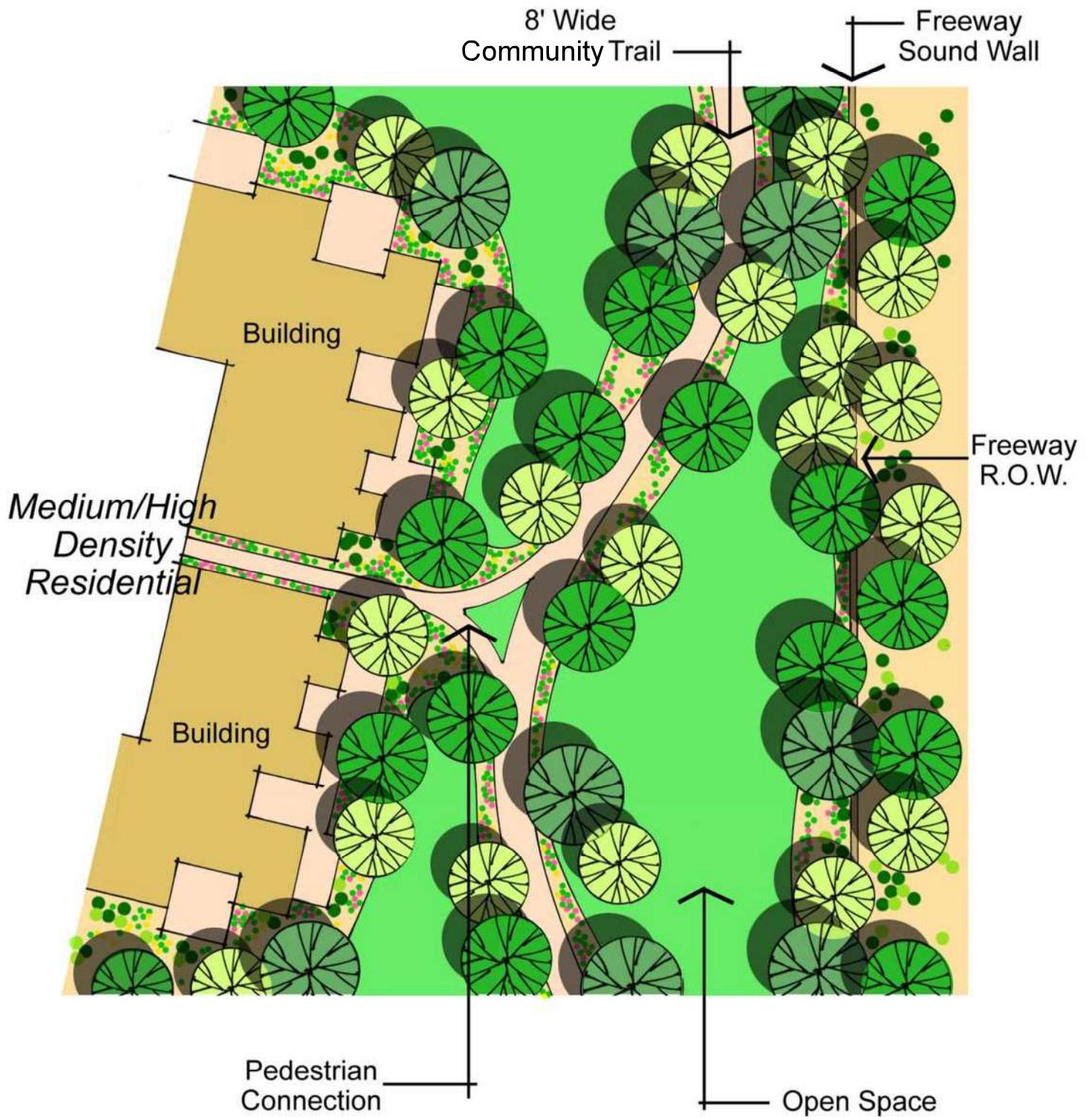


EXHIBIT 6: TYPICAL PEDESTRIAN CONNECTION BETWEEN RESIDENTIAL PARCEL AND LINEAR OPEN SPACE

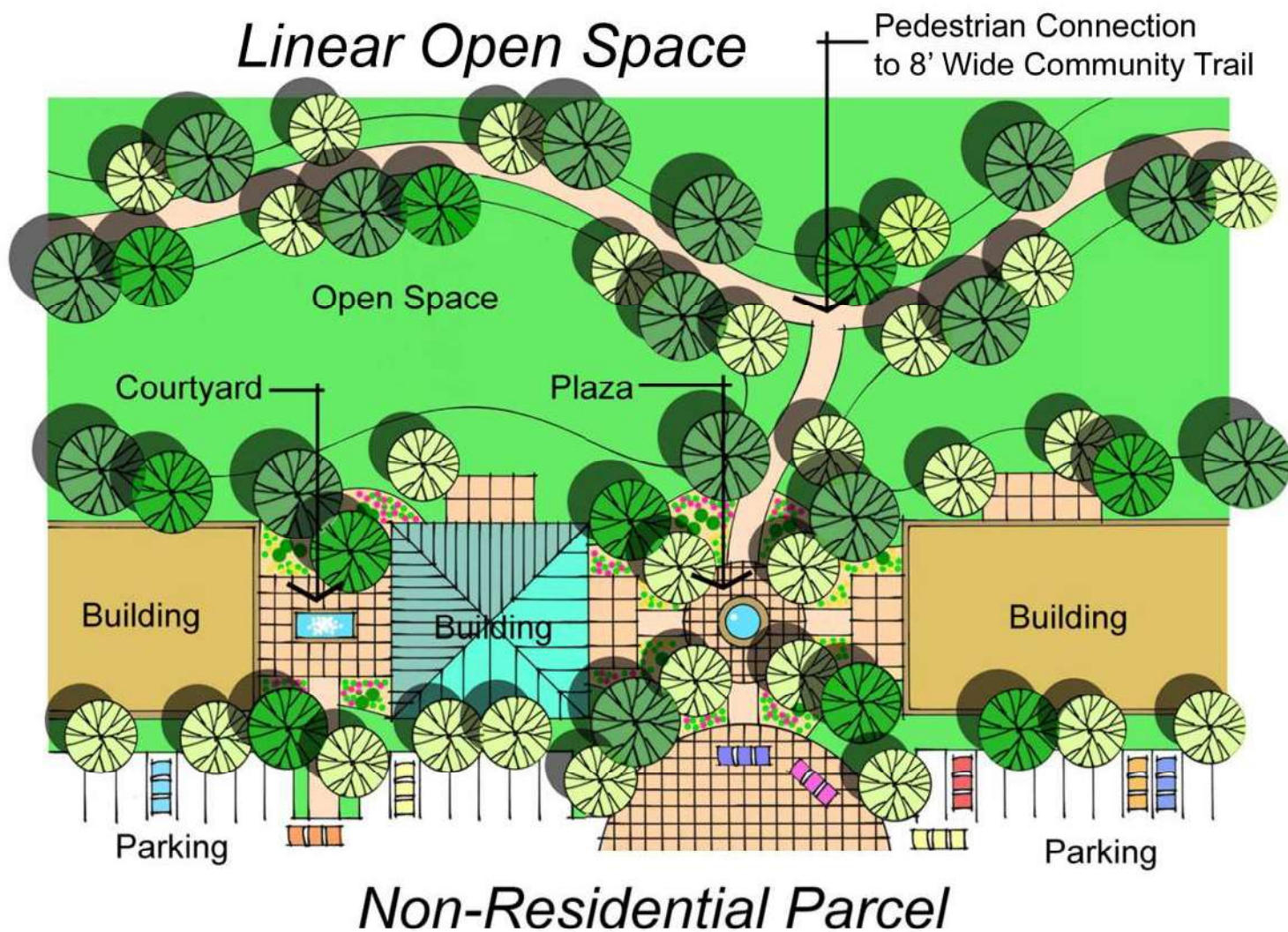


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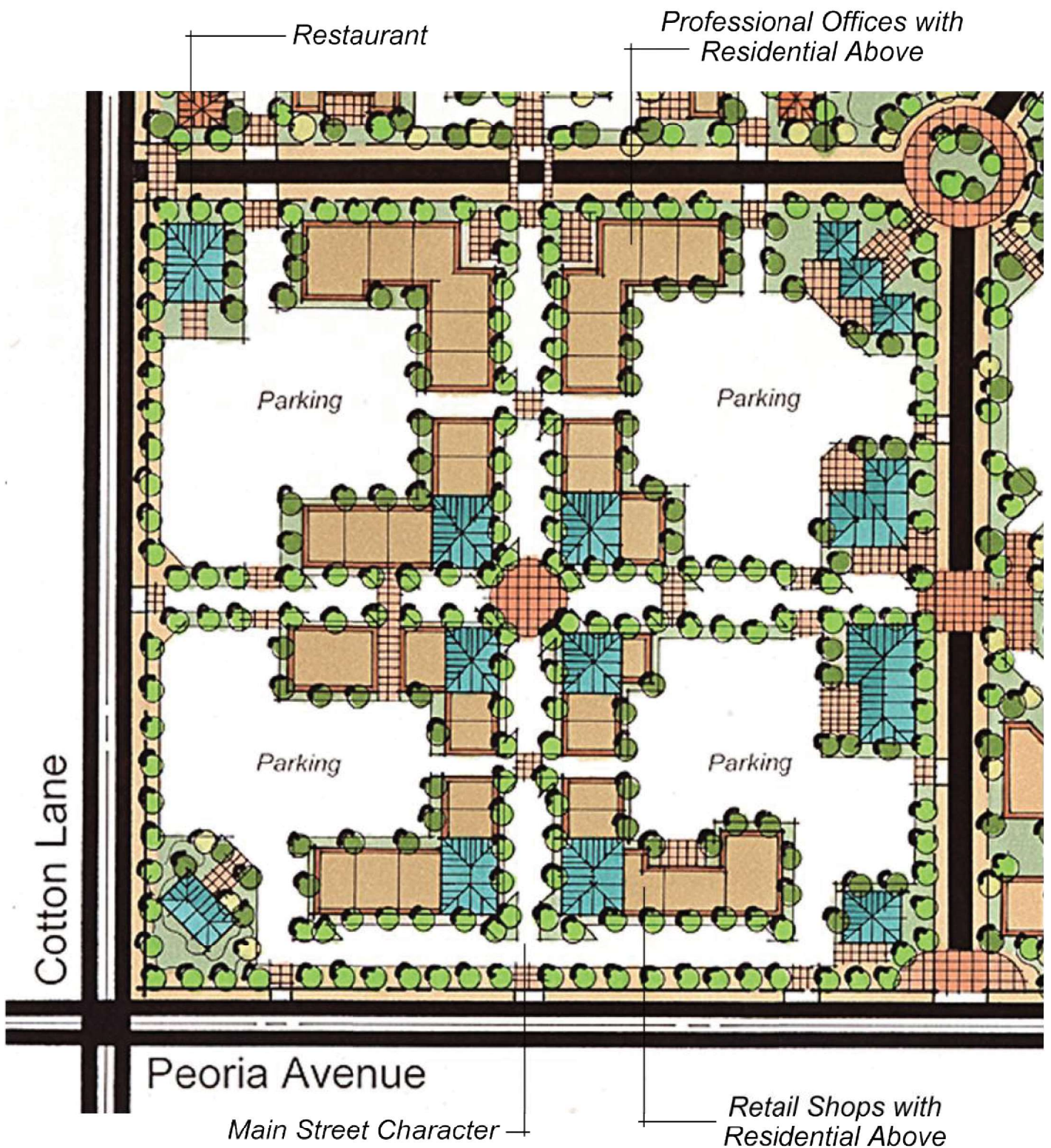
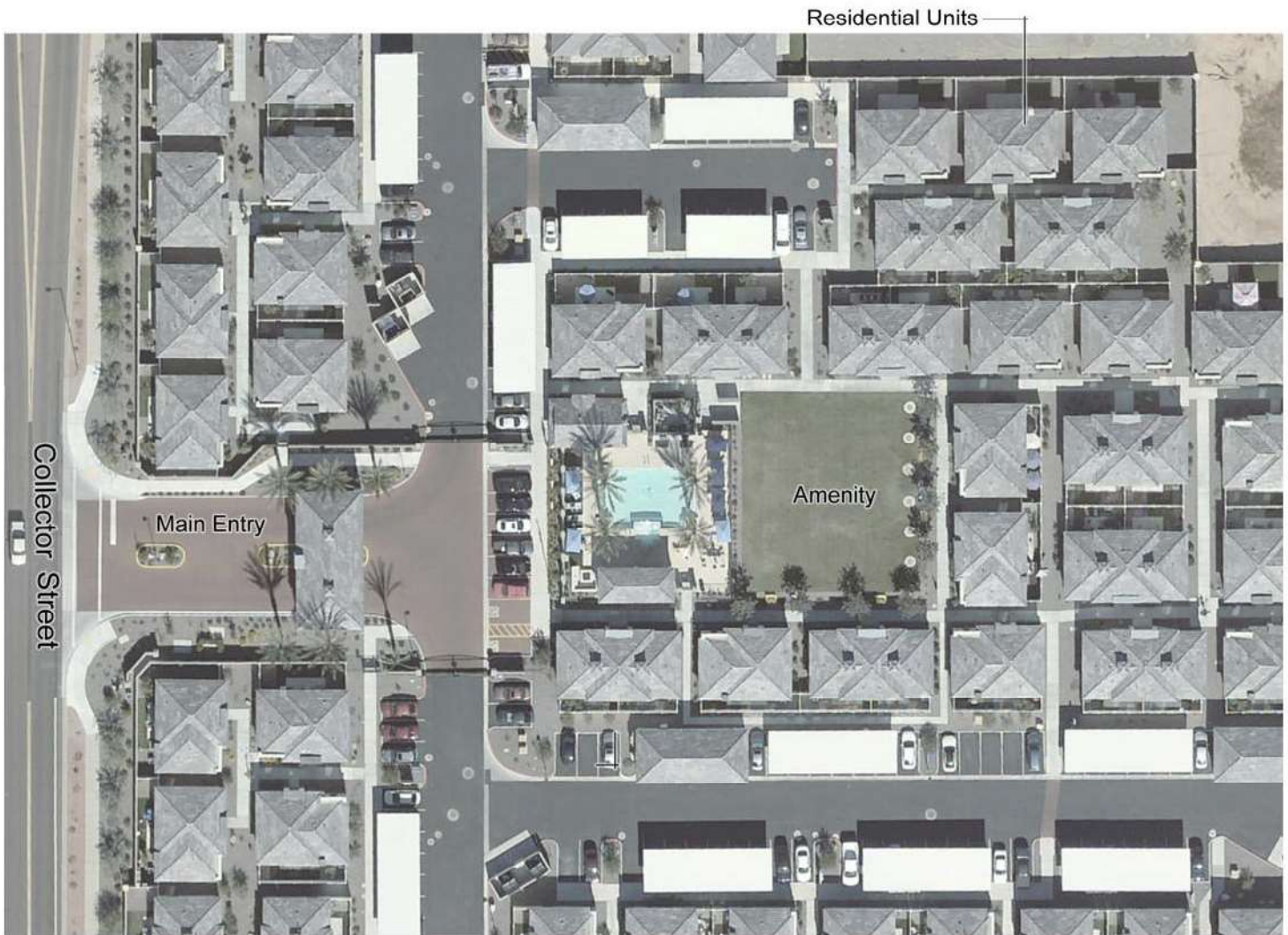


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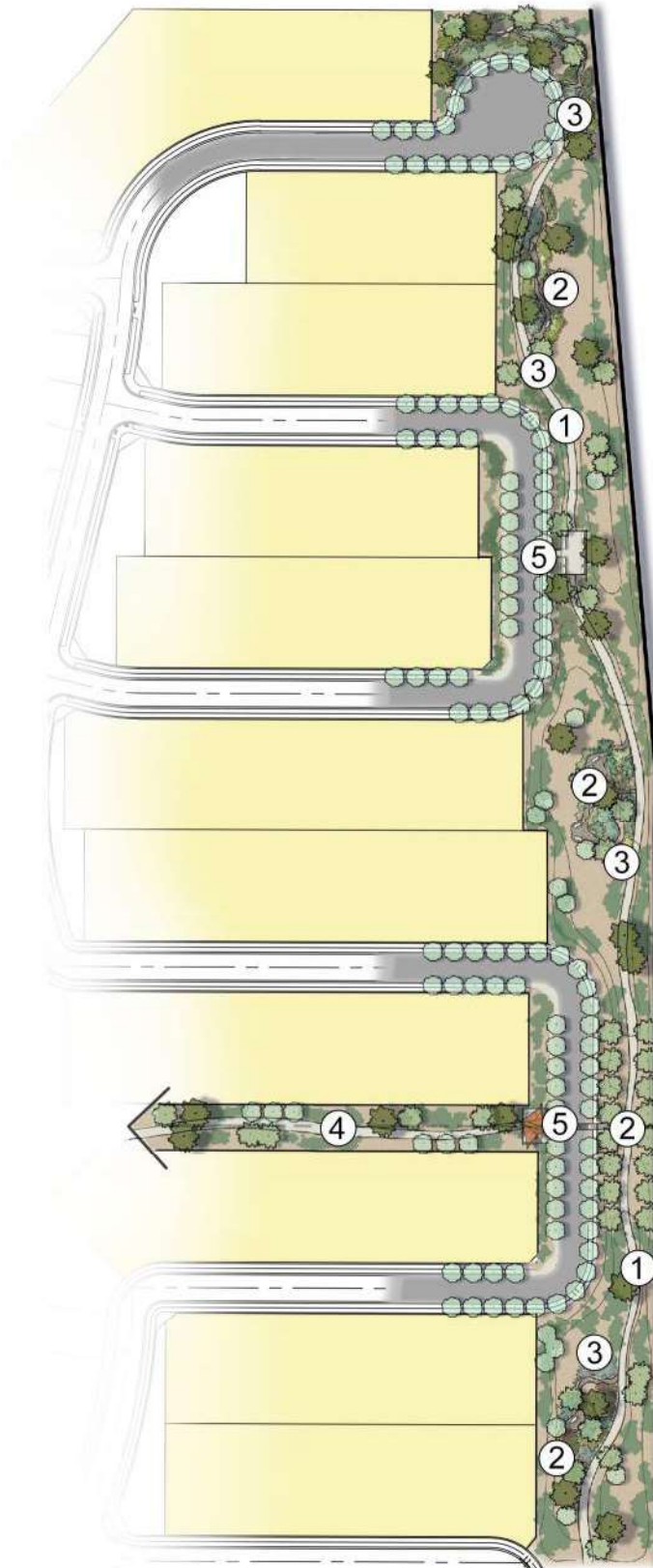
Parcel 13: Wyngate Apartments



Example shown is single-story for rent product type.



EXHIBIT N: CONCEPTUAL MEDIUM DENSITY
RESIDENTIAL PROJECT

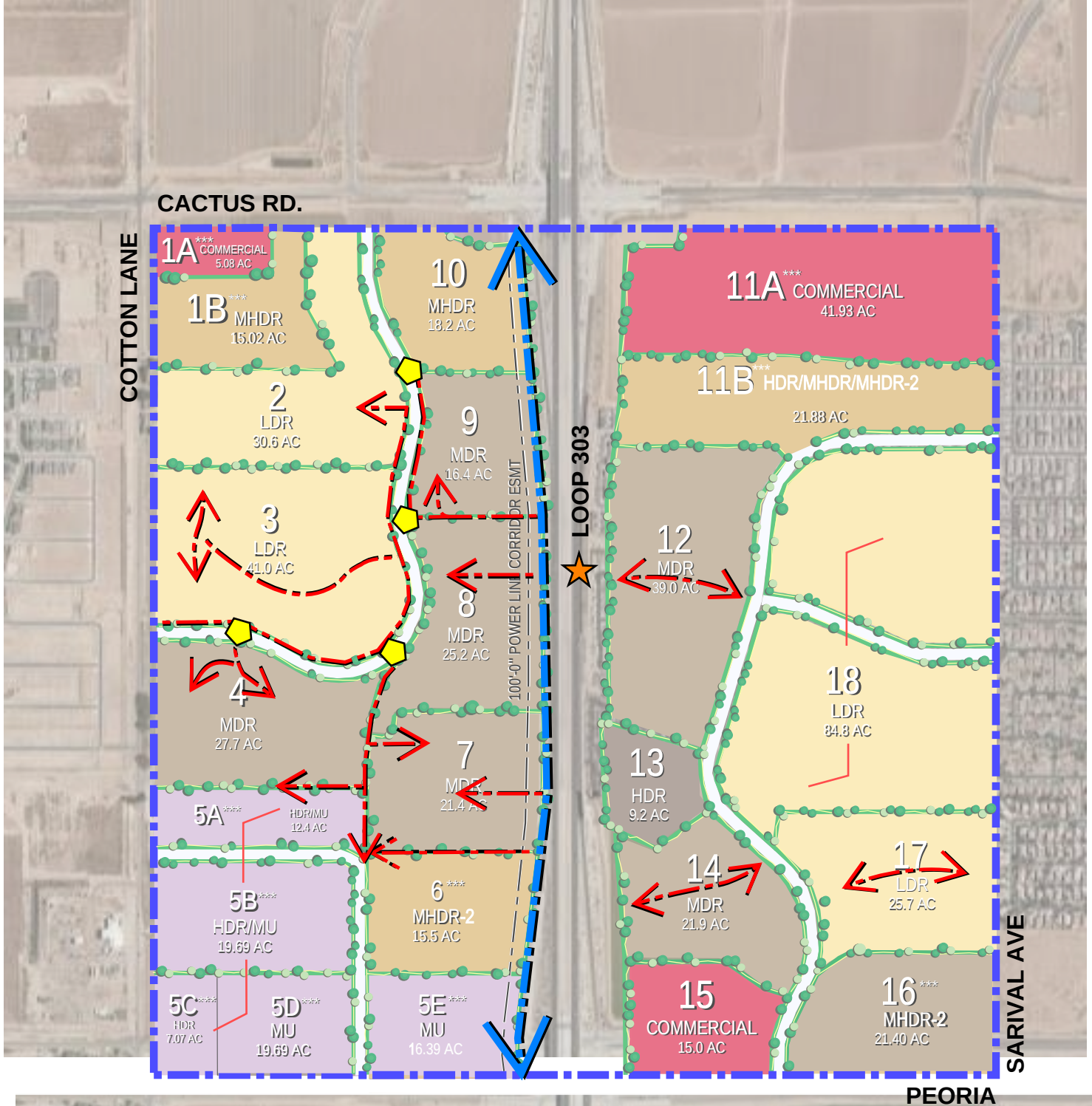


LEGEND

1. 8' COMMUNITY TRAIL
2. EDUCATIONAL NODES
3. INTERPRETIVE SIGNAGE
4. NEIGHBORHOOD TRAIL CONNECTION
5. TRAIL ENTRY PLAZA

LOOP 303

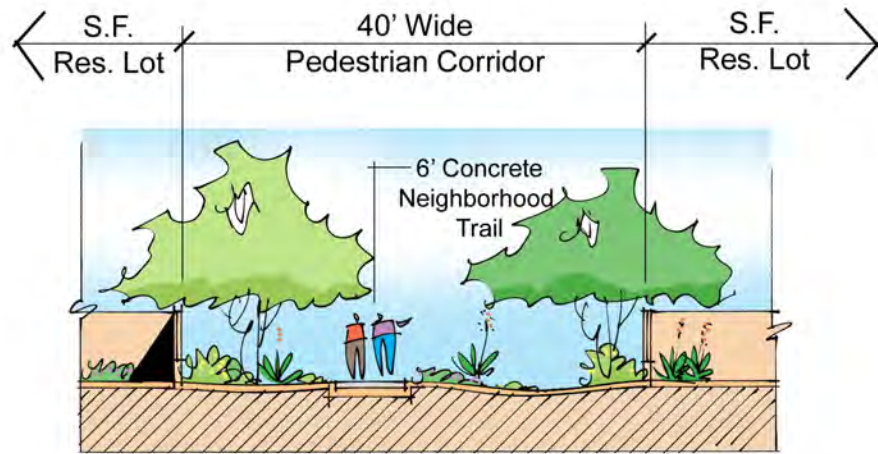




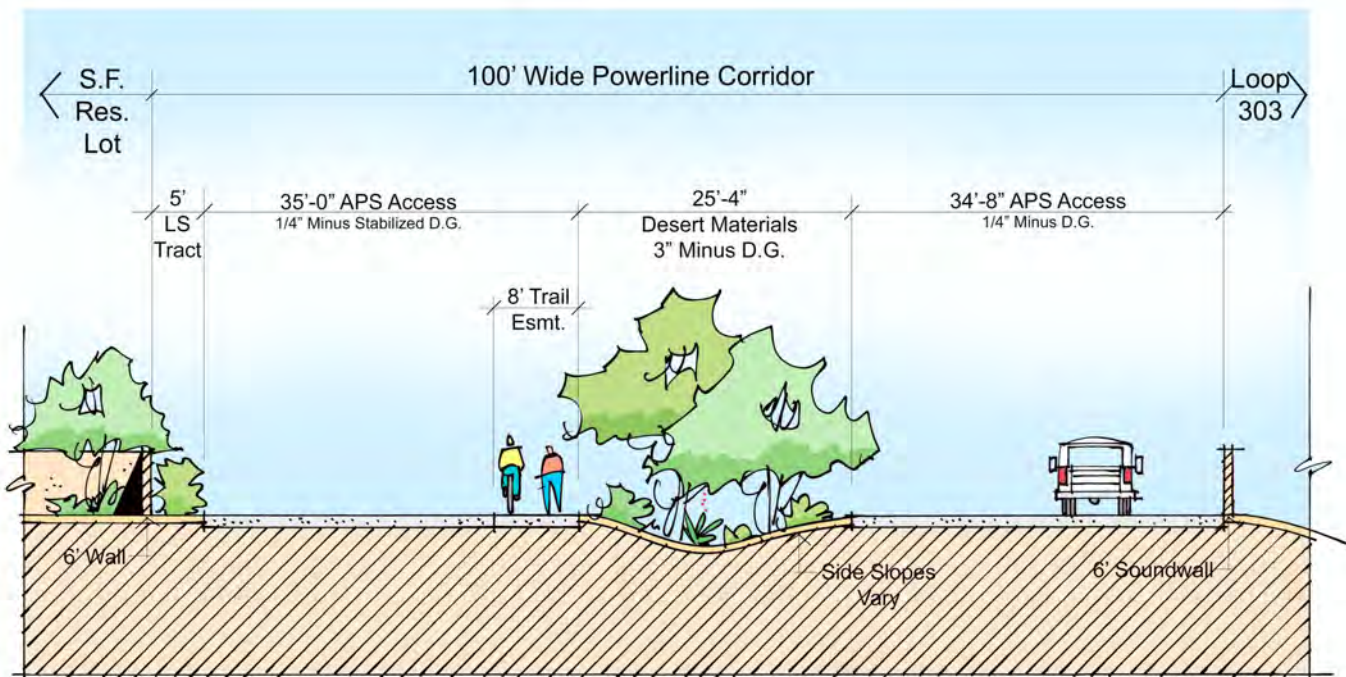
LEGEND

- — — MIN. 8' CONCRETE COMMUNITY TRAIL
- - - MIN. 6' NEIGHBORHOOD TRAIL
- PEDESTRIAN CROSSING
- ★ OPTIONAL PEDESTRIAN BRIDGE

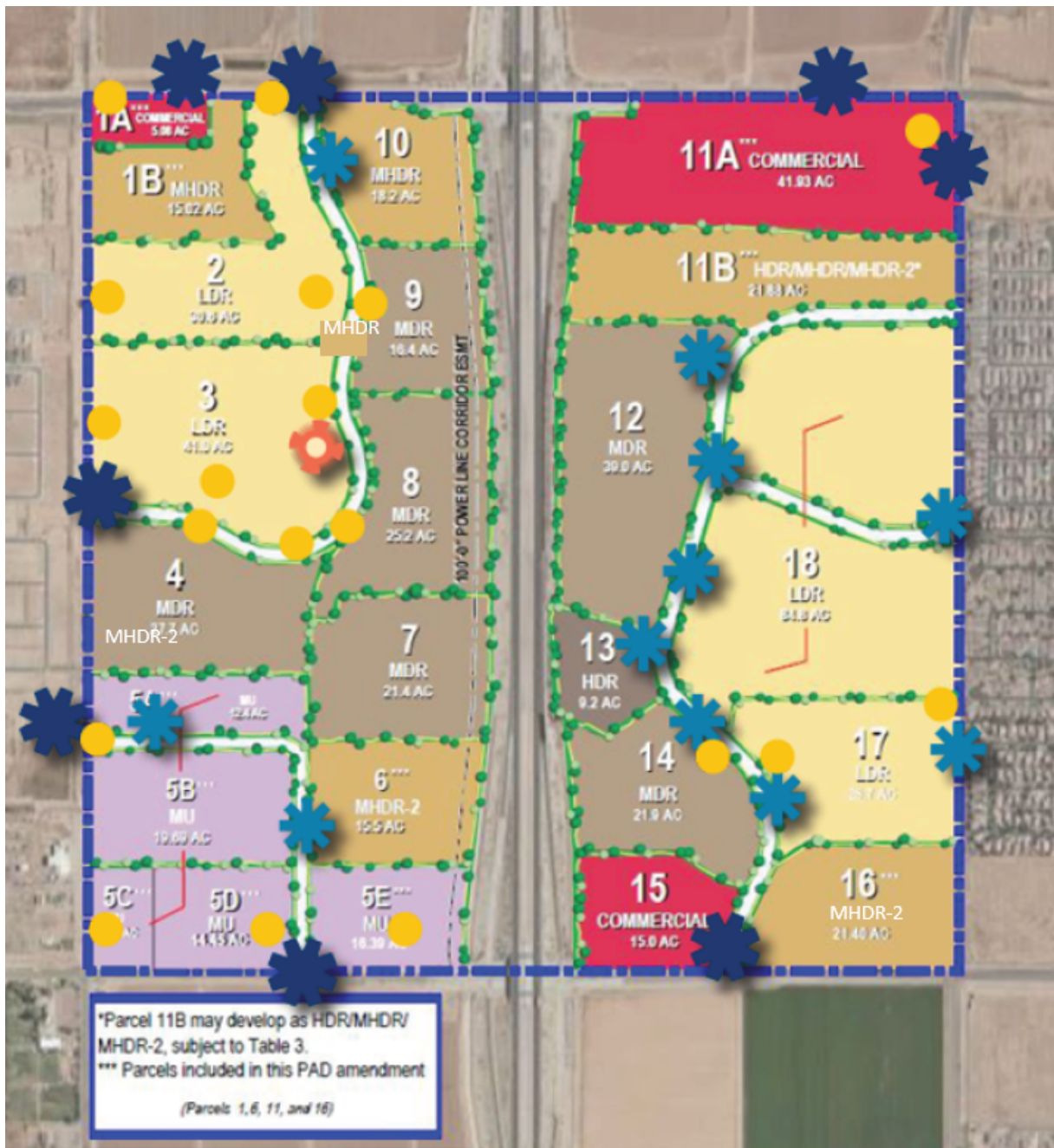
NOTE: Community trail alignments are conceptual and may be subject to change.



Neighborhood Open Space Corridor
Cross-Section



Linear Open Space Corridor
Cross-Section



LEGEND



PRIMARY MONUMENTATION



SECONDARY MONUMENTATION



AMENITY SIGNAGE

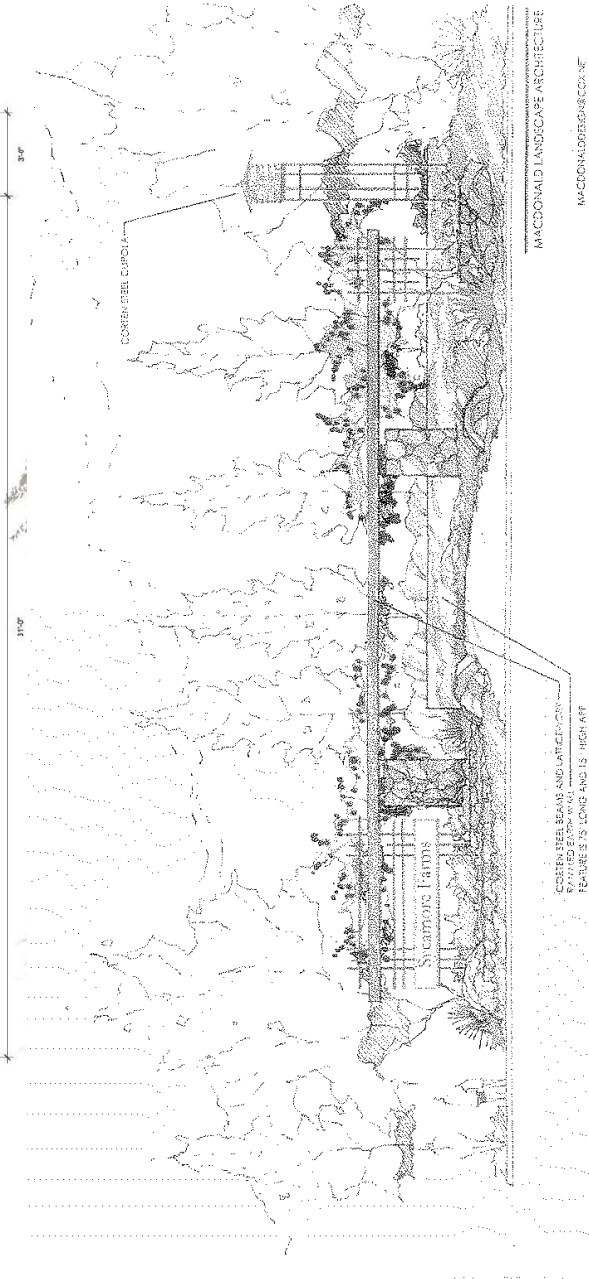


TEMPORARY DIRECTIONAL SIGNAGE

NOTES:

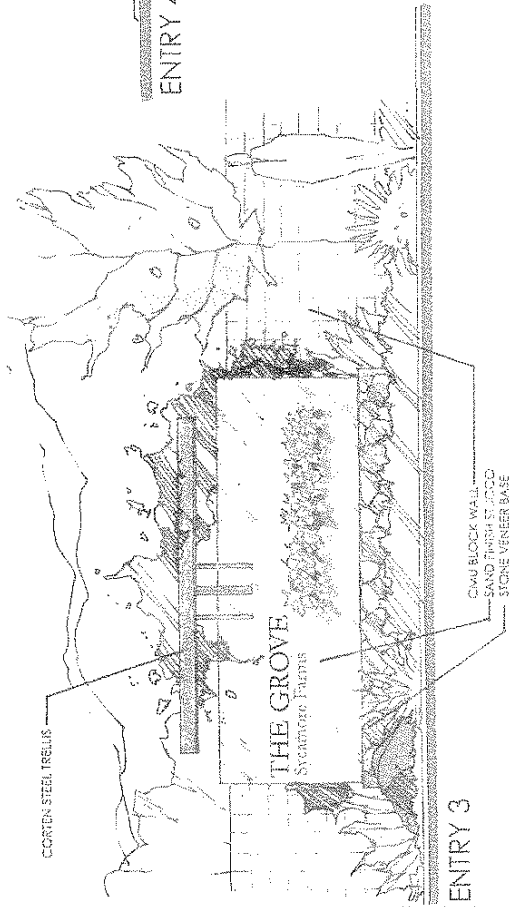
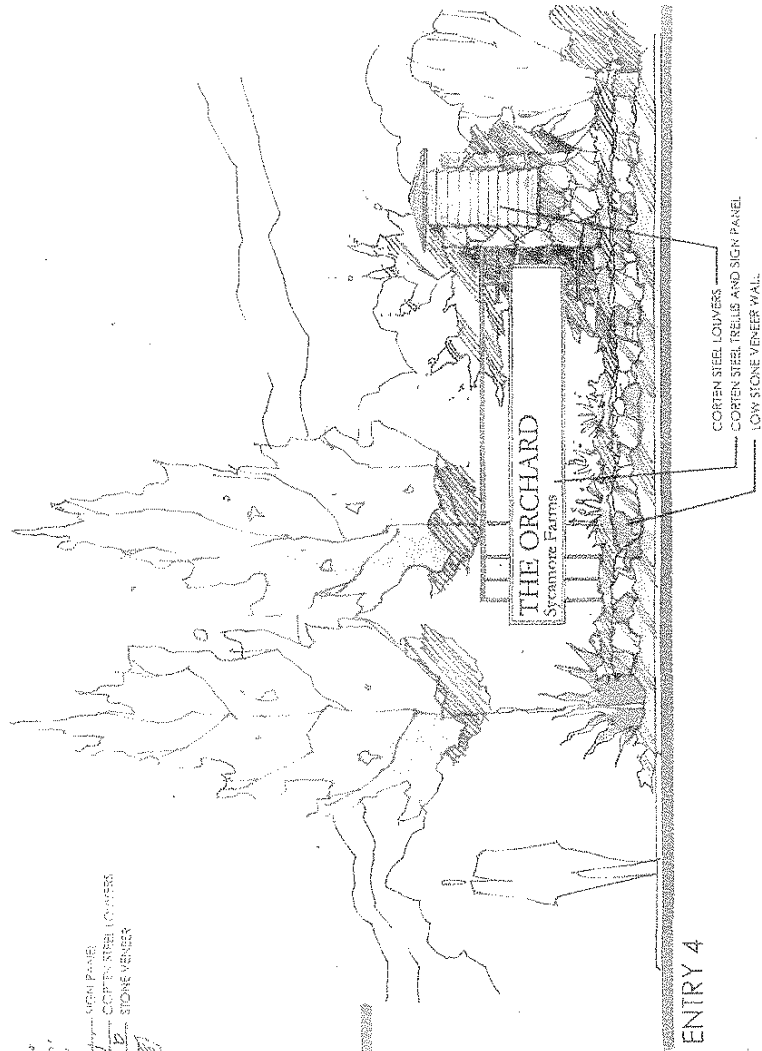
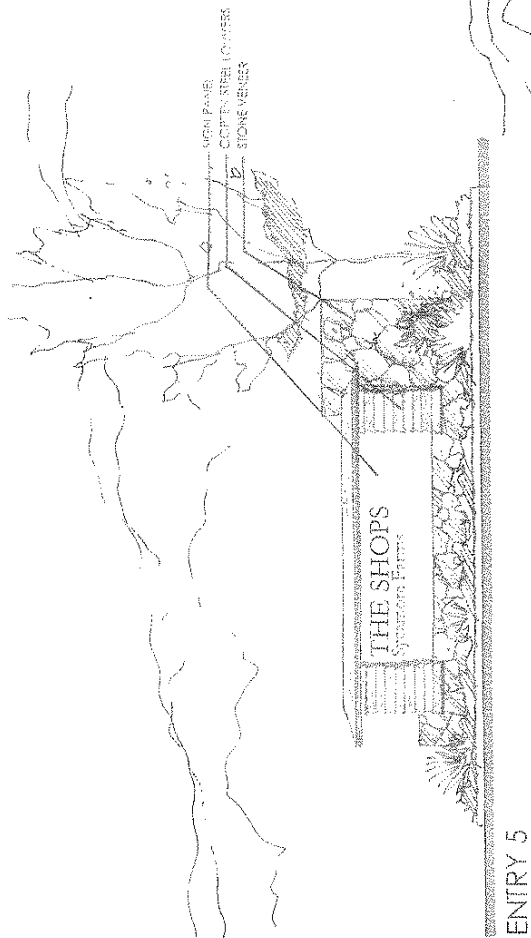
1. All sign locations are conceptual





MACDONALD LANDSCAPE ARCHITECTURE
MACDONALD DESIGN CO., INC.

EXHIBIT S: PRIMARY ENTRY FEATURE ELEVATION

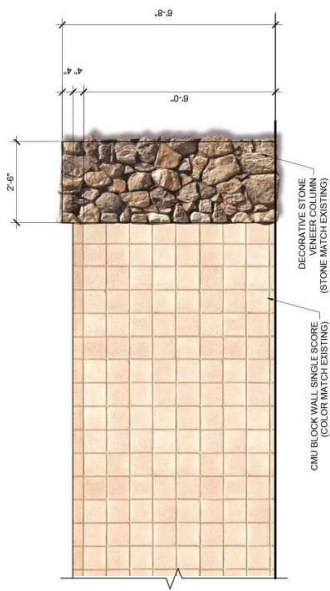


MACDONALD LANDSCAPE ARCHITECTURE

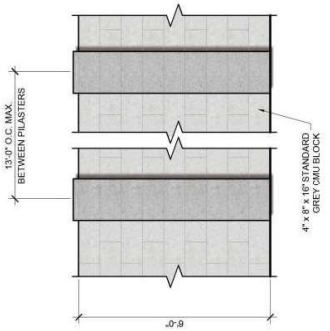
MACDONALDDDESIGN@COX.NET

ENTRY FEATURES

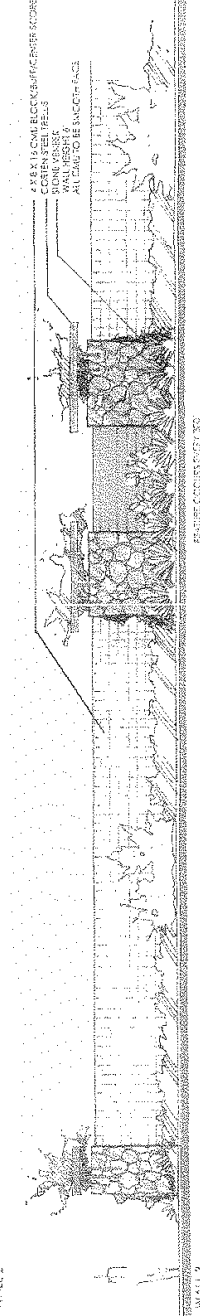
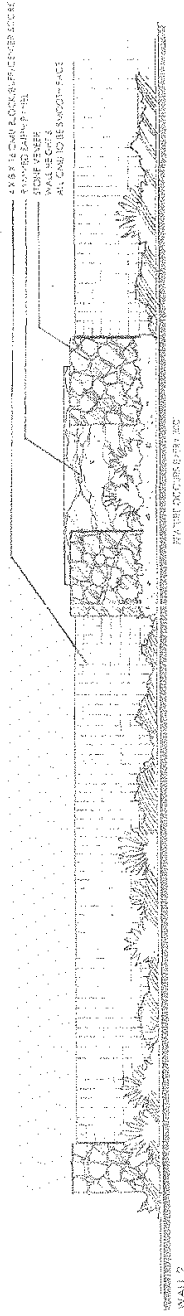
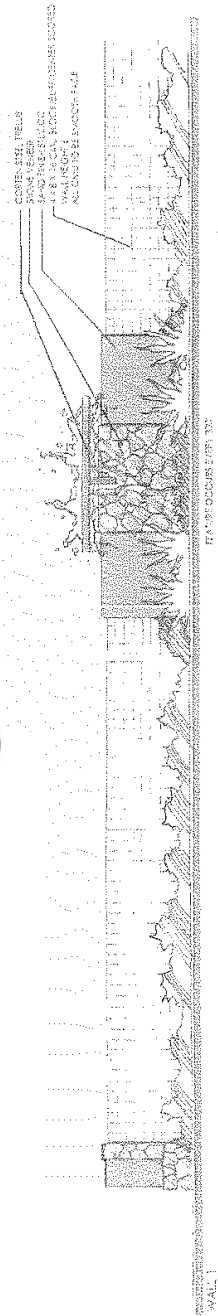
5.12.03



THEME WALL
SCALE: 1/2" = 1'-0"



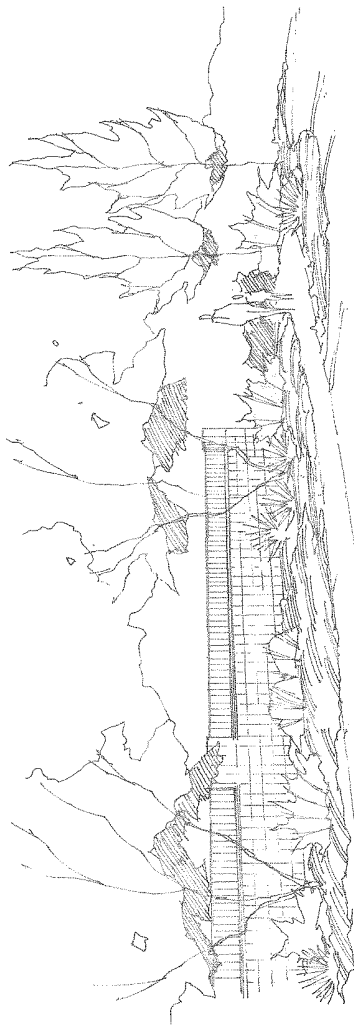
BUILDER WALL
SCALE: 1/2" = 1'-0"



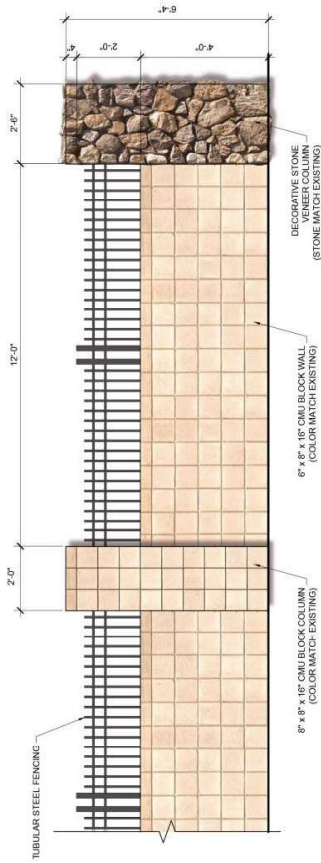
THEME WALL
SCALE: 1/2" = 1'-0"

EXHIBIT V: WALL DESIGN ELEVATIONS

MACDONALD LANDSCAPE ARCHITECTURE

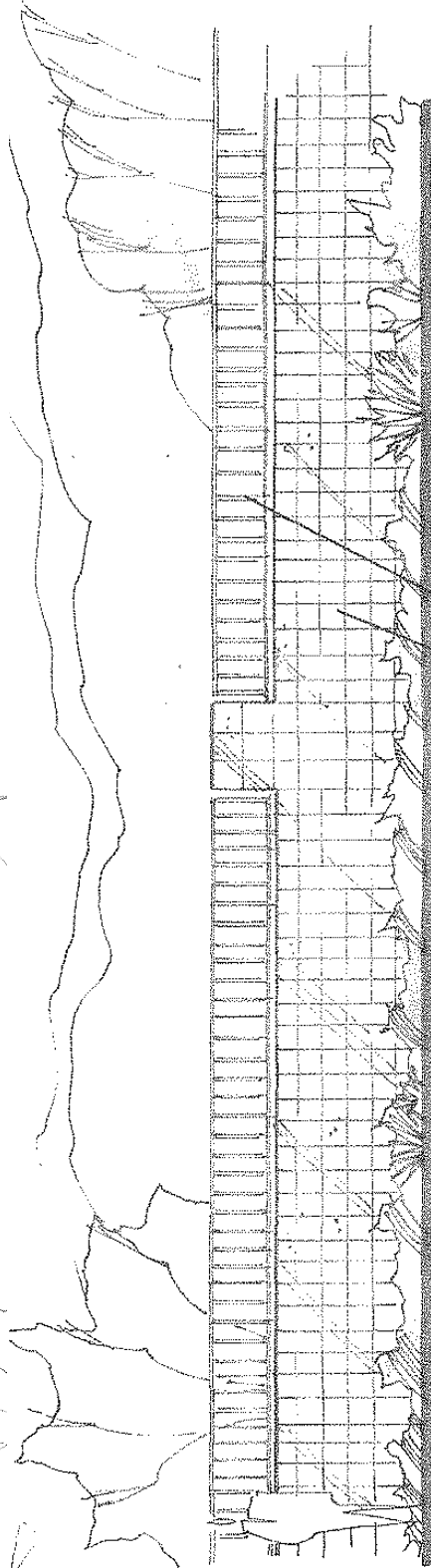


PERSPECTIVE



PARTIAL VIEW WALL

SCALE: 1/2" = 1'-0"



ELEVATION

4 X 8 X 16 SINGLE SCORE CMU BLOCK/SMOOTH/COLOR BUFF
VIEW FENCE/ALL VIEW WALLS TO BE POOL CODE COMPLIANT

PARTIAL VIEW WALL

MACDONALD LANDSCAPE ARCHITECTURE

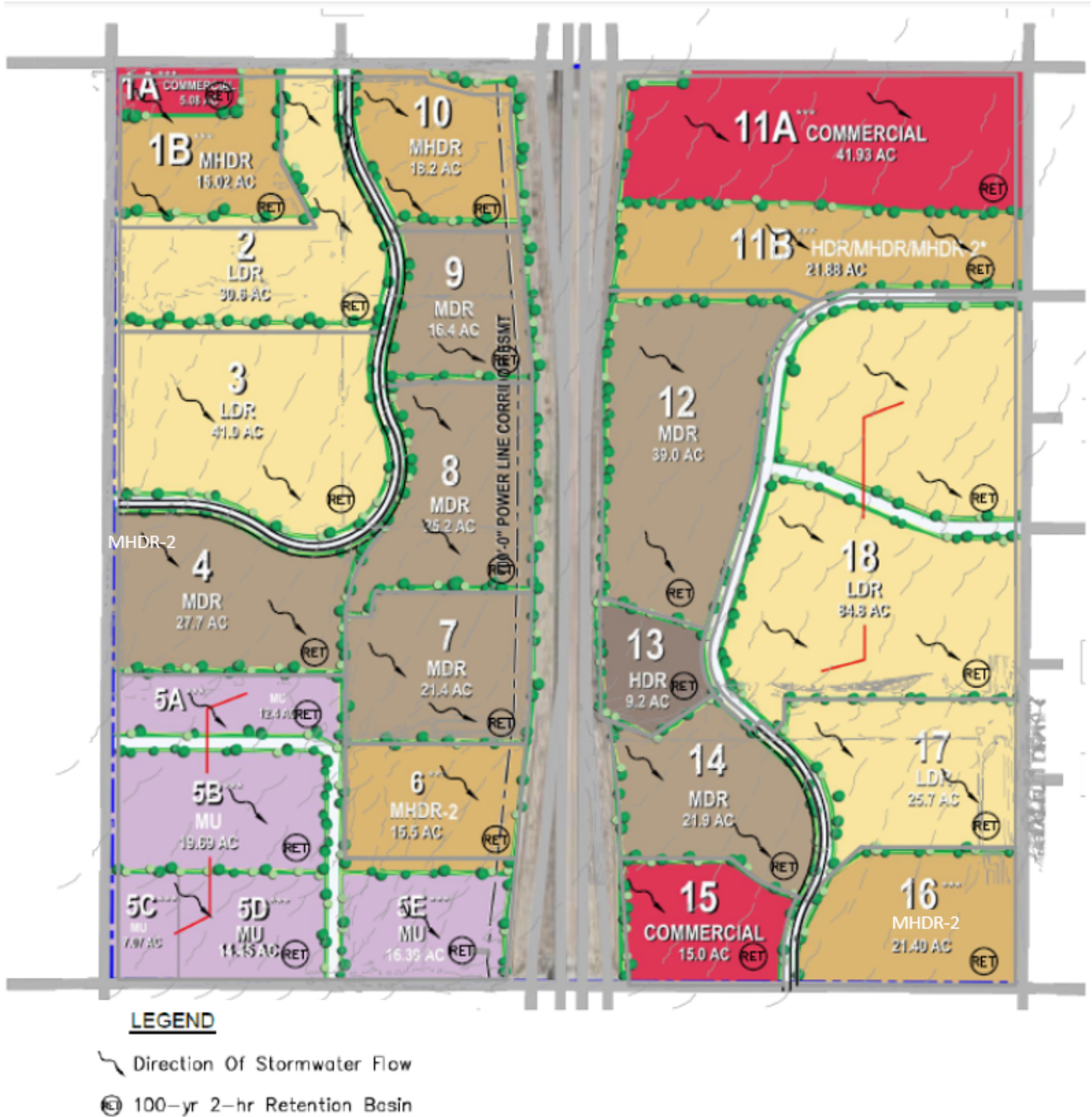


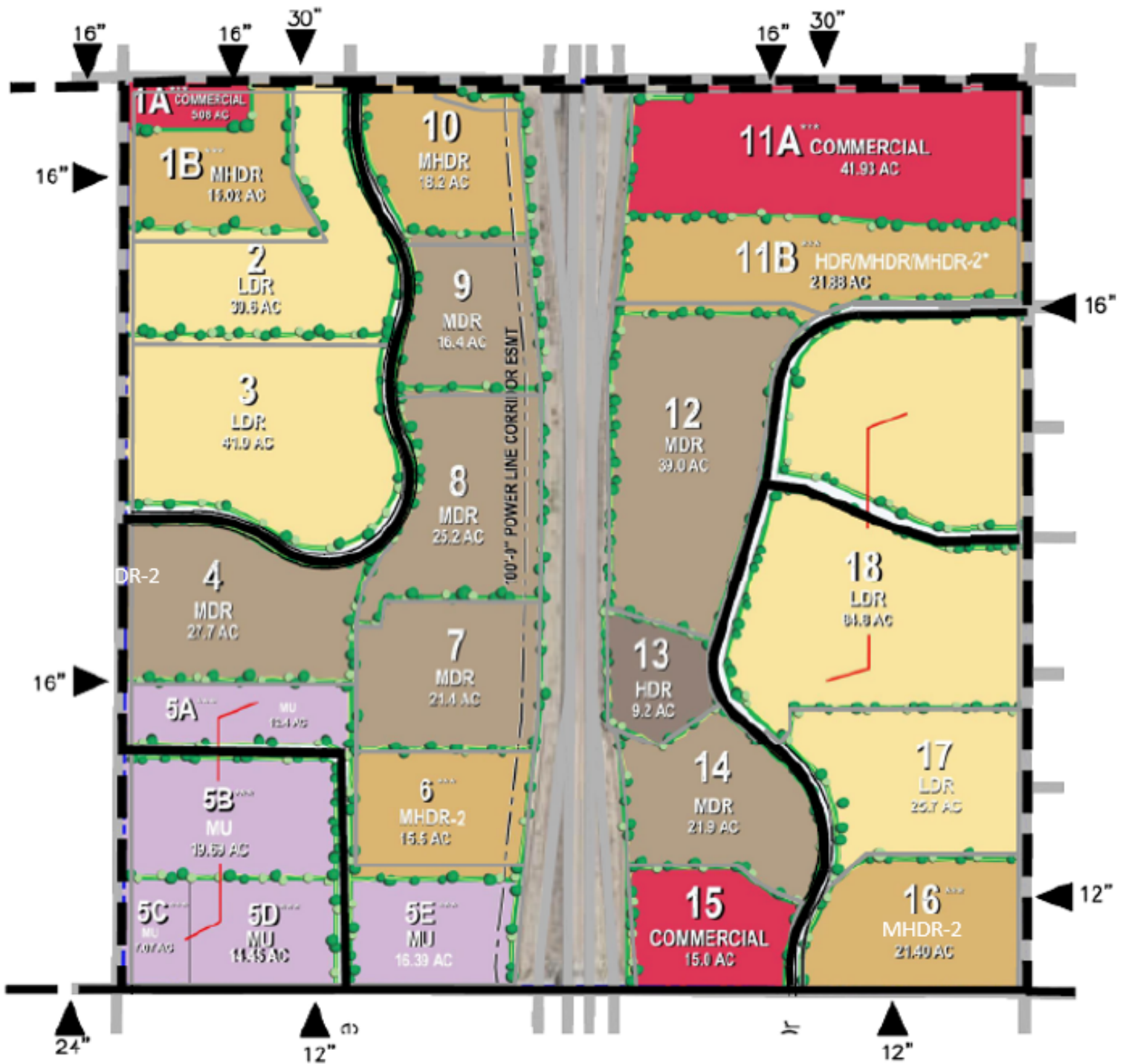
EXHIBIT Y: PROPOSED ON-SITE DRAINAGE PATTERNS



LEGEND

- SEWER BY SYCAMORE FARMS
- EXISTING SEWER (SIZE AS SHOWN)





LEGEND

-  WATER BY SYCAMORE FARMS
-  EXISTING WATER (SIZE AS SHOWN)



Land Use Matrix

Use Group	Land Use District	
	Permitted Use	Conditional Use
Agricultural, Ranching & Open Space Uses		
Animal Hospitals, Clinic, and Boarding Facilities	Commercial ("C")	
Equestrian Center, Stables, and Riding Academies	C	Low Density Residential "LDR"
Parks, Recreation, and Open Lands	All Districts	
Residential Uses		
Assisted Living Facility	Medium Density Residential ("MDR"), Medium-High Density Residential ("MHDR" / MHDR-2), High Density Residential ("HDR"), Institutional ("I")	
Bed And Breakfast Establishments		LDR
Congregate Care Facility	MDR, MHDR/ MHDR-2, HDR, I	
Group Home	LDR, MDR, MHDR/MHDR-2 HDR	
High Density Dwellings	MHDR/MHDR-2, HDR, Mixed Use ("MU")	
Hotels, Timeshares	C	
Low Density Dwellings	LDR	
Medium Density Dwellings	MLD	
Model Home Complex	LDR, MDR, MHDR/MHDR-2, HDR	
Residential Setting Care Facility	LDR, MDR, MHDR/MHDR-2, HDR	
Retail & Service Uses		
Alcohol - Bar and/or Tavern, Microbrewery	C, MU	
Alcohol - Beverage Retail Sales	C, MU	
Ambulance Service	C, MU	
Ammunition and Firearms Sales	C, MU	
Auto Mall or New Vehicle Dealership (and ancillary uses)	MU	C
Cemetery - Pets (<i>limited to small animals</i>)		C
Cemetery or Mausoleum		LDR, MDR, MHDR/MHDR-2, HDR, C

Land Use Matrix

Use Group	Land Use District	
	Permitted Use	Conditional Use
Day Care Center - Child and/or Adult Care		LDR, MDR, MHDR/MHDR-2, HDR, C
Drive-Through Facilities		C
Funeral Home, Mortuary	C	
Home Improvement Center, with or without outdoor ancillary uses	C (Parcel 11a)**	C
Massage - Therapeutic	C, MU	
Medical Clinic or Laboratory	C, Institutional ("I")	
Medical Hospital or Outpatient Facility	I	
Medical Office	C, MU, I	
Mobile Vending	C, MU, I	
Motion picture, art or phot studio (indoors only)	MU	
Nursery (<i>Growing, display, or sale of plant stock, seeds, or other horticultural items</i>)	C	
Pawn Shop	C, MU	
Personal Services Establishment (<i>A facility for the sale of personal services. Typical personal service uses include arts and craft studios, banks, barber/beauty shops, locksmith, shoe repair, tailors, photo studios, laundry, cleaning pickup and receiving station, safe deposit boxes, travel agencies, printing or copy shops, savings and loan, appliance repair</i>)	C, MU	
Radio or Television studio (<i>not including transmitters or towers</i>)	MU	
Retail Shopping Establishment over 50,000 sq. ft. (<i>Typical general merchandise includes clothing and other apparel, equipment for hobbies and sports, gifts, flowers and household plants, dry goods, food, floor covering, home decor, toys, furniture, antiques, hardware, appliances, books and stationery, pets, drugs, auto parts and accessories, and similar consumer goods. Food store uses include grocery, delicatessen, catering, and convenience and specialty foods stores. The retail shopping establishment use does not include other uses in this article that are specifically listed</i>)	C	

TABLE 4: ZONING USE MATRIX, CONTINUED

Land Use Matrix		
Use Group	Land Use District	
	Permitted Use	Conditional Use
Temporary construction offices, sheds or storage incidental to construction on a parcel within the Sycamore Farms Master Plan <i>(not to exceed 24 months per project)</i>	MU	
Vehicle Fueling Stations	C	
Vehicle Service - Minor Repair		C
Vehicle Washing Facilities		C
Wholesale Shopping Establishment <i>(Uses Listed Above in Retail Shopping Establishment)</i>		C
Wireless Facilities	All Districts	
Office Uses		
Office	C, I	
Public & Quasi-Public Facility Uses		
Animal Shelter		C
Clubhouse, Private including Lodges	C	
Community Facilities, Conference Center or Public Meeting Hall	LDR, MDR, MHDR/MHDR-2, HDR, C, I, MU	
Hospital, Out-Patient Care, Medical Offices	I	
Library	LDR, MDR, MHDR/MHDR-2, HDR, C, I	
Medial Research and Laboratories	I	
Post Office	C	
Public Facilities for use by Governmental agencies excluding screened outdoor storage or other similar uses that are not located within enclosed buildings	I	
Public or Private Museums	I	
Utility Equipment Infrastructure	All Districts	
Education, Religious & Assembly Uses		
Places of Worship	All Districts	
Quasi-public facilities for use by civic or non-profit organizations	I	
School – University, College, Specialty, or Trade	I	C
School - Pre-K - 12	LDR, MDR, MHDR/MHDR-2, HDR	

TABLE 4: ZONING USE MATRIX, CONTINUED

Land Use Matrix		
Use Group	Land Use District	
	Permitted Use	Conditional Use
Recreational & Amusement Uses		
Athletic or Fitness Club, Commercial Recreation Facilities	HDR, C, I	
Athletic or Fitness Club, Commercial Recreation Facilities (<i>Less than 5,000 GFA and Indoor Activities Only</i>)	LDR, MDR, HDR, C, I	
Athletic Fields - Non-commercial	LDR, MDR, MHDR/MHDR-2, HDR, C	
Bowling Alley, Dance Hall, Pool Hall	C	
Galleries, Auditoriums, Museums	C	
Golf Course, Driving Range, & Miniature Golf Facilities	C	
Public or Private Theatre or Concert Hall (<i>with live entertainment or other similar uses as approved by the City of Surprise</i>)	I	
Skating Rink - Ice or Roller Skating	C	
Theater - Indoor including Dinner Theatres	C	

Performance Standards and Requirements for all Permitted and Conditionally Permitted uses shall comply with the current adopted version of the Surprise Municipal Code.

**Home Improvement Center, with or without outdoor ancillary uses, is permitted by right in parcel 11a, with outdoor ancillary uses being subject to the performance standards listed below. A Home Improvement Center, with or without outdoor ancillary uses, shall require a conditional use permit in all other commercial parcels.

Home Improvement Center –Outdoor Ancillary Uses and Associated Performance Standards

The following uses shall be permitted as outdoor ancillary uses to a Home Improvement Center in Parcel 11A, subject to the performance standards listed under each outdoor ancillary use:

SHED DISPLAY AREA - An area to display various for-sale shed products:

- Shed Display Area shall be located within the 25' Side Setback area adjacent to Loop 303 Freeway property line.
- Shed display area will be pervious/gravel rock surface.
- Shed display area is permitted to have rotating inventory, as sales occur.
- Shed display area is permitted to be in-use all-year (24 hr / 7 days per wk).

- Shed display area shall not exceed 3,500 SF.

SEASONAL SALES AREA - An area to display seasonal products, such as live goods (plants), rugs, and other “holiday goods” (Christmas trees, etc.).

- Seasonal Sales Area shall be located in front parking area. Parking stalls within area are not to be included in parking count to meet code requirements.
- Seasonal sales area is permitted to have rotating inventory, as sales occur, depending upon season and customer demand.
- Seasonal sales area is permitted to be in-use all-year (24 hr / 7 days per wk).
- Seasonable Sales Area shall not exceed 12,000 SF.

PLANT TABLES AREA – Area for display of live goods/plants for sale.

- Plant Tables Area shall be located in front of a garden center, within front concrete apron.
- Tables shall be spaced such that pedestrian traffic is unimpeded to store entrances/exits and pedestrians remain on concrete apron and not within vehicle travel way.
- Plant Tables Area is permitted to have rotating inventory, as sales occur, depending upon season and customer demand.
- Plant tables is permitted to be in-use all-year (24 hr / 7 days per wk).
- Plant Table Area shall not exceed 4,500 SF

OUTDOOR STORAGE & DISPLAY AREAS – Areas to display various live goods/plants, and outdoor equipment for sale, such as grills, mowers, patio furniture, etc.

- Outdoor Storage & Display Areas permitted to be located across the store frontage, within the concrete apron.
- Outdoor Storage & Display Areas shall be spaced such that pedestrian traffic is unimpeded to store entrances/exits and pedestrians remain on apron and not within vehicle travel way.
- Outdoor Storage & Display Areas are permitted to have rotating inventory, as sales occur, depending upon season and customer demand.
- Outdoor Storage & Display Areas are permitted to be in-use all-year (24 hr / 7 days per wk).
- Outdoor Storage & Display Area shall not exceed 6,000 SF.

OUTDOOR PICK-UP LOCKERS AREA – Area provided to customers for on-line purchases that do not require entry into the retail store.

- Outdoor Pick-Up Lockers Area shall be located along building frontage, within the concrete apron.
- Outdoor Pick-Up Lockers Area is permitted to be in-use all-year (24 hr / 7 days per wk).
- Outdoor Pick-Up Lockers Area shall not exceed 200 SF.

PROPANE SALE AREA – Propane cage provided to customers for 20-lb propane tank exchange.

- Propane Sale Area shall be located along building frontage, within concrete apron.
- Propane sale area is permitted to be in-use all-year (24 hr / 7 days per wk).
- Propane Sales Area shall not exceed 150 SF.

TEMPORARY TOOL RENTAL OVERFLOW AREA – Area designated for temporary storage of large tools/equipment that has been returned to store, temporarily stored

outside a tool rental center, awaiting pick-up for service/maintenance (including such tools/equipment as scissor lifts, log splitters, etc).

- Temporary Tool Rental Overflow Area shall be located within concrete apron area directly outside of a tool rental center.
- Temporary Tool Rental Overflow Area is permitted to be used all-year, with tools/equipment being rotated out for service/maintenance.
- Temporary Tool Rental Overflow Area shall not exceed 4,500 SF.

EQUIPMENT RENTAL AREA (LARGE EQUIPMENT) – Area designated for large equipment for rent, such as scissor lifts, concrete mixer, ditch excavators, etc.

- Equipment Rental Area (Large Equipment) shall be located in parking stalls on east parking area. Parking stalls within area are not to be included in parking count to meet code requirements.
- Equipment Rental Area (Large Equipment) is permitted to be used all-year, with tools/equipment being rotated in/out as rental sales occur.
- Equipment Rental Area (Large Equipment) shall be limited to 1,700 SF.

RENTAL BOX TRUCK PICK-UP & RETURN AREA - Area designated for parking of rentable box trucks.

- Rental Box Truck Pick-Up & Return Area shall be located in parking stalls on east parking area. Parking stalls within area are not to be included in parking count to meet code requirements.
- Rental Box Truck Pick-Up & Return Area is permitted to be use all-year, with trucks being rotated in/out as rental sales occur.
- Rental Box Truck Pick-Up & Return Area shall be limited to 2,100 SF.
- Rental trucks may be those of the Home Improvement Center or a third-party commercial rental company.

FLATBED TRUCKS PICK-UP AND RETURN AREA – Area designated for parking of rentable flatbed trucks.

- Flatbed Trucks Pick-Up and Return Area shall be located in parking stalls on east parking area. Parking stalls within area are not to be included in parking count to meet code requirements.
- Flatbed Trucks Pick-Up and Return Area shall be permitted to be used all-year, with trucks being rotated in/out as rental sales occur.
- Flatbed Trucks Pick-Up and Return Area shall not exceed 700 SF.

TRAILER FOR SALE / TRAILER DISPLAY AREA – Area designated for permanent parking of tow-behind trailers for sale.

- Trailer For Sale / Trailer Display Area shall be located in parking stalls on east parking area. Parking stalls within area are not to be included in parking count to meet code requirements.
- Trailer For Sale / Trailer Display Area is permitted to be used all-year, with trucks being rotated in/out as sales occur.
- Trailer For Sale / Trailer Display Area shall be limited to 1,400 SF.

TEMPORARY RENTAL TRUCK AREA – Area designated for temporary parking of rentable box trucks, awaiting pick-up by third-party commercial rental company representatives for off-site relocation.

- Temporary Rental Truck Area shall be located in parking stalls on east parking area. Parking stalls within area are not to be included in parking count to meet code requirements.
- Temporary Rental Truck Area shall be permitted to be used all-year, with trucks being parked on a temporary basis, awaiting pick-up for off-site relocation.
- Temporary Rental Truck Area shall be limited to 1,400 SF.

REAR STORAGE/CANTILEVER STORAGE AREA – Area designated for “palletized” storage of store inventory, where delivery pallets are unloaded, awaiting breakdown and distribution of product in-store during off-peak business hours.

- Rear Storage/Cantilever Storage Area shall be located behind building.
- Rear Storage/Cantilever Storage Area shall be permitted to be used all-year (24 hr / 7 days per wk).
- Rear Storage/Cantilever Storage Area shall be limited to 7,500 SF.

TEMPORARY GARDEN CENTER STORAGE AREA – Area designated for palletized seasonable garden center storage items such as pavers, landscaping items, decorative stone, etc.

- Temporary Garden Center Storage Area shall be located along the side of a garden center, utilizing no more than 13 parking stalls next to the garden center and no more than 30 parking stalls across the drive.
- Temporary Garden Center Storage Area is permitted to have rotating inventory, as sales occur.
- Temporary Garden Center Storage Area is permitted to be used for a cumulative duration of six months out of the year (24 hr / 7 days per wk).
- Temporary Garden Center Storage Area shall be limited to 7,353 SF.

EXHIBIT "A"
SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 WEST DESCRIPTION

SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 24, BEING MARKED BY A BRASS CAP FLUSH, FROM WHICH A BRASS CAP IN HANDHOLE, MARKING THE NORTH QUARTER CORNER OF SAID SECTION 24, BEARS SOUTH 89 DEGREES 55 MINUTES 32 SECONDS EAST, 2627.83 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 32 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, 2627.83 FEET TO A BRASS CAP IN HANDHOLE, MARKING THE NORTH QUARTER CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID NORTH LINE, SOUTH 89 DEGREES 55 MINUTES 47 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, 2627.02 FEET TO A BRASS CAP IN HANDHOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 08 MINUTES 05 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, 2637.85 FEET TO A BRASS CAP IN HANDHOLE, MARKING THE EAST QUARTER CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID EAST LINE, SOUTH 00 DEGREES 07 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, 2640.94 FEET TO BRASS CAP FLUSH MARKING THE SOUTHEAST CORNER OF SAID SECTION 24;

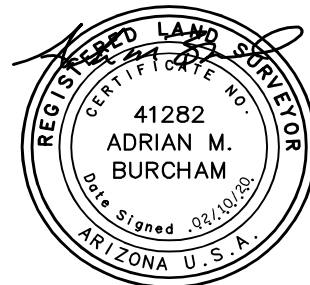
THENCE DEPARTING SAID EAST LINE, NORTH 89 DEGREES 55 MINUTES 23 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, 2631.67 FEET TO A BRASS CAP IN HANDHOLE, MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID SOUTH LINE, NORTH 89 DEGREES 58 MINUTES 57 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, 2632.26 FEET TO BRASS CAP IN HANDHOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 14 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, 2641.41 FEET TO A BRASS CAP FLUSH, MARKING THE WEST QUARTER CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID WEST LINE, NORTH 00 DEGREES 12 MINUTES 54 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, 2639.70 FEET TO SAID NORTHWEST CORNER AND THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 27,763,175 SQUARE FEET OR 637.3548 ACRES, MORE OR LESS.





**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

5 July 2022

Mr. Christopher P. Toale
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon St.
Luke AFB AZ 85309-1629

Ms. Nichole Flores
Planning Project Coordinator
16000 North Civic Center Plaza
Surprise AZ 85374

Re: FS22-0866; Sycamore Farms PAD Rezone – 5th Amendment (APN: 501-09-004B, 501-09-002A, 501-09-003A)

Dear Ms. Flores

Thank you for the opportunity to provide comments on the Sycamore Farms PAD Rezone – 5th Amendment. The Sycamore Farms PAD sits on 637.6 acres located on both sides of Loop 303 between Cactus Rd and Peoria Ave in Surprise AZ. The application proposes a rezone for parcels 1,6,11 and 16. The site is located from 1 to 1.75 miles outside Luke AFB 1988 JLUS 65 Ldn, “high noise or accident potential zone” as defined by A.R.S. § 28-8461 and is within the “territory in the vicinity of a military airport” also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence, Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. The overall density for this updated PAD including these amendments will be 5.96 du/ac, which falls within these guidelines and will not negatively impact the flying operations at Luke AFB.

If approved, Sycamore Farms PAD Rezone will be located within the “territory in the vicinity of a military airport,” and will be subjected to approximately 165 over flights a day. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents about Luke AFB operations.

If you have any questions, please contact my Community Planner, Mr. Mark James at (623) 856-9981.

Sincerely

TOALE.CHRISTOPHER.P.10396
HER.P.1039696165
Digitally signed by
TOALE.CHRISTOPHER.P.10396
96165
Date: 2022.07.05 10:33:47 -0700

CHRISTOPHER P. TOALE

cc:

Colonel Keagan L. McLeese, Vice Commander, 56th Fighter Wing

Mr. Timothy A. Forero, GS-13, General Law Attorney, 56th Fighter Wing

1. CITIZEN PARTICIPATION REPORT FOR SYCAMORE FARMS PAD AMENDMENT (CASE NO. FS22-0866)

Submitted:
March 2023



2. Project Description/Request

Sycamore Farms (the “Site”) is a 637.6-acre Planned Area Development (PAD) master plan located on both sides of the Loop 303 Freeway between Cactus Road and Peoria Avenue in the City of Surprise. The Sycamore Farms PAD was originally approved by the Surprise City Council in 2004. The Sycamore Farms PAD has been amended a number of times over the years. Yet, since approval of the PAD in 2004, only a few of the development parcels within Sycamore Farms have developed. Additionally, several important changes have occurred since the PAD was first approved, which has led to a re-envisioning of the PAD, including: (i) the construction and completion of the Loop 303 Freeway, which has created vast opportunities for employment and retail to be provided along a more expansive extent of the freeway corridor; and (ii) a shift away from the prior General Plan vision of the Site as a “Gateway” to a designation of “Neighborhood” instead, which has created an opportunity for new residences to develop that support existing and future employment and retail/services within the larger area, including Prasad an expansive master planned community proximate to the Site. Based on these changes in the area, this proposed amendment seeks to provide a framework to reposition certain development parcels within the Sycamore Farms PAD toward implementing the General Plan 2035 vision of the area for residential growth. Specifically, this PAD amendment (“Sycamore Farms PAD, as amended”) proposes amending the conceptual land use plan for Parcels 1, 6, 11, and 16 to allow multi-family residential uses for those parcels, or portions thereof, as more thoroughly discussed in the PAD narrative.

The requested PAD amendment will provide a more realistic balance of commercial uses to the overall master plan concept with high-quality living options for all types of families.

3. Outreach/Notification Timeline

- **November 2022:** Initial neighborhood meeting notice letters were mailed by the City to all property owners within 300 feet of the Property and all applicable registered neighborhood associations.
- **November 17, 2022:** The subject site was posted with eight (8) neighborhood meeting signs.
- **December 5, 2022:** A Virtual neighborhood meeting for the proposed project was held via Zoom software, in accordance with the City’s requirements.
- **January 11, 2023:** An in-person neighborhood meeting was held at 6:00 p.m. at the Sonoran Heights Middle School Media Center located at 11405 N. Greer Ranch Pkwy.
- **February 21, 2023:** Neighborhood meeting notice letters were mailed for a third (voluntary) neighborhood meeting by the applicant to all property owners within 300 feet of the Property and all applicable registered neighborhood associations. Additionally, individual outreach (door knocking and phone calls) was conducted by Bilsten Consulting for

attendees which attended the initial neighborhood meetings and provided their contact information.

- **March 6, 2023:** A third, voluntary, in-person neighborhood meeting was held in-person neighborhood meeting was held at 6:00 p.m. at the Sonoran Heights Middle School Media Center located at 11405 N. Greer Ranch Pkwy.

4. Notification Affidavits, Letters & Mailing Lists

- See **Tab 1**.

5. Neighborhood Meeting Summaries

A. Initial (Required) Virtual Neighborhood Meeting

Summary of Presentation, Questions and Applicant Responses

The applicant, along with the project development team and members of city staff attended the virtual neighborhood meeting. In addition, approximately 31 interested individuals attended the virtual neighborhood meeting. The attendee list for the virtual neighborhood meeting is enclosed at **Tab 2**.

The applicant commenced the neighborhood meeting by providing an introduction of the development team. The applicant then shared a presentation with neighborhood meeting attendees, which provided: an overview of the site history and context; a discussion regarding the land use pattern in the area and area changes, including the emerging core of Prasad; an overview of the proposed amendment and further specifics regarding each amendment parcel.

Attendees had general questions regarding: nature of residential development, HOA presentations, roadway improvement requirements, and timing for development. The applicant responded to attendee comments as outlined below:

Nature of residential development

It was confirmed by the applicant that all residential proposals are proposed as market rate communities, not affordable or subsidized housing.

Request for Presentation to HOAs

The applicant confirmed that outreach to individual HOA's would be conducted. As follow up to the neighborhood meeting, Bilsten Consulting conducted outreach to applicable area HOA's. The applicant also discussed that direct contact could be made to the applicant for further meeting coordination to HOAs

Roadway Improvements

It was confirmed by the applicant that half-street improvements would be completed by the respective developments along their respective frontages. It was also noted that a city CIP is planned along Cactus Road. Further, it was discussed that signalization may occur in several locations depending on the project's traffic impact analysis and signal warrant analysis, but that all four (4) major intersections would be signalized as a minimum.

Timing for Development

The applicant responded with a summary of the public hearing process, further city review processes and indicated that opening for Parcel 11B is targeted for late 2025 and Parcel 11A would be mid-2024.

B. Initial (Required) In-Person Neighborhood Meeting

Summary of Presentation, Questions and Applicant Responses

The applicant, along with the project development team and members of city staff, attended the initial in-person neighborhood meeting. In addition, approximately 40 interested individuals attended the neighborhood meeting. See the sign-in sheets enclosed at **Tab 3**.

The applicant commenced the neighborhood meeting by providing an introduction of the development team. The applicant then shared a presentation with neighborhood meeting attendees to provide an overview of the overall PAD request, including: an overview of the site history and context; a discussion regarding the land use pattern in the area and area changes; and an overview of the amendment parcels. Following the presentation, an opportunity for questions was provided, which together with the applicant presentation lasted approximately 40 minutes. Following the presentation-style portion of the meeting, attendees were encouraged to visit project "stations" where further information would be provided by the respective developer teams about each respective project.

Attendees had general questions regarding: school and bus stop impacts, city park and amenity concerns for Sycamore Farms, police and fire facilities, crime, nature of multi-family uses, traffic, nature of commercial uses, and privacy. The applicant responded to attendee comments as outlined below:

1. School Impacts and Bus Stop Impacts

The applicant confirmed that, per the School District, there is sufficient capacity including with additional children generated by the PAD amendment. It was also discussed that typically, multi-family residential communities produce less school aged kids than single-family residential. It was discussed that the applicant would study the bus stop location with the school district to ensure there are no safety concerns with traffic.

2. City park and lacking amenities for the Sycamore Farms PAD

Several attendees expressed concerns that the Sycamore Farms PAD and the individual subdivisions within it do not provide adequate open space and parks amenities. The applicant acknowledged that there were changes over time to the PAD by others, however with this amendment there is a 100' wide linear open space corridor that would be retained, which is provided on the west side of the Loop 303.

**The respective development teams have further studied this concern, and they have since revised site plans to provide a public benefit on Parcels 11B and 16, including public open space. Additionally, it has been confirmed that there is a planned city park to the west of Sycamore Farms, at Perryville Road and Cactus Road.*

3. Police and Fire Facilities

Residents discussed that there are few emergency protection facilities within the area, and that adding additional uses to the area would further impact those facilities. The applicant advised that additional research would be performed to better understand emergency service locations.

**It has since been confirmed that a Fire Station is planned at the intersection of Cactus Road and Perryville Road.*

4. Crime

Several attendees expressed concerns regarding existing multi-family in the area and crime. The applicant discussed the general tenant profiles and application parameters for future residents.

5. Nature of Multi-Family Uses

It was confirmed by the applicant that all residential proposals are proposed as market rate communities, not affordable or subsidized housing.

6. Traffic

It was confirmed by the applicant that typical half-street improvements would be completed by the respective developments along their respective frontages, which would improve traffic conditions. It was also noted that a city CIP is planned along Cactus Road.

7. Nature of Commercial Uses for Parcel 11A

The applicant discussed that Parcel 11A is under contract with several key commercial anchors including Home Depot, a fitness anchor and grocery anchor. It was discussed that there are several other pad buildings that will be available as well.

8. Building Height and Privacy (Parcel 11B)

Attendees expressed concerns with privacy due to the height of Parcel 11B. The applicant discussed the significance of the buffer between land uses, and indicated that further review of the buffer would be performed to address privacy concerns.

In response to neighbor input for Parcel 11B, the applicant made several site plan changes for that parcel and scheduled a voluntary follow-up neighborhood meeting to share the updated plan with interested neighbors, as summarized in **Section C below.*

C. Voluntary Follow-Up In-Person Neighborhood Meeting

Number of Participants

The applicant, along with the project development team, attended the voluntary follow up in-person neighborhood meeting. In addition, approximately 44 interested individuals attended the neighborhood meeting.

Summary of Presentation, Questions and Applicant Responses

The applicant commenced the neighborhood meeting by providing an overview of: the PAD amendment process and where the application stands, site and general plan history; retail trends and context; and an overview of the amendment parcels. The applicant discussed modifications to the Parcel 11B conceptual site plan which were made in response to neighbor feedback from prior neighborhood meetings; and, an update regarding Parcel 16 and the conceptual site plan for that site. The proposed changes for Parcel 11B were noted as including park open space, introduction of carriage style homes for buffering, unit adjustments and more. The applicant also offered that, for interested parties, tours of existing communities by IDM could be arranged so that attendees could get a sense of quality and management.

The attendees had general questions regarding: density for Parcel 11B; commercial trends for the area; school impacts; school bus safety; traffic; crime; pedestrian connectivity and possibility of HOA subsidies to support open spaces; rezoning stipulations; and, overall PAD density. The applicant responded to attendee comments as outlined below:

1. **Density of Parcel 11B**

Attendees questioned why Parcel 11B could not mirror Parcels 6 and 16 with single-story rental casitas. The applicant discussed that Parcel 11B serves as a buffer between an arterial street and commercial retail center, which traditionally incorporates some denser product than single-family residential.

2. **Commercial trends for area**

The applicant discussed that Parcel 11A is under contract with several key commercial anchors including Home Depot, a fitness anchor and grocery anchor. It was discussed that there are several other pad buildings that will be available as well. The applicant advised that there are some retail limitations and considerations for Parcel 11A and the remainder of Sycamore Farms commercial areas given non-compete requirements of the anchors for the site, as well as trends emerging at Prasad.

It was further discussed that, if traffic is a concern, the proposal would generate less traffic than additional commercial uses.

3. **School impacts and bus safety**

The applicant confirmed that, per the School District, there are no capacity concerns, and that we would continue to work with the School District on appropriate bus stop modifications, if necessary.

4. **Traffic**

It was discussed that 165th Avenue currently experiences unsafe traffic conditions and concerns were raised regarding the addition of additional vehicles on that road. The applicant discussed that the City is reviewing the project's TIA and that the development would need to conform to the city's requirements for traffic mitigation.

5. Pedestrian connectivity and possibility of HOA subsidies from developers

Attendees discussed that the trails provided throughout the community are maintained by the HOA's and that additional users would create more wear and tear. A question arose of whether the developers would contribute to the HOA maintenance and the applicant advised that this is something that could be considered. The applicant also mentioned that a pocket park concept was added to Parcel 11B for the community's benefit. There was mixed feedback about the need for such an amenity.

6. Rezoning stipulations

Attendees questioned the ability for the City to stipulate to specific site plans, which would guarantee a certain development layout. The applicant advised that there would be a willingness to work with city staff on language to provide more certainty for development.

7. Overall PAD density

There were questions about the overall density for Sycamore Farms. The applicant provided background that the subject site is subject to the Luke Graduated Density Concept, which limits the total number of residential dwellings within the Sycamore Farms PAD to approximately 3,800. This number is inclusive of Parcel 5 and all of the subject amendment sites.

There were two (2) nearby residents from outside of Sycamore Farms which requested additional information and/or a presentation to their respective HOA's. Members of the applicant team provided contact information to these attendees for further coordination.

Overall, the follow up neighborhood meeting was productive and the applicant will further review opportunities to address resident concerns pertaining to streets improvements and other concerns.

Sign-in sheets for the voluntary follow-up in-person neighborhood meetings is enclosed at **Tab 4**.

6. Individual Outreach and Summary

In addition to the neighborhood meetings, the applicant's consultant team has also conducted individual outreach to neighbors via door-to-door knocking and phone calls, which has led to productive dialogue and understanding. This outreach will continue throughout the application process.

The applicant will continue to be available to neighbors to answer questions throughout the rezoning process. The applicant will also continue to review opportunities to address specific neighbor inputs including regarding traffic access and more.

Tab 1

AFFIDAVIT OF POSTING

Application No: FS22-0866
Applicant Name: Withey Morris
Location: SEC Cactus & Cotton
Date Site Posted: 11/17/22

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior** to the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Meghan Liggett
Applicant/Representative Signature

11/17/22
Date

This instrument was acknowledged before me on 11/17/22, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Marybeth Conrad
Notary Public

10-25-24
My commission expires

*Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior** to the scheduled meeting(s).*

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 11, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Sonoran Heights Middle School
Media Center
11405 N Greer Ranch Pkwy, Surprise, AZ 85379

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Virtual Meeting:

Date: December 5, 2022 Time: 6:00 p.m.

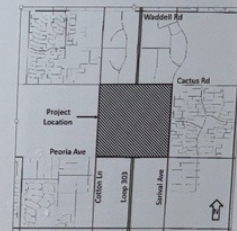
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CALL IN: +1-253-215-8782

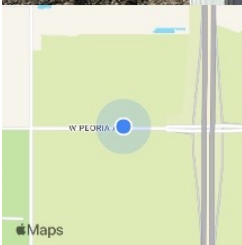
MEETING ID: 818 0897 9175 PASSCODE: 941408

Request: A Major Planned Area Development (PAD) Amendment to the Sycamore Farms PAD to revise the land use plan, development standards, and dwelling unit counts. The subject property is generally bounded by Cactus Road, Sarival Ave, Peoria Ave, and Cotton Lane.

Case number: FS22-0866



Please call to confirm dates: 623- 222-3011 Surpriseaz.gov



Nov 17, 2022 11:27AM
16700-16836 W Peoria Ave
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 11, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Sonoran Heights Middle School

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Date: December 5, 2022 Time: 6:00 p.m.

<https://us02web.zoom.us/j/81808979175?pwd=dUp5dlhQdDkxSNEVudVA5aGxFSFSEpsQT09>

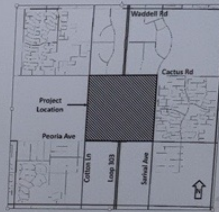
CALL IN: +1-253-215-8782

MEETING ID: 818 0897 9175 PASSCODE: 941408

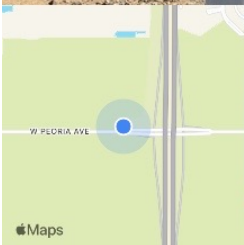
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Please call to confirm dates: 623- 222-3011 Surpriseaz.gov



Nov 17, 2022 11:26AM
16700-16836 W Peoria Ave
Maricopa County



Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 11, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Sonoran Heights Middle School
Media Center

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

11405 N Greer Ranch Pkwy, Surprise, AZ 85379

Virtual Meeting:

Case number: FS22-0866

Date: December 5, 2022 Time: 6:00 p.m.

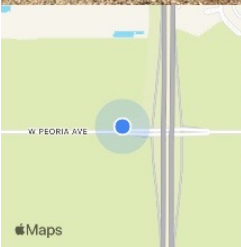
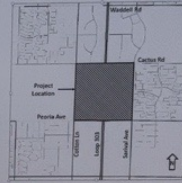
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CALL IN: +1-253-215-8782

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Nov 17, 2022 10:56AM
16700-16836 W Peoria Ave
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 11, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Sonoran Heights Middle School

Location: 16000 N Civic Center Plaza,

Location: 16000 N Civic Center Plaza,

Media Center

Surprise, AZ 85374

Surprise, AZ 85374

11405 N Greer Ranch Pkwy, Surprise, AZ 85379

Virtual Meeting:

Case number: FS22-0866

Date: December 5, 2022 Time: 6:00 p.m.

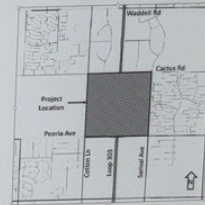
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CALL IN: +1-253-215-8782

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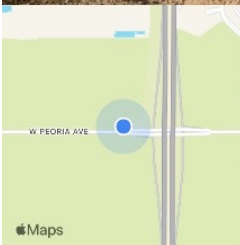
Please call to confirm dates: 623- 222-3011 Surpriseaz.gov



Nov 17, 2022 10:55AM

16700-16836 W Peoria Ave

Maricopa County



Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 11, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

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Location: Sonoran Heights Middle School
Media Center
11405 N Greer Ranch Pkwy, Surprise, AZ 85379

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza,
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Virtual Meeting:

Date: December 5, 2022 Time: 6:00 p.m.

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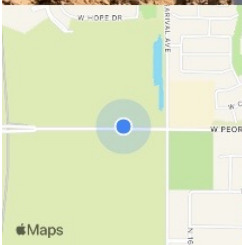
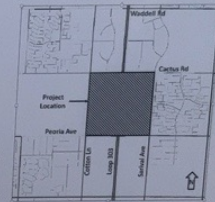
CALL IN: +1-253-215-8782

MEETING ID: 818 0897 9175 PASSCODE: 941408

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Please call to confirm dates: 623-222-3011 Surpriseaz.gov



Nov 17, 2022 10:20AM
16358-16504 W Peoria Ave
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 11, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Sonoran Heights Middle School
Media Center
11405 N Greer Ranch Pkwy, Surprise, AZ 85379

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Virtual Meeting:

Case number: FS22-0866

Date: December 5, 2022 Time: 6:00 p.m.

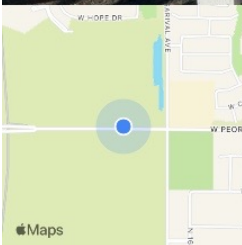
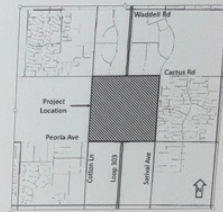
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CALL IN: +1-253-215-8782

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Nov 17, 2022 10:20AM
16358-16504 W Peoria Ave
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 11, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Sonoran Heights Middle School

Media Center

11405 N Greer Ranch Pkwy, Surprise, AZ 85379

Location: 16000 N Civic Center Plaza,
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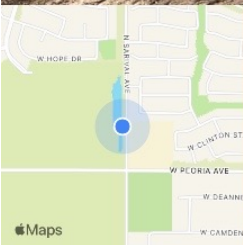
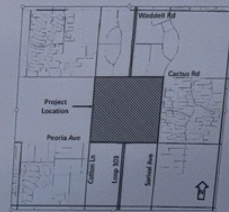
CALL IN: +1-253-215-8782

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Case number: FS22-0866



Nov 17, 2022 09:48AM
N Sarival Ave
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 11, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Sonoran Heights Middle School
Media Center

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

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11405 N Greer Ranch Pkwy, Surprise, AZ 85379

Virtual Meeting:

Case number: FS22-0866

Date: December 5, 2022 Time: 6:00 p.m.

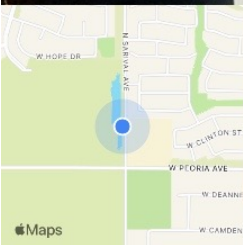
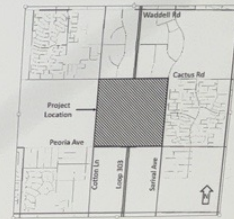
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CALL IN: +1-253-215-8782

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Nov 17, 2022 09:48AM
N Sarival Ave
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 11, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Sonoran Heights Middle School

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Media Center
11405 N Greer Ranch Pkwy, Surprise, AZ 85379

Virtual Meeting:

Case number: FS22-0866

Date: December 5, 2022 Time: 6:00 p.m.

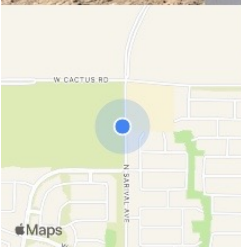
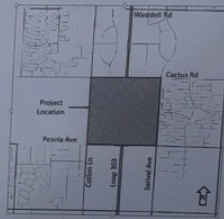
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CALL IN: +1-253-215-8782

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Nov 17, 2022 09:21AM
11812-12114 N Sarival Ave
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 11, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Sonoran Heights Middle School

Location: 16000 N Civic Center Plaza

Location: 16000 N Civic Center Plaza

Media Center
11405 N Greer Ranch Pkwy, Surprise, AZ 85379

Surprise, AZ 85374

Surprise, AZ 85374

Virtual Meeting:

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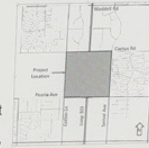
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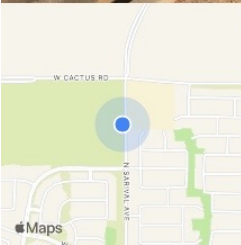
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Nov 17, 2022 09:21AM
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Maricopa County



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Date: December 5, 2022 Time: 6:00 p.m.

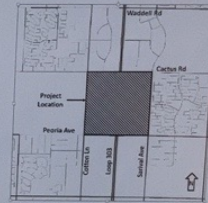
<https://us02web.zoom.us/j/81808979175?pwd=dUp5dlhQdkxSNEVudVA5aGxFSFpsQT09>

CALL IN: +1-253-215-8782

MEETING ID: 818 0897 9175 PASSCODE: 941408

Request: A Major Planned Area Development (PAD) Amendment to the Sycamore Farms
PAD to revise the land use plan, development standards, and dwelling unit counts. The subject
property is generally bounded by Cactus Road, Sarival Ave, Peoria Ave, and Cotton Lane.

Please call to confirm dates: 623- 222-3011 Surpriseaz.gov



Nov 17, 2022 08:01AM
W Cactus Rd
Maricopa County

Apple Maps

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 11, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Sonoran Heights Middle School

Location: 16000 N Civic Center Plaza,

Location: 16000 N Civic Center Plaza,

Media Center

Surprise, AZ 85374

Surprise, AZ 85374

11405 N Greer Ranch Pkwy, Surprise, AZ 85379

Virtual Meeting:

Case number: FS22-0866

Date: December 5, 2022 Time: 6:00 p.m.

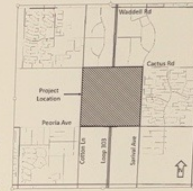
<https://us02web.zoom.us/j/81808979175?pwd=dUp5dlhQdkxSNEVudVA5aGxFSFpsQT09>

CALL IN: +1-253-215-8782

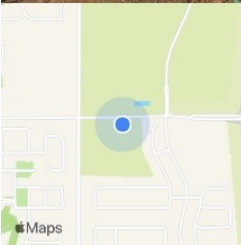
MEETING ID: 818 0897 9175 PASSCODE: 941408

Request: A Major Planned Area Development (PAD) Amendment to the Sycamore Farms PAD to revise the land use plan, development standards, and dwelling unit counts. The subject property is generally bounded by Cactus Road, Sarival Ave, Peoria Ave, and Cotton Lane.

Please call to confirm dates: 623- 222-3011 Surpriseaz.gov



Nov 17 2022 08:01AM
W Cactus Rd
Maricopa County



Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

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Date: TBD

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Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Sonoran Heights Middle School
Media Center
11405 N Greer Ranch Pkwy, Surprise, AZ 85379

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Virtual Meeting:

Date: December 5, 2022 Time: 6:00 p.m.

<https://us02web.zoom.us/j/81808979175?pwd=dUp5dlhQdkxSNEVudVA5aGxFSFpsQT09>

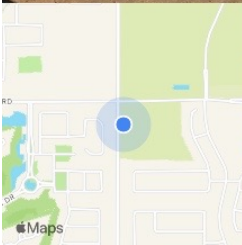
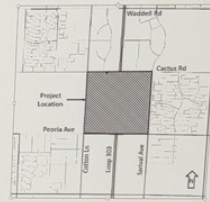
CALL IN: +1-253-215-8782

MEETING ID: 818 0897 9175 PASSCODE: 941408

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Please call to confirm dates: 623- 222-3011 Surpriseaz.gov

Case number: FS22-0866



Nov 17, 2022 08:25AM
11887-11889 N Cotton Ln
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 11, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Sonoran Heights Middle School
Media Center

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

11405 N Greer Ranch Pkwy, Surprise, AZ 85379

Virtual Meeting:

Case number: FS22-0866

Date: December 5, 2022 Time: 6:00 p.m.

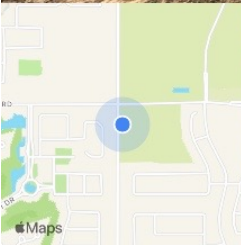
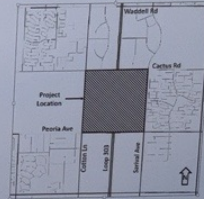
<https://us02web.zoom.us/j/81808979175?pwd=dUp5dlhQdkxSNEVudVA5aGxFSFSEpsQT09>

CALL IN: +1-253-215-8782

MEETING ID: 818 0897 9175 PASSCODE: 941408

Request: A Major Planned Area Development (PAD) Amendment to the Sycamore Farms PAD to revise the land use plan, development standards, and dwelling unit counts. The subject property is generally bounded by Cactus Road, Sarival Ave, Peoria Ave, and Cotton Lane.

Please call to confirm dates: 623- 222-3011 Surpriseaz.gov



Nov 17, 2022 08:25AM
11887-11889 N Cotton Ln
Maricopa County

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Neighborhood Meeting

Planning & Zoning

City Council

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Date: TBD

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Time: 6:00 P.M.

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Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

11405 N Greer Ranch Pkwy, Surprise, AZ 85379

Virtual Meeting:

Case number: FS22-0866

Date: December 5, 2022 Time: 6:00 p.m.

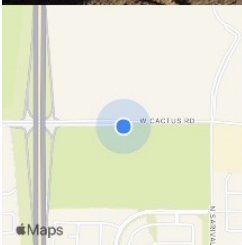
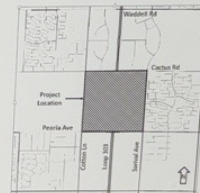
<https://us02web.zoom.us/j/81808979175?pwd=dUp5dlhQdkxSNEVudVA5aGxFSFpsQT09>

CALL IN: +1-253-215-8782

MEETING ID: 818 0897 9175 PASSCODE: 941408

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Please call to confirm dates: 623- 222-3011 Surpriseaz.gov



Nov 17, 2022 08:54AM
16501-16641 W Cactus Rd
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 11, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Sonoran Heights Middle School

Location: 16000 N Civic Center Plaza

Location: 16000 N Civic Center Plaza

Media Center

Surprise, AZ 85374

Surprise, AZ 85374

Virtual Meeting:

Case number: FS22-0866

Date: December 5, 2022 Time: 6:00 p.m.

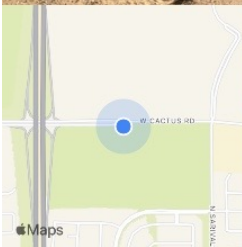
<https://us02web.zoom.us/j/81808979175?pwd=dUp5dlhQdkxSNEVudVA5aGxFSFEpsQT09>

CALL IN: +1-253-215-8782

MEETING ID: 818 0897 9175 PASSCODE: 941408

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Please call to confirm dates: 623-222-3011 Surpriseaz.gov



Nov 17, 2022 08:54AM
16501-16641 W Cactus Rd
Maricopa County

[NOTICE OF UPCOMING NEIGHBORHOOD MEETING]

DEAR PROPERTY OWNER: The purpose of this mailing is to inform you that Neighborhood Meetings are scheduled to review and solicit public input on Case FS22-0866, a request by Withey Morris, PLC, for a Major Amendment to the Sycamore Farms Planned Area Development (PAD) generally located between Cactus Road and Peoria Avenue, and Cotton Lane and Sarival Avenue. The proposed amendment will revise the land use plan, development standards, and dwelling unit counts.

One meeting will be conducted virtually and a second meeting will be conducted in-person.

At both meetings, the applicant and/or representative will be available to answer any questions and solicit comments on this request.

You are welcome to attend the following meetings:

Virtual

December 5, 2022 | 6:00 PM

<https://us02web.zoom.us/j/81808979175?pwd=dUp5dHhQdkxSNEVudVA5aGxFSSEpsQT09>

CALL IN: +1 253 215 8782
MEETING ID: 818 0897 9175
PASSCODE: 941408

In-Person

January 11, 2023 | 6:00 PM

Location: Sonoran Heights
Middle School Media Center
11405 N. Greer Ranch Pkwy.
Surprise, AZ 85379

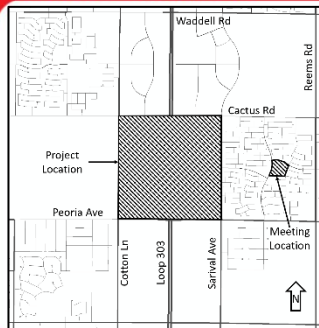
*To learn more or provide input,
please contact:*

Trevor Fleetham at 623.222.3156 or
trevor.fleetham@surpriseaz.gov





PROJECT LOCATION:



DEVELOPMENT PROJECT NEIGHBORHOOD MEETING

DEAR PROPERTY OWNER: The purpose of this mailing is to inform you that a voluntary follow-up Neighborhood Meeting is scheduled to review and solicit public input regarding Case FS22-0866, a request by Withey Morris, PLC, for a Major Amendment to the Sycamore Farms Planned Area Development (PAD) generally located between Cactus Road and Peoria Avenue, and Cotton Lane and Sarival Avenue. The proposed amendment will revise the land use plan, development standards, and dwelling unit counts.

Please note that the City of Surprise is not the host of this meeting, however, the assigned City Planner may be contacted to provide information as needed in response to inquiries received from residents.

Applicant: Withey Morris, PLC, 602.230.0600, stephanie@witheymorris.com

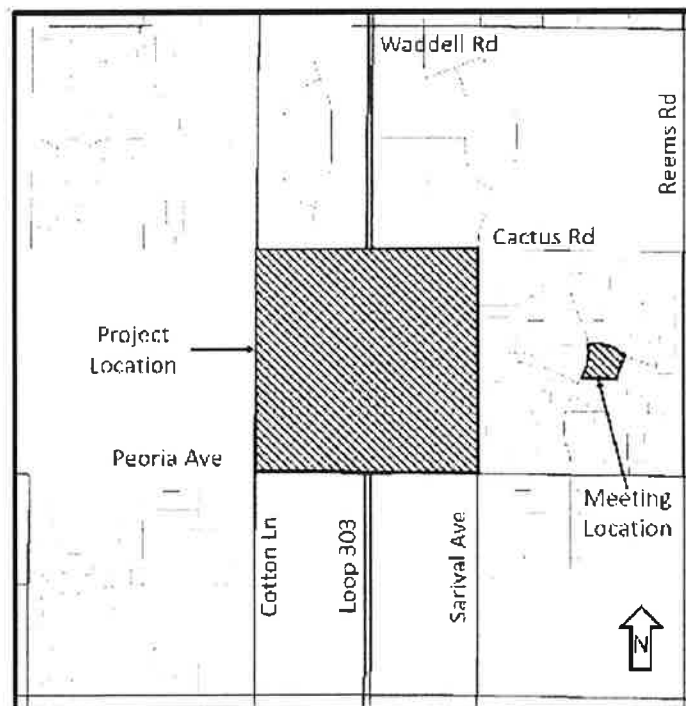
City of Surprise Planner: Trever Fleetham, 623.222.3156, trever.fleetham@surpriseaz.gov

NEIGHBORHOOD MEETING DETAILS

In-Person Meeting

DATE: Monday, March 6, 2023
TIME: 6:00 PM
LOCATION: Sonoran Heights Middle School
Media Center
11405 N. Greer Ranch Pkwy.
Surprise, AZ 85379

PROJECT & MEETING LOCATION



Tab 2

Name (Original Name)	User Email	Total Duration (Minutes)
Withey Morris	public@witheymorris.com	60
terryclark		60
JC and Tammy Schnurr		56
MIKE		59
Terry Carawan		59
Laurie Johnson		39
iPhone		125
Catalina Ramirez		51
1623 [REDACTED]		56
Andrew		55
chuck.wright		55
Dwayne P		54
bob.myers		54
pedroolea		54
Daniel G Perez		53
Brett.Anderson		53
Trever.Fleetham		52
Colby Fincham		52
Ashley Hannah		51
16413302066		45
Craig H Lintner -Pedcor		50
Tom Crowe		57
Scott's iPhone		50
1480 [REDACTED]		49
ChuckMackie		49
Lawson (Lawson Fann�y w/ Kimley-Horn)		49
krys		49
Dave.Leyvas		48
Jordan		38
Jonathan Heilman		44
1603 [REDACTED]		3
jeffreygordon		43
Brlat		42
Mary Gomez		41
1623 [REDACTED]		7
1602 [REDACTED]		17
1515 [REDACTED]		34
1712 [REDACTED]		34
Kim's iPhone		2
Danielle's iPad		31
kcn01		31
pgs		27
Jeanine Jerkovic		21
Jordan Gaither		2

Tab 3

SIGN-IN

INVESTMENT DEVELOPMENT MANAGEMENT

NEIGHBORHOOD OPEN HOUSE MEETING

WEDNESDAY, JANUARY 11, 2022 - 6:00 PM

SONORAN HEIGHTS MIDDLE SCHOOL, MEDIA CENTER; 11405 N GREER RANCH PKWY, SURPRISE, AZ 85379

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
85. Jim Sullivan			
86.			
87.			
88.			
89.			
90.			
91.			
92.			
93.			
94.			
95.			

SIGN-IN

INVESTMENT DEVELOPMENT MANAGEMENT
NEIGHBORHOOD OPEN HOUSE MEETING
WEDNESDAY, JANUARY 11, 2022 - 6:00 PM

SONORAN HEIGHTS MIDDLE SCHOOL, MEDIA CENTER; 11405 N GREER RANCH PKWY, SURPRISE, AZ 85379

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
63. Danielle Fredette	[REDACTED]	[REDACTED]	[REDACTED] COR
64. Sue Clark	[REDACTED]	[REDACTED]	[REDACTED]
65. TERRY CLARK	[REDACTED]	[REDACTED]	[REDACTED] MAIL
66.			
67.			
68.			
69.			
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71.			
72.			
73.			

SIGN-IN

INVESTMENT DEVELOPMENT MANAGEMENT
NEIGHBORHOOD OPEN HOUSE MEETING
WEDNESDAY, JANUARY 11, 2022 - 6:00 PM

SONORAN HEIGHTS MIDDLE SCHOOL, MEDIA CENTER; 11405 N GREER RANCH PKWY, SURPRISE, AZ 85379

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
52. JERARD Buglione	[REDACTED]	[REDACTED]	[REDACTED]
53. Debra Zayas-Buglione	[REDACTED]	[REDACTED]	[REDACTED] com
54. Janice Biondi	[REDACTED]	[REDACTED]	[REDACTED]
55. Susan Draper	[REDACTED]	[REDACTED]	[REDACTED]
56. Susan VonDerAhe	[REDACTED]	[REDACTED]	[REDACTED] m
57. Jesse VonDerAhe	[REDACTED]	[REDACTED]	[REDACTED]
58. Kyle VonDerAhe	[REDACTED]	[REDACTED]	[REDACTED]
59.			
60.			
61.			
62.			

SIGN-IN

INVESTMENT DEVELOPMENT MANAGEMENT
NEIGHBORHOOD OPEN HOUSE MEETING
WEDNESDAY, JANUARY 11, 2022 - 6:00 PM

SONORAN HEIGHTS MIDDLE SCHOOL, MEDIA CENTER; 11405 N GREER RANCH PKWY, SURPRISE, AZ 85379

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
11. DAVE LEYUAS	[REDACTED]	[REDACTED]	[REDACTED]
12. Helena Kulikowski	[REDACTED]	[REDACTED]	[REDACTED]
13. Jozef Kulikowski	[REDACTED]	[REDACTED]	[REDACTED]
14. ANDREW NAVARRO	[REDACTED]	[REDACTED]	[REDACTED]
15. Elizabeth Richardson	[REDACTED]	[REDACTED]	[REDACTED]
16.			
17.			
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SIGN-IN

INVESTMENT DEVELOPMENT MANAGEMENT
NEIGHBORHOOD OPEN HOUSE MEETING
WEDNESDAY, JANUARY 11, 2022 - 6:00 PM

SONORAN HEIGHTS MIDDLE SCHOOL, MEDIA CENTER; 11405 N GREER RANCH PKWY, SURPRISE, AZ 85379

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
1. Sean V. Schmidt	[REDACTED]	[REDACTED]	[REDACTED]
2. Paulette Jimenez	[REDACTED]	[REDACTED]	[REDACTED]
3. Jennifer Ragan	[REDACTED]	[REDACTED]	[REDACTED]
4. Eric Ragan	[REDACTED]	[REDACTED]	[REDACTED]
5.			
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SIGN-IN

INVESTMENT DEVELOPMENT MANAGEMENT
NEIGHBORHOOD OPEN HOUSE MEETING
WEDNESDAY, JANUARY 11, 2022 - 6:00 PM

SONORAN HEIGHTS MIDDLE SCHOOL, MEDIA CENTER; 11405 N GREER RANCH PKWY, SURPRISE, AZ 85379

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
74. Mike Sauerbrei	[REDACTED]	[REDACTED]	[REDACTED] mail
75. Bobby Parks	[REDACTED]	[REDACTED]	[REDACTED]
76. Chamhall Cabrera	[REDACTED]	[REDACTED]	[REDACTED]
77.			
78.			
79.			
80.			
81.			
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83.			
84.			

SIGN-IN

INVESTMENT DEVELOPMENT MANAGEMENT

NEIGHBORHOOD OPEN HOUSE MEETING

WEDNESDAY, JANUARY 11, 2022 - 6:00 PM

SONORAN HEIGHTS MIDDLE SCHOOL, MEDIA CENTER; 11405 N GREER RANCH PKWY, SURPRISE, AZ 85379

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
21. J.C. SCHWUR +rammy	[REDACTED]	[REDACTED]	[REDACTED]
22. Joe Judy Luchany	[REDACTED]	[REDACTED]	[REDACTED]
23.			
24.			
25.			
26.			
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31.			

SIGN-IN

INVESTMENT DEVELOPMENT MANAGEMENT

NEIGHBORHOOD OPEN HOUSE MEETING

WEDNESDAY, JANUARY 11, 2022 - 6:00 PM

SONORAN HEIGHTS MIDDLE SCHOOL, MEDIA CENTER; 11405 N GREER RANCH PKWY, SURPRISE, AZ 85379

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
32. Brittney Muldrow	[REDACTED]	[REDACTED]	[REDACTED]
33. Mary Sherwood	[REDACTED]	[REDACTED]	[REDACTED]
34. MARCY COPELAND	[REDACTED]	[REDACTED]	[REDACTED]
35. Donna Williams	[REDACTED]	[REDACTED]	[REDACTED]
Tiffany Gagne	[REDACTED]	[REDACTED]	[REDACTED]
36. Tony Reed	[REDACTED]	[REDACTED]	[REDACTED]
37.			
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41.			

SIGN-IN

INVESTMENT DEVELOPMENT MANAGEMENT
NEIGHBORHOOD OPEN HOUSE MEETING
WEDNESDAY, JANUARY 11, 2022 - 6:00 PM

SONORAN HEIGHTS MIDDLE SCHOOL, MEDIA CENTER; 11405 N GREER RANCH PKWY, SURPRISE, AZ 85379

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
42. Nick Nelson			
43. Rochell Montelongo			
44. Vince Montelongo			
45. Esperanza Vargas			
46.			
47.			
48.			
49.			
50.			
51.			

Tab 4

SIGN-IN

INVESTMENT DEVELOPMENT MANAGEMENT

SYCAMORE FARMS, SURPRISE, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

MARCH 6TH, 2023 - SONORAN HEIGHTS MIDDLE SCHOOL; MEDIA CENTER; 11405 N. GREER RANCH PKWY.; SURPRISE, AZ 85379

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
43. Patton Family Jeremy & Kinchen	[REDACTED]	[REDACTED]	[REDACTED].com
44. Cooper	[REDACTED]	[REDACTED]	[REDACTED].com
45. Nick Nelson	[REDACTED]	[REDACTED]	[REDACTED].com
46. Helena & Jozef Kulikovski	[REDACTED]	[REDACTED]	[REDACTED].com
47.			
48.			
49.			
50.			

SIGN-IN

INVESTMENT DEVELOPMENT MANAGEMENT

SYCAMORE FARMS, SURPRISE, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

MARCH 6TH, 2023 - SONORAN HEIGHTS MIDDLE SCHOOL; MEDIA CENTER; 11405 N. GREER RANCH PKWY.; SURPRISE, AZ 85379

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
101. Daniel Betthauer			
102. Andrew Schoonaver			
103. Jenn Bodie			
104.			
105.			
106.			
107.			
108.			
109.			
110.			
111.			

SIGN-IN

INVESTMENT DEVELOPMENT MANAGEMENT
SYCAMORE FARMS, SURPRISE, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

MARCH 6TH, 2023 - SONORAN HEIGHTS MIDDLE SCHOOL; MEDIA CENTER; 11405 N. GREER RANCH PKWY.; SURPRISE, AZ 85379

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
32. PAUL + DANIEL FRIE			
33. Susan Draper			
34. Kelly & Mike Sauerbrei			
35. Ken V Schmidt			
36. ANDREW NAVARRO			
37. Pedro Oliva			
38. Brian Luthers			
39. Susan VanderAhe			
40. Ryan/Jana Haggard			
41. Penny Maxwell			
42. Lori Stades			

com

SIGN-IN

INVESTMENT DEVELOPMENT MANAGEMENT

SYCAMORE FARMS, SURPRISE, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

MARCH 6TH, 2023 - SONORAN HEIGHTS MIDDLE SCHOOL; MEDIA CENTER; 11405 N. GREER RANCH PKWY.; SURPRISE, AZ 85379

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
91. Will Randolph	[REDACTED]	[REDACTED]	[REDACTED]
92. Mark Ferrell	[REDACTED]	[REDACTED]	[REDACTED]
93. Michelle Ferrell	" "	" "	" " com
94. Gephraile & John Nasar	[REDACTED]	[REDACTED]	[REDACTED]
95. Debra Zayas-Bugliosi	[REDACTED]	[REDACTED]	[REDACTED]
96. Janice Biondi	[REDACTED]	[REDACTED]	[REDACTED]
97.			
98.			
99.			
100.			

SIGN-IN

INVESTMENT DEVELOPMENT MANAGEMENT

SYCAMORE FARMS, SURPRISE, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

MARCH 6TH, 2023 - SONORAN HEIGHTS MIDDLE SCHOOL; MEDIA CENTER; 11405 N. GREER RANCH PKWY.; SURPRISE, AZ 85379

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
112. Briana Stivers	[REDACTED]	[REDACTED]	[REDACTED]
Tiffany Gagne	[REDACTED]	[REDACTED]	[REDACTED]
113. Tony Reed	[REDACTED]	[REDACTED]	[REDACTED]
114. Judy Turchany	[REDACTED]	[REDACTED]	[REDACTED]
115.			
116.			
117.			
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119.			
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121.			

SIGN-IN

INVESTMENT DEVELOPMENT MANAGEMENT

SYCAMORE FARMS, SURPRISE, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

MARCH 6TH, 2023 - SONORAN HEIGHTS MIDDLE SCHOOL; MEDIA CENTER; 11405 N. GREER RANCH PKWY.; SURPRISE, AZ 85379

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
1. Terry & Sue Clark			
2. Marcy Copeland			
3. Richard Moorman			
4. Josh Walduogel			
5. Val Walduogel			
6. ERIC LAUFER			
7. Rochell Montelongo			
8. Vince Montelongo			
9. Donna Williams			
10.			

From: [brandy harris](#)
To: [Trever Fleetham](#)
Subject: Case FS22-0866
Date: Friday, December 2, 2022 8:06:06 PM

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Hi Trever,

I am reaching out regarding some information that was brought to our attention today in regards to the open field next to Sycamore Farms. We were informed that multi-family homes would be going into the open location. The development would include 2-3 story buildings which, what was explained, would not be able to see into our home or yards.

I am completely against this plan.

When purchasing our home we informed that the plan would be more single family homes...now we are informed it's multiple which could be up to 3 floors high.

This is extremely frustrating and concerning. We already have people walking the path next to the fields in which they are able to view into our homes during their walks.

Again, this is not okay and is concerning for our safety of privacy.

Thank you
Brandy

Sent from my iPhone

From: [Tanner Wessel](#)
To: [Trever Fleetham](#)
Subject: FW: Cactus & Cotton
Date: Tuesday, January 17, 2023 8:43:42 AM

Tanner Wessel

Planner II
City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Phone: (623) 222-3137 | **Fax:** (623) 222-3001

-----Original Message-----

From: Robin Lederman [REDACTED]
Sent: Saturday, January 14, 2023 11:00 AM
To: Planning <Planning@surpriseaz.gov>
Subject: Cactus & Cotton

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

I am very concerned about the proposed building at Cactus & Cotton. I am a resident of Sterling Grove. There is a tremendous amount of building here right now in addition to what has already been approved.

Sterling Grove will have over 2000 homes. Traffic will be a major concern in the surrounding area as well as lack of schools and police.

I am very opposed to the high density building that is proposed.

Thank you,

Robin Lederman

From: [Tanner Wessel](#)
To: [Trever Fleetham](#)
Subject: FW: High Density Housing
Date: Tuesday, January 17, 2023 8:43:09 AM
Attachments: [image001.png](#)

City of Surprise Logo



Tanner Wessel

Planner II
City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Phone: (623) 222-3137 | **Fax:** (623) 222-3001

From: Matthew Moore [REDACTED]
Sent: Thursday, January 12, 2023 11:48 AM
To: Development Services <DevelopmentServices@surpriseaz.gov>; Planning <Planning@surpriseaz.gov>
Subject: High Density Housing

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Hello,

I'm writing in regards to all the high density housing that is being proposed along Cotton and Reems. It is outrageous that you are considering taking so many residential communities and surrounding them with exorbitant amounts of apartment buildings. We moved to this community to avoid the crime and violence that comes with large amounts of apartment buildings and now we find that you are trying to increase those same issues here. If the commercially zoned properties along cactus and cotton are rezone for high density housing, I will ensure the community holds you accountable and encourage everyone we speak to to leave Surprise. You have a responsibility to honor the wishes of the residents of this community, not just rubber stamp any request that brings in more money.

Matthew Moore

Trever Fleetham
City of Surprise/Community Development
16000 N Civic Center Plaza
Surprise, AZ 85374

Hello Mr. Fleetham,

My name is Andrew (Andy) Navarro, and I'm a resident of the Villas at Sycamore Farms. Our property adjoins the Sycamore Farms planned area development (PAD), with our backyard wall forming the northern property line of the Villas. I and 13 of our neighbors have this wall as our yard boundary. The builders of our community, KB Homes, ensured that the one-story homes such as ours were built on the far edge of our shared driveways, so that the two-story homes did not block our views, sunlight, air, or compromise our privacy.

I attended the community meeting hosted by the developers, and the attorney for the developers of the Sycamore Farms PAD on January 11, 2023.

We knew when we moved here in April of 2019 that the radish farm to our north would soon be zoned commercial. But one of the reasons we moved to Surprise was the building regulations that prevented a commercial property putting a loading dock or commercial dumpster right on the other side of someone's backyard wall. In researching the Planning and Development rules for the City, we saw that there were mandated buffers and setbacks that would be employed to mitigate negative effects, as well as a City-wide trail system to prevent vehicle traffic from being the width of a wall away from a house.

Several months ago, one of our Facebook members on the Villas FB page posted a map of a proposed commercial development including a Fry's, an EOS gym, and other properties that would be in the lot to our north, adjoining our property. While we certainly welcome a much-needed grocery store to serve the sheer thousands of homes going into Surprise District 3, the plan did seem like the backs of these buildings would be uncomfortably close to our back yard. That plan seemed to disappear with the advent of this new subdivided PAD.

At the meeting, when I looked at the PAD, I was extremely alarmed. Many of the other residents were too, and they were mainly taking issue with the apartment complex. I don't necessarily take issue with an apartment complex, and I'm aware of the need for housing here in Surprise. But the sheer number of high and medium density residential developments going into just this 1 mile square (Cactus/Sarival/Peoria/Cotton) is bordering on extreme. We already have an apartment complex not 1/2 mile from our driveway, with a casita complex on Cotton, another going in near Peoria, and who knows where else. In talking to the HOA President from our neighbors at Sycamore Farms, she stated there were no less than four high- and medium-density complexes going into this 1 mile square, and without a lick of City owned green space.

But on to the specifics of the proposed plan, which is causing me the most alarm. The plan divides the commercially zoned space of roughly 42 acres into 2 separate spaces, roughly in half, 20 zoned commercial and 20 zoned high-density residential.

The commercial space looks fine, but the apartments proposed look disastrous to me. They are proposing shoe-horning in 16 buildings, some 2 story and some 3 story, into that space. This complex will have all the amenities: gym, pool, dog park, multimodal trail, landscaping, parking, playgrounds, and *gated* access.

There will be 3 two-story buildings, situated east-west, labeled 5, 6, and 7. They will be 60 feet from my backyard wall. They will destroy whatever view I have of the Bradshaw Range, White Tank Mountain, and hills around Lake Pleasant. But it gets much, much worse.

The parking lot for those buildings, according to the plans, extends right up to my wall itself, with the direction of parking going towards my wall. In talking to one of the designers, they will attach an 8 foot wall directly to my 6 foot wall, and the parking lot will extend right up to it. This will mean we will have idling cars, exhaust, stereos, engine noise, and car doors slamming approximately the width of a 4" (yes, inch) wall from my Adirondack chairs and gas grill. Then, to top it all off (no pun intended), there will be a parking ramada over this apartment parking, which will rise anywhere from 10-12 high, right above my wall. Naturally, I'm assuming the roofing for this will be angled towards my property, so that we will get all the debris, thrown garbage, and water runoff cascading down into our yard.

Whatever view, sunlight, air, or privacy we have will disappear, not to mention the added danger of someone's vehicle crashing through my wall into my living room.

The plans call for no buffer, no setback, no multimodal trail that ties into the City's trail system, which itself could work as a buffer. In fact, the current farm has a raised dirt roadway which extends around all four sides of the lot, which would be a perfect location and direction as a future multimodal trail leading directly to a crosswalk near the 303/Cactus Road traffic lights, and on to the Prasada entertainment district we look forward to going to.

Is this one of the reasons that they want to zone a piece of this property as residential? To get them out of the necessity of putting any of these things in place? Why does it have to be an apartment complex? Can it be single-story homes, whose backyards face ours?

This whole plan looks like the developer is trying to wring every available cent of value out of this space with no thought to the impact it will have on neighboring property.

The developer's lawyer asked me what would make it more palatable to me as a neighboring resident, and he warned me not to suggest a park, 'because that's not gonna happen.'

I told him to scrap the high density apartment complex, and that was a NO as well. I suggested at least getting rid of buildings 5, 6, and 7, and he stated his reluctance to suggest that, as it would mean about a 20% reduction in their available housing square footage.

So here we are. If this proposed property development goes through as planned, it will destroy whatever health, safety, comfort, and repose we now enjoy, and will make our neighborhood look

cramped, overcrowded, and overdeveloped.

Please do not let this property go through as planned.

Respectfully,

Andy Navarro

[REDACTED]

[REDACTED]

[REDACTED]

Trever Fleetham

From: Alyssa Carpenter
Sent: Monday, February 13, 2023 9:27 AM
To: Trever Fleetham
Subject: FW: Sycamore Farms PAD

Alyssa Carpenter
Administrative Specialist Senior
Community Development Department
City of Surprise | (623) 222-3022



From: Mayor <Mayor@surpriseaz.gov>
Sent: Monday, February 13, 2023 8:53 AM
To: Alyssa Carpenter <Alyssa.Carpenter@surpriseaz.gov>; Genevieve MartinDelCampo <Gen.MartinDelCampo@surpriseaz.gov>
Subject: Sycamore Farms PAD

From: Susan [REDACTED]
Sent: Thursday, February 9, 2023 3:59 PM
To: Mayor <Mayor@surpriseaz.gov>; Nick Haney <Nick.Haney@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Aly Cline <Aly.Cline@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>
Subject:

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Several developers are proposing changes to the Sycamore Farms PAD. Most of the changes I oppose. Let me outline the changes for you and explain my opposition.

First though a little history of Sycamore Farms PAD. Originally created in 2004, this pad proposed a typical primarily single-family housing development with commercial corners, a 50-acre park, some high density housing and some institutional parcels. I bought my home in Sycamore Estates in 2008. The park was one of the selling points due to lack of other amenities in the neighborhood. I knew when I purchased my home that the 303 would run through the middle of the development and this park split between the two halves of community was a welcome feature. Besides the typical water retention open spaces the only amenity in Sycamore Estates is a tot lot.

The first amendment to the PAD in 2017 removed the park completely from the east side of the development (where I am), downsized it to 25 acres and relocated it on the west side closer to Cactus Road.

The 2nd amendment in 2019 removed the entire park.

The 3rd amendment developed the area between Sycamore estates and the 303 creating 2 additional communities called The Villas at Sycamore Farms and The Retreat each with their own HOA. The Villas has a community pool and tot lot. The Retreat has a grassy area with a BBQ and ramada.

The 4th amendment created the remaining areas for “Paradisi”. On the east side of the 303, two developers are currently building houses which will each have their own HOA, and each has a tot lot for amenities. Another developer is building on the west side. The amenities are more extensive in that portion of the PAD. The west side will also have a separate HOA. That’s **5 HOAs** on the east side and 1 on the west side.

This 5th amendment will downsize the commercial areas adding several multi story multifamily high density housing projects and turning the institutional parcel into apartment homes for rent.

On the east side of the 303 the changes include:

- A 400 unit apartment complex is proposed fronting Jenan Drive which is a 2-lane minor arterial along the north side of Sycamore Estates. This road is currently only one of two ways in and out of the area on the east side of the 303 (the other is Cholla which is also a 2 lane minor arterial). Jenan becomes 163rd Drive and currently dead ends at the Wyngate apartments (168 units in several multi story buildings). Eventually, this road will go through to Peoria for a 3rd way out of our community (been waiting 15 years for that). Sycamore Estates has 250 homes. The Villas has 142 and The Retreat has 69. Paradisi by Gehan Homes will have 65 and Paradisi by Starlight Homes will have 86. This is a total of 612 single family homes on the east side of the PAD and 168 multifamily units. If a 400 unit complex is built it will **almost double** the residents and overwhelm the roads on the east side (adding approximately 700 cars per day to our roads). This complex is proposing 2 entrance/exits on to Jenan with full turning left and right in a 2 block expanse of Jenan. One of those is very close to where our pedestrian trail crosses Jenan. To illustrate how close these entrances and exits are together and how close to Sarival they are, there are only 4 lots from the corner of Jenan and Sarival to the first street (164th Ave) where they plan to have an entrance/exit. There is currently a school bus stop at that corner. From that street to the next exit they are proposing is only 5 lots. In addition, close to the second entrance/exit, Jenan takes an almost 90 degree turn where it becomes 165th Drive. Jenan actually turns right into Sycamore Farms. It is difficult now to see cars exiting The Villas.

In lieu of this portion of the changes, residents at the community meeting expressed the view that medium density housing would be preferable. Personally, I would like to see a city park there. This would give our residents additional recreational opportunities, especially the youth that are too big to play at the tot lots. There is nothing else for them to do within a safe walking distance. I feel like the removal of the park with no addition of amenities is a “bait and switch” on the part of the developers over the years. Each development of the east side has been evaluated separately over the last 15 years for amenities without a view of the bigger picture. A park would be a great addition to not only Sycamore Farms but would also be an asset to the surrounding communities. There are currently no city parks in the southwest area of Surprise.

- The commercial area to the south of the PAD is being split in two. One parcel will remain commercial and the other will be housing of some sort. We were told it probably would be those small apartment homes that have been built in other areas. This would add to the traffic issues but would not significantly impact us depending on what they build. My opposition to this change is that it increases the density on the PAD, especially the rental units.

In addition, this reduction in the commercial areas on the east side (“right sizing” as the developers like to spin it) reduces the commercial opportunities and ultimately the potential sales tax revenue. Beside the lack of parks in the southwest quadrant of the city, the lack of places to shop sends people outside of Surprise depriving it of much needed revenue to fund the growing needs of the city.

On the west side of the 303 the changes include:

- Rezoning the institutional parcel to medium high density housing (138 units). This guarantees that our children will NEVER have an elementary school that they could walk to. They will always be bussed elsewhere to attend

school. There used to be an elementary school in Greer Ranch but it is now a middle school. The closest elementary school is in Rancho Gabriella about 2 miles away. Another use for this parcel could be a city park. Again much needed in the southwest quadrant of the city.

- Splitting the commercial parcel on the corner of Cotton Lane and Cactus. One small part will remain commercial and the remainder will be a multistory, multi building 288 unit complex. More rentals! Less commercial!
- Paradisi on the west side being developed by Taylor Morrison consists of 191 Low density homes, 249 medium density homes, 194 medium high rental units (at 303 and cactus). Approximately 28 acres are undeveloped but proposed as medium density homes. In addition, the SW quadrant of the PAD is being developed by LIV as mixed use with up to 1120 rental units (already approved). If these changes are approved, the west side will have 440 single family homes and 1740 rental units. The concentration of rental units for a residential neighborhood seems out of whack. While I am not opposed to rental housing in the neighborhood (having lived just blocks from Wyngate for 15 years), I am opposed to this much density in one PAD. There are large apartment complexes being proposed behind Costco and on the north side of the future Prasada North. There are rentals being built now on Waddell just east of Costco and 2 apartment complexes approved for Waddell and Cotton. We all know apartment dwellers rarely truly become part of the community they are built in. Over the years they deteriorate and problems increase. We are seeing the effects of this with Wyngate which is about 15 years old now. Must we concentrate rentals in one area of the city? An area that is underserved by roads, parks and commercial.

I would urge you to vote NO on these proposed changes.

Trever Fleetham

From: Alyssa Carpenter
Sent: Friday, February 24, 2023 9:11 AM
To: Trever Fleetham
Subject: FW: Sycamore farms

Follow Up Flag: Follow up
Flag Status: Flagged

Alyssa Carpenter
Administrative Specialist Senior
Community Development Department
City of Surprise | (623) 222-3022



From: Jackie Moucheron <Jackie.Moucheron@surpriseaz.gov> **On Behalf Of** Ken Remley
Sent: Friday, February 24, 2023 9:09 AM
To: Alyssa Carpenter <Alyssa.Carpenter@surpriseaz.gov>
Subject: Sycamore farms

From: atlantissus [REDACTED]
Sent: Thursday, February 9, 2023 10:15 PM
To: Ken Remley <Ken.Remley@surpriseaz.gov>
Subject:

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Dear Councilman Remley,

I am writing to express my concerns regarding the proposed changes to the Sycamore Farms PAD by several developers. I have lived in Sycamore Estates since 2018 and have been informed by community members of the several changes to the PAD over the years. However, the latest proposal is a cause for concern as it not only reduces the commercial areas but also adds high-density housing projects on the east side of the PAD.

To provide some context, the Sycamore Farms PAD was created in 2004 with a plan for a primarily single-family housing development with commercial corners, a 50-acre park, some high-density housing, and institutional parcels. However, over the years, there have been amendments made to the PAD, reducing the park to 25 acres in 2017 and then eventually removing it altogether in 2019. Furthermore, the area between Sycamore Estates and the 303 was developed into two additional communities with their own HOAs, and the remaining areas were earmarked for development as well.

The proposed 5th amendment will further downsize the commercial areas, adding several multi-story multifamily high-density housing projects and converting the institutional parcel into apartment homes for rent. This is concerning

because Sycamore Estates already has 250 homes, while The Villas and The Retreat have 142 and 69 homes, respectively. The proposed 400-unit apartment complex on the east side of the 303 will almost double the number of residents, adding approximately 700 cars per day to the roads, which are already overwhelmed. This complex is proposing two entrances/exits onto Jenan Drive, a 2-lane minor arterial along the north side of Sycamore Estates, which is one of only two ways in and out of the area. The close proximity of these entrances/exits and the nearly 90-degree turn on Jenan Drive raises concerns about visibility and the risk and safety concerns and will increase the chance of a child being struck by a vehicle as there is an elementary bus stop located where they are looking to create the entrance to the high density and with a parking lot slated for 735 vehicles that is a drastic increase and an unnecessary risk I ask for you to consider...would you want to put your child or grandchild at the same risk we are being asked to except for our children?

Additionally, residents at a recent community meeting expressed their preference for medium-density housing instead of the proposed high-density housing. A city park would be a great addition to Sycamore Farms and the surrounding communities, providing residents with additional recreational opportunities, especially for the youth who are too big to play at the tot lots and have nothing else to do within a safe walking distance. The lack of a park and other amenities in the east side of the PAD feels like a "bait and switch" by the developers over the years. Each development has been evaluated separately for amenities, but there has been no consideration for the bigger picture.

The proposed changes to the commercial areas to the south of the PAD will further add to the density of the area. This reduction in the commercial areas on the east side reduces the commercial opportunities and potential sales tax revenue. Moreover, the proposed small apartment homes will add to the already existing traffic issues. There are currently no city parks in the southwest area of Surprise, and this reduction in commercial areas will only make the situation worse.

In conclusion, I urge the City Council to consider the impact of these proposed changes on the residents of Sycamore Farms and the surrounding communities. The addition of high-density housing and the reduction of commercial areas will significantly impact the quality of life for residents. I would like to see a more holistic approach to the development of Sycamore Farms, taking into consideration the needs and preferences of the residents and ensuring that the development provides not just housing but also amenities that enhance the community. I appreciate your attention to this matter and look forward to a resolution that is in the best interests of the residents of Sycamore Farms. Please do not allow this rezoning to proceed. The balance of single family to high density will cause the eventual exodus of families and Surprise will deteriorate as we have seen happen countless times across countless suburban areas.

Thank you for your time and consideration.

Sincerely,

Marcy Copeland
Sycamore Farms Resident

Trever Fleetham

From: Alyssa Carpenter
Sent: Tuesday, January 31, 2023 3:03 PM
To: Trever Fleetham
Subject: FW: Sycamore PAD
Attachments: Letter to P&D.rtf

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you,

Alyssa Carpenter
Administrative Specialist Senior
Community Development Department
City of Surprise | (623) 222-3022

From: Mayor <Mayor@surpriseaz.gov>
Sent: Tuesday, January 31, 2023 2:58 PM
To: Alyssa Carpenter <Alyssa.Carpenter@surpriseaz.gov>; Genevieve MartinDelCampo <Gen.MartinDelCampo@surpriseaz.gov>
Subject: FW: Sycamore PAD

Hi Alyssa,

Please see the attached letter.

Regards,

Jackie Moucheron
Assistant to the Council Sr.

City of Surprise | Mayor and Council
16000 N. Civic Center Plaza | Surprise, AZ 85374
Direct: 623.222.1332 | **Office:** 623.222.1300

Web: www.surpriseaz.gov

Proclamation Request: [Proclamation Request Form](#)



From: andrew navarro [REDACTED]
Sent: Tuesday, January 31, 2023 12:46 PM
To: Nick Haney <Nick.Haney@surpriseaz.gov>; Aly Cline <Aly.Cline@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>; Mayor <Mayor@surpriseaz.gov>
Subject: Sycamore PAD

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Hello All,

Attached is a letter explaining my opposition to the Sycamore Farms PAD, so that members of the Planning & Zoning Commission and City Council are aware. I've already shared this with Patrick Duffy and Trever Fleetham.

I want to ensure that all members involved in the decision making are aware of my feelings on the project; feelings that are shared with many residents of our square mile.

Thank you for listening,

Andy Navarro
16616 W Jenan Drive
Surprise, AZ 85388
(607) 425-5507

Trever Fleetham

From: Alyssa Carpenter
Sent: Monday, February 13, 2023 9:28 AM
To: Trever Fleetham
Subject: FW: Vote No on Apartments as Sarival and Catcus-South Side-ASCEND AT SYCAMORE FARMS
Attachments: 324942331_1129851444395884_8050845594031835957_n (1).jpg; 325367442_725348415554095_3749048935859830275_n (1).jpg

Alyssa Carpenter
Administrative Specialist Senior
Community Development Department
City of Surprise | (623) 222-3022



From: Mayor <Mayor@surpriseaz.gov>
Sent: Monday, February 13, 2023 9:05 AM
To: Alyssa Carpenter <Alyssa.Carpenter@surpriseaz.gov>
Subject: FW: Vote No on Apartments as Sarival and Catcus-South Side-ASCEND AT SYCAMORE FARMS

From: Michelle Sussman [REDACTED]
Sent: Friday, February 10, 2023 2:07 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Vote No on Apartments as Sarival and Catcus-South Side-ASCEND AT SYCAMORE FARMS

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Hi Mayor,

Thank you for taking your time to read this email.

I have attached the plans for this apartment complex. They will be located south of Cactus and west of Sarival.

We already have issues with parking and traffic in the area. If the apartments are built, they will have no buffer against the houses that are boarding the wall. The apartments are high enough that you would be able to look into people's living rooms. (From the apartments into the single housing) Also, please, note that there is only one way in and one way out. (Which would be a safety issue. Because how will you get 800 people out of there if there is a fire, without another way to escape.) Even public buildings have at least two ways out. (Please, refer to the chart.)

Yes, we all knew that there was a field when we bought houses here. But we also knew that it was zoned for commercial use and not for apartment use. The quality of life here would go down, because there would be just too many people in a small amount of space.

Please, consider voting no on this project.

Thank you for your help in this matter,

Michelle Sussman

[REDACTED]

https://ascendatsycamorefarms.com/home/about?fbclid=IWAR2XCR1W-ET_GWSE3J1QFAEZLYWZZPMMQYHHUGSLJ TZ-FJN7CHHL7QJAYS

Trever Fleetham

From: Michelle Sussman [REDACTED]
Sent: Tuesday, February 28, 2023 10:32 AM
To: Trever Fleetham; Patrick Duffy
Subject: Fwd: Vote No on Apartments as Sarival and Catcus-South Side-ASCEND AT SYCAMORE FARMS
Attachments: 324942331_1129851444395884_8050845594031835957_n (1).jpg; 325367442_725348415554095_3749048935859830275_n (1).jpg

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Hi Trever,

Please, consider not allowing the zoning of this land to be change from commercial to housing.

I have attached the plans for this apartment complex. They will be located south of Cactus and west of Sarival.

We already have issues with parking and traffic in the area. If the apartments are built, they will have no buffer against the houses that are boarding the wall. The apartments are high enough that you would be able to look into people's living rooms. (From the apartments into the single housing)

Also, please, note that there is only one way in and one way out. (Which would be a safety issue. Because how will you get 800 people out of there if there is a fire, without another way to escape.) Even public buildings have at least two ways out. (Please, refer to the chart.)

Yes, we all knew that there was a field when we bought houses here. But we also knew that it was zoned for commercial use and not for apartment use. The quality of life here would go down, because there would be just too many people in a small amount of space.

We moved here, because Surprise was beautiful and functional. Not alot of traffic. And not like Phoenix. Please, keep our city beautiful and functional.

I would urge you to vote no on these changes.

Thank you for your help in this matter,

Michelle Sussman

https://ascendatsycamorefarms.com/home/about?fbclid=IWAR2XCR1W-ET_GWSE3J1QFAEZXYWZZPMMQYHHUGSLJ TZ-FJN7CHHL7QJAYS

Trever Fleetham

From: kimberly navarro [REDACTED]
Sent: Monday, January 16, 2023 2:57 PM
To: Trever Fleetham
Subject: Surprise Farms PAD

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Kimberly A. Navarro

[REDACTED]

[REDACTED]

I am writing in regards to the proposed development for the lot of land on the corner of Sarival Ave & Cactus Road, adjacent to my home in the Villas at Sycamore Farms. I listened to what was discussed at the community meeting on January 11th and I have several concerns about the proposal that was presented, especially about the high density residential complex.

We understood that this acreage would eventually be developed when we bought our home in the Villas at Sycamore Farms five years ago. We were told at the time it would be zoned for commercial use only, not high density residential housing.

I am most concerned about the part of the development that would be directly behind the wall of the homes in the Villas. During the meeting it sounded like the developer was unaware that those homes have their backyard areas facing north, directly where they propose parking to be put up against that wall. To have parking basically touching our yards with no buffer whatsoever seems like very poor planning on the developer's part. It will leave us zero privacy, potential for dangerous situations (trash, exhaust, fire, excessive noise, etc.) occurring right behind the wall of our private outdoor space, highly impacting our quality of life. I have looked at other apartment complexes in our area and have not seen one that does not have a large space between their residential homes and that parking area of the complex. As I understand, there is supposed to be a walking path or fire lane between the two.

Another concern is having 2-3 story homes looking down into our private space. The reason our one story homes in the Villas were put on the inside end of our shared driveways was so to prevent the two story homes looking down into our backyards and bedrooms, blocking views and sunlight. This plan in development to our north would take that privacy away from us.

A major concern is the traffic pattern problems that will occur with this development, with an entrance/exit proposed for West Jenan Drive. That street is a two-way street divided by a median, and all the traffic exiting this proposed complex will have to turn right, away from Sarival Ave. They will be doing U-turns right in the next intersection, which is our residential street. I feel this traffic plan was not well thought out for all residents in the area.

I know developers need to make money but there have to be other options available, such as one story small homes that are currently being built everywhere in Surprise. Perhaps small houses, or just a better design plan for the apartments, where they sit, how they're oriented, or the number put in that will not negatively affect the small strip of homes that are already here.

As far as retail is concerned, I feel that there is not enough consideration being made for the number of homes going in, in such a short time, for necessities like grocery stores and gas. (That you don't have to join a club to use, like Costco or Sam's Club). A Fry's or other grocery store with a gas station would be beneficial.

I plan on being at future meetings and hope we can come up with a better solution than the current proposal.

Thank you for listening to my concerns,

Kimberly Navarro

Trever Fleetham

From: Susan <[REDACTED]>
Sent: Thursday, February 9, 2023 4:09 PM
To: Trever Fleetham
Subject: FW:

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

This is the email I sent to the mayor and council. Please include this in the info that the planning and zoning commission see on the Sycamore Farms PAD changes.

Thank you!

From: Susan [REDACTED]
Sent: Thursday, February 9, 2023 3:59 PM
To: 'mayor@surpriseaz.gov' <mayor@surpriseaz.gov>; 'Nick.Haney@surpriseaz.gov' <Nick.Haney@surpriseaz.gov>; Patrick Duffy <patrick.duffy@surpriseaz.gov>; 'aly.cline@surpriseaz.gov' <aly.cline@surpriseaz.gov>; 'ken.remley@surpriseaz.gov' <ken.remley@surpriseaz.gov>; 'Jack.Hastings@surpriseaz.gov' <Jack.Hastings@surpriseaz.gov>; 'chris.judd@surpriseaz.gov' <chris.judd@surpriseaz.gov>
Subject:

Several developers are proposing changes to the Sycamore Farms PAD. Most of the changes I oppose. Let me outline the changes for you and explain my opposition.

First though a little history of Sycamore Farms PAD. Originally created in 2004, this pad proposed a typical primarily single-family housing development with commercial corners, a 50-acre park, some high density housing and some institutional parcels. I bought my home in Sycamore Estates in 2008. The park was one of the selling points due to lack of other amenities in the neighborhood. I knew when I purchased my home that the 303 would run through the middle of the development and this park split between the two halves of community was a welcome feature. Besides the typical water retention open spaces the only amenity in Sycamore Estates is a tot lot.

The first amendment to the PAD in 2017 removed the park completely from the east side of the development (where I am), downsized it to 25 acres and relocated it on the west side closer to Cactus Road.

The 2nd amendment in 2019 removed the entire park.

The 3rd amendment developed the area between Sycamore estates and the 303 creating 2 additional communities called The Villas at Sycamore Farms and The Retreat each with their own HOA. The Villas has a community pool and tot lot. The Retreat has a grassy area with a BBQ and ramada.

The 4th amendment created the remaining areas for "Paradisi". On the east side of the 303, two developers are currently building houses which will each have their own HOA, and each has a tot lot for amenities. Another developer is building on the west side. The amenities are more extensive in that portion of the PAD. The west side will also have a separate HOA. That's **5 HOAs** on the east side and 1 on the west side.

This 5th amendment will downsize the commercial areas adding several multi story multifamily high density housing projects and turning the institutional parcel into apartment homes for rent.

On the east side of the 303 the changes include:

- A 400 unit apartment complex is proposed fronting Jenan Drive which is a 2-lane minor arterial along the north side of Sycamore Estates. This road is currently only one of two ways in and out of the area on the east side of the 303 (the other is Cholla which is also a 2 lane minor arterial). Jenan becomes 163rd Drive and currently dead ends at the Wyngate apartments (168 units in several multi story buildings). Eventually, this road will go through to Peoria for a 3rd way out of our community (been waiting 15 years for that). Sycamore Estates has 250 homes. The Villas has 142 and The Retreat has 69. Paradisi by Gehan Homes will have 65 and Paradisi by Starlight Homes will have 86. This is a total of 612 single family homes on the east side of the PAD and 168 multifamily units. If a 400 unit complex is built it will **almost double** the residents and overwhelm the roads on the east side (adding approximately 700 cars per day to our roads). This complex is proposing 2 entrance/exits on to Jenan with full turning left and right in a 2 block expanse of Jenan. One of those is very close to where our pedestrian trail crosses Jenan. To illustrate how close these entrances and exits are together and how close to Sarival they are, there are only 4 lots from the corner of Jenan and Sarival to the first street (164th Ave) where they plan to have an entrance/exit. There is currently a school bus stop at that corner. From that street to the next exit they are proposing is only 5 lots. In addition, close to the second entrance/exit, Jenan takes an almost 90 degree turn where it becomes 165th Drive. Jenan actually turns right into Sycamore Farms. It is difficult now to see cars exiting The Villas.

In lieu of this portion of the changes, residents at the community meeting expressed the view that medium density housing would be preferable. Personally, I would like to see a city park there. This would give our residents additional recreational opportunities, especially the youth that are too big to play at the tot lots. There is nothing else for them to do within a safe walking distance. I feel like the removal of the park with no addition of amenities is a “bait and switch” on the part of the developers over the years. Each development of the east side has been evaluated separately over the last 15 years for amenities without a view of the bigger picture. A park would be a great addition to not only Sycamore Farms but would also be an asset to the surrounding communities. There are currently no city parks in the southwest area of Surprise.

- The commercial area to the south of the PAD is being split in two. One parcel will remain commercial and the other will be housing of some sort. We were told it probably would be those small apartment homes that have been built in other areas. This would add to the traffic issues but would not significantly impact us depending on what they build. My opposition to this change is that it increases the density on the PAD, especially the rental units.

In addition, this reduction in the commercial areas on the east side (“right sizing” as the developers like to spin it) reduces the commercial opportunities and ultimately the potential sales tax revenue. Beside the lack of parks in the southwest quadrant of the city, the lack of places to shop sends people outside of Surprise depriving it of much needed revenue to fund the growing needs of the city.

On the west side of the 303 the changes include:

- Rezoning the institutional parcel to medium high density housing (138 units). This guarantees that our children will NEVER have an elementary school that they could walk to. They will always be bussed elsewhere to attend school. There used to be an elementary school in Greer Ranch but it is now a middle school. The closest elementary school is in Rancho Gabriella about 2 miles away. Another use for this parcel could be a city park. Again much needed in the southwest quadrant of the city.
- Splitting the commercial parcel on the corner of Cotton Lane and Cactus. One small part will remain commercial and the remainder will be a multistory, multi building 288 unit complex. More rentals! Less commercial!
- Paradisi on the west side being developed by Taylor Morrison consists of 191 Low density homes, 249 medium density homes, 194 medium high rental units (at 303 and cactus). Approximately 28 acres are undeveloped but proposed as medium density homes. In addition, the SW quadrant of the PAD is being developed by LIV as mixed use with up to 1120 rental units (already approved). If these changes are approved, the west side will have 440 single family homes and 1740 rental units. The concentration of rental units for a residential neighborhood seems out of whack. While I am not opposed to rental housing in the neighborhood (having lived just blocks from Wyngate for 15 years), I am opposed to this much density in one PAD. There are large

apartment complexes being proposed behind Costco and on the north side of the future Prasada North. There are rentals being built now on Waddell just east of Costco and 2 apartment complexes approved for Waddell and Cotton. We all know apartment dwellers rarely truly become part of the community they are built in. Over the years they deteriorate and problems increase. We are seeing the effects of this with Wyngate which is about 15 years old now. Must we concentrate rentals in one area of the city? An area that is underserved by roads, parks and commercial.

I would urge you to vote NO on these proposed changes.

Trever Fleetham

From: Alyssa Carpenter
Sent: Monday, February 13, 2023 9:28 AM
To: Trever Fleetham
Subject: FW: Sycamore Farms PAD - Proposed Changes Opposition Letter
Attachments: Sycamore Estates - Opposition Letter Final.pdf

Alyssa Carpenter
Administrative Specialist Senior
Community Development Department
City of Surprise | (623) 222-3022



From: Mayor <Mayor@surpriseaz.gov>
Sent: Monday, February 13, 2023 8:58 AM
To: Alyssa Carpenter <Alyssa.Carpenter@surpriseaz.gov>; Genevieve MartinDelCampo <Gen.MartinDelCampo@surpriseaz.gov>
Subject: FW: Sycamore Farms PAD - Proposed Changes Opposition Letter

From: Daniel Betthausen [REDACTED]
Sent: Thursday, February 9, 2023 8:07 PM
To: Mayor <Mayor@surpriseaz.gov>; Nick Haney <Nick.Haney@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Aly Cline <Aly.Cline@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>; Trever Fleetham <Trever.Fleetham@surpriseaz.gov>
Subject: Sycamore Farms PAD - Proposed Changes Opposition Letter

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Dear Mayor Hall and City Council Members,

I am writing to express my concerns regarding the proposed changes to the Sycamore Farms PAD by several developers. I have lived in Sycamore Estates since 2018 and have been informed by community members of the several changes to the PAD over the years. However, the latest proposal is a cause for concern as it not only reduces the commercial areas but also adds high-density housing projects on the east side of the PAD.

To provide some context, the Sycamore Farms PAD was created in 2004 with a plan for a primarily single-family housing development with commercial corners, a 50-acre park, some high-density

housing, and institutional parcels. However, over the years, there have been amendments made to the PAD, reducing the park to 25 acres in 2017 and then eventually removing it altogether in 2019. Furthermore, the area between Sycamore Estates and the 303 was developed into two additional communities with their own HOAs, and the remaining areas were earmarked for development as well.

The proposed 5th amendment will further downsize the commercial areas, adding several multi-story multifamily high-density housing projects and converting the institutional parcel into apartment homes for rent. This is concerning because Sycamore Estates already has 250 homes, while The Villas and The Retreat have 142 and 69 homes, respectively. The proposed 400-unit apartment complex on the east side of the 303 will almost double the number of residents, adding approximately 700 cars per day to the roads, which are already overwhelmed. This complex is proposing two entrances/exits onto Jenan Drive, a 2-lane minor arterial along the north side of Sycamore Estates, which is one of only two ways in and out of the area. The close proximity of these entrances/exits and the nearly 90-degree turn on Jenan Drive raises concerns about visibility and safety.

Additionally, residents at a recent community meeting expressed their preference for medium-density housing instead of the proposed high-density housing. A city park would be a great addition to Sycamore Farms and the surrounding communities, providing residents with additional recreational opportunities, especially for the youth who are too big to play at the tot lots and have nothing else to do within a safe walking distance. The lack of a park and other amenities in the east side of the PAD feels like a "bait and switch" by the developers over the years. Each development has been evaluated separately for amenities, but there has been no consideration for the bigger picture.

The proposed changes to the commercial areas to the south of the PAD will further add to the density of the area. This reduction in the commercial areas on the east side reduces the commercial opportunities and potential sales tax revenue. Moreover, the proposed small apartment homes will add to the already existing traffic issues. There are currently no city parks in the southwest area of Surprise, and this reduction in commercial areas will only make the situation worse.

In conclusion, I urge the City Council to consider the impact of these proposed changes on the residents of Sycamore Farms and the surrounding communities. The addition of high-density housing and the reduction of commercial areas will significantly impact the quality of life for residents. I would like to see a more holistic approach to the development of Sycamore Farms, taking into consideration the needs and preferences of the residents and ensuring that the development provides not just housing but also amenities that enhance the community. I appreciate your attention to this matter and look forward to a resolution that is in the best interests of the residents of Sycamore Farms.

Thank you for your time and consideration.

Sincerely,

Daniel Betthauser

[REDACTED]

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Thank you for your time and consideration.

Sincerely,

Daniel Betthauser

AFFIDAVIT OF POSTING

Application No: FS22-0866
Applicant Name: Withey Morris
Location: SEC Cactus & Cotton
Date Site Posted: 03/22/23

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior** to the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

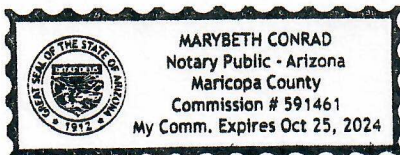
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Meghan Liggett 3/22/23
Applicant/Representative Signature Date

This instrument was acknowledged before me on 03/22/23, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Marybeth Conrad
Notary Public
10-25-24
My commission expires

*Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior** to the scheduled meeting(s).*

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 11, 2023

Date: April 6, 2023

Date: May 2, 2023

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Sonoran Heights Middle School
Media Center

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

11405 N Greer Ranch Pkwy, Surprise, AZ 85379

Virtual Meeting:

Date: December 5, 2022 Time: 6:00 p.m.

<https://us02web.zoom.us/j/81808979175?pwd=dUp5dlhQdkxSNEVudVA5aGxFSepsQT09>

CALL IN: +1-253-215-8782

MEETING ID: 818 0897 9175 PASSCODE: 941408

Case number: FS22-0866



Request: A Major Planned Area Development (PAD) Amendment to the Sycamore Farms PAD to revise the land use plan, development standards, and dwelling unit counts. The subject property is generally bounded by Cactus Road, Sarival Ave, Peoria Ave, and Cotton Lane.

Please call to confirm dates: 623- 222-3011 Surpriseaz.gov

Mar 22, 2023 at 11:00:17 AM
16700-16836 W Peoria Ave
Surprise AZ 85388
United States

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 11, 2023

Date: April 6, 2023

Date: May 2, 2023

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Sonoran Heights Middle School
Media Center
11405 N Greer Ranch Pkwy, Surprise, AZ 85379

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Virtual Meeting:

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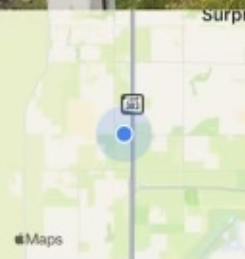
<https://us02web.zoom.us/j/81808979175?pwd=dUp5dlhQdkxSNEVudVA5aGxFSFpsQT09>

CALL IN: +1-253-215-8782

MEETING ID: 818 0897 9175 PASSCODE: 941408

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Please call to confirm dates: 623- 222-3011 Surpriseaz.gov



Mar 22, 2023 at 11:00:02 AM
16700-16836 W Peoria Ave
Surprise AZ 85388
United States

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 11, 2023

Date: April 6, 2023

Date: May 2, 2023

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Sonoran Heights Middle School

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

11405 N Greer Ranch Pkwy, Surprise, AZ 85379

Virtual Meeting:

Case number: FS22-0866

Date: December 5, 2022 Time: 6:00 p.m.

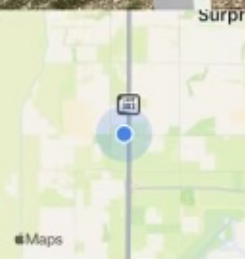
<https://us02web.zoom.us/j/81808979175?pwd=dUp5dlhQdkxSNEVudVA5aGxFSFpsQT09>

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Please call to confirm dates: 623- 222-3011 Surpriseaz.gov



Mar 22, 2023 at 10:43:13 AM
16806 W Peoria Ave
Surprise AZ 85388
United States

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 11, 2023

Date: April 6, 2023

Date: May 2, 2023

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Sonoran Heights Middle School

Location: 16000 N Civic Center Plaza,

Location: 16000 N Civic Center Plaza,

Media Center

Surprise, AZ 85374

Surprise, AZ 85374

11405 N Greer Ranch Pkwy, Surprise, AZ 85379

Virtual Meeting:

Case number: FS22-0866

Date: December 5, 2022 Time: 6:00 p.m.

<https://us02web.zoom.us/j/81808979175?pwd=dUp5dlhQdkxSNEVudVA5aGxFSkpsQT09>

CALL IN: +1-253-215-8782

MEETING ID: 818 0897 9175 PASSCODE: 941408

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Please call to confirm dates: 623-222-3011 Surpriseaz.gov



Mar 22, 2023 at 10:42:44 AM
16806 W Peoria Ave
Surprise AZ 85388
United States

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 11, 2023

Date: April 6, 2023

Date: May 2, 2023

Time: 6:00 P.M.

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Time: 6:00 P.M.

Location: Sonoran Heights Middle School
Media Center

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Virtual Meeting:

Date: December 5, 2022 Time: 6:00 p.m.

<https://us02web.zoom.us/j/81808979175?pwd=dUp5dlhQdkxSNEVudVA5aGxFSzEpsQT09>

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MEETING ID: 818 0897 9175 PASSCODE: 941408

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Please call to confirm dates: 623- 222-3011 Surpriseaz.gov



Surprise

Mar 22, 2023 at 10:12:35 AM
16501-16641 W Cactus Rd
Surprise AZ 85388
United States

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 11, 2023

Date: April 6, 2023

Date: May 2, 2023

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Sonoran Heights Middle School

Location: 16000 N Civic Center Plaza

Location: 16000 N Civic Center Plaza

Media Center

Surprise, AZ 85374

Surprise, AZ 85374

11405 N Greer Ranch Pkwy, Surprise, AZ 85379

Virtual Meeting:

Case number: FS22-0866

Date: December 5, 2022 Time: 6:00 p.m.

<https://us02web.zoom.us/j/81808979175?pwd=dUp5dlhQdkxxSNEVudVA5aGxFSFpsQT09>

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Surprise

Mar 22, 2023 at 10:12:21 AM
16501-16641 W Cactus Rd
Surprise AZ 85388
United States

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

In Person: January 11, 2023

Time: 6:00 P.M.

Location: Sonoran Heights Middle School
Media Center
11405 N Greer Ranch Pkwy, Surprise, AZ 85379

Planning & Zoning

Date: April 6, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: May 2, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting:

Date: December 5, 2022 Time: 6:00 p.m.

<https://us02web.zoom.us/j/81808979175?pwd=dUp5dHhQdkxSNEVudVA5aGxFSzEpsQT09>

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Case number: FS22-0866



Please call to confirm dates: 623- 222-3011 Surpriseaz.gov

Surprise

Mar 21, 2023 at 2:09:23 PM
16334-16356 W Peoria Ave
Surprise AZ 85388
United States

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 11, 2023

Date: April 6, 2023

Date: May 2, 2023

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Sonoran Heights Middle School

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

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Surprise, AZ 85374

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11405 N Greer Ranch Pkwy, Surprise, AZ 85379

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Please call to confirm dates: 623- 222-3011 Surpriseaz.gov



Surprise

Mar 21, 2023 at 2:09:33 PM
16358-16504 W Peoria Ave
Surprise AZ 85388
United States

Notice of Public Hearing

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Planning & Zoning

City Council

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Surprise

Mar 21, 2023 at 2:08:01 PM
N Sarival Ave
Surprise AZ 85388
United States

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Surprise, AZ 85374

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Virtual Meeting:

Date: December 5, 2022 Time: 6:00 p.m.

<https://us02web.zoom.us/j/81808979175?pwd=dUp5dlhQdkxSNEVudVA5aGxFSzEpsQT09>

CALL IN: +1-253-215-8782

MEETING ID: 818 0897 9175 PASSCODE: 941408

Request: A Major Planned Area Development (PAD) Amendment to the Sycamore Farms PAD to revise the land use plan, development standards, and dwelling unit counts. The subject property is generally bounded by Cactus Road, Sarival Ave, Peoria Ave, and Cotton Lane.

Case number: FS22-0866



Please call to confirm dates: 623- 222-3011 Surpriseaz.gov

Surprise

Mar 21, 2023 at 2:08:12 PM
N Sarival Ave
Surprise AZ 85388
United States

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 11, 2023

Date: April 6, 2023

Date: May 2, 2023

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Sonoran Heights Middle School
Media Center

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11812-12114 N Sarival Ave
Surprise AZ 85379
United States

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11405 N Greer Ranch Pkwy, Surprise, AZ 85379

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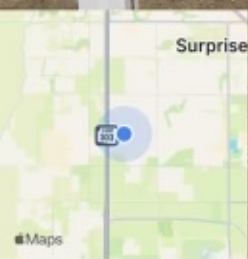
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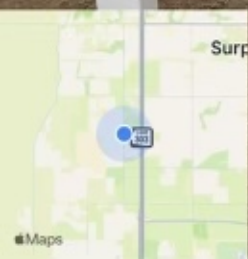
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11887-11889 N Cotton Ln
Surprise AZ 85388
United States

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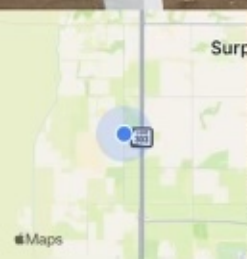
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Surp

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W Cactus Rd
Surprise AZ 85388
United States

Notice of Public Hearing

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W Cactus Rd
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United States



Sycamore Farms: Economic and Market Demand Study

Winter 2022-2023



Prepared by: Rounds Consulting Group, Inc.

4450 S Rural Road, Suite C-220, Tempe, AZ 85282 | Phone: 480-508-4911 | www.roundsconsulting.com

Table of Contents

<i>Executive Summary</i>	<i>1</i>
Key Considerations – General Economic Conditions	2
Key Findings – Project Specific Advantages	3
Additional Considerations – Commercial Demand vs. Supply	4
Additional Considerations – Construction Pipeline	5
Recommendations	6
<i>Introduction</i>	<i>7</i>
<i>Economic and Demographic Summary.....</i>	<i>11</i>
<i>Market Analysis Summary.....</i>	<i>15</i>
Residential Housing Market Conditions.....	15
Commercial Real Estate Market Conditions	18
<i>Current Zoning & Benefits of Rezoning</i>	<i>20</i>
<i>Conclusions & Recommendations</i>	<i>23</i>
<i>Appendix: Detailed Market Statistics.....</i>	<i>24</i>
<i>Appendix: Impact Model Methodology.....</i>	<i>28</i>
Economic Impact Methodology	28
Fiscal Impact Methodology.....	29



Executive Summary

The proposed Sycamore Farms development consists of approximately 640 acres. The site is bordered by Cactus Road to the north, Peoria Avenue to the south and straddles the State Route 303 ("SR-303") between Cotton Lane and Sarival Avenue in Surprise, Arizona. The proposed land use map for the site is later displayed in Figure 1 and described in Table 1.

The plan for the residential and commercial mixed-use project includes:

- 182 acres of low density residential ("LDR") land for the development of single-family homes.
- 253 acres of medium density residential ("MDR"), medium high density residential ("MHDR or MHDR-2"), and high density residential ("HDR") land for the development of multi-family homes.
- 70 acres of mixed-use commercial and residential.
- 62 acres of commercial land for retail and business development.

When evaluating the market demand for specific land uses and product types within a city, there is a broad-based approach that should be considered. A broad-based review of the current and future citywide demand for varying product types (i.e., retail, office, industrial, etc.) that incorporates population and employment forecasts can provide useful information in forming a planning guide for a city as a whole.

However, caution should be used when forecasting future demand, especially when long-term forecasts are being considered. Long-term forecasts are highly assumption based, meaning that changes in factors like consumer behavior, development trends, growth trends, technological advances, etc. could have a large impact on the reliability of the projections.

When assessing zoning changes, a more focused analysis of the individual site/project and smaller market area should be studied. The analysis should evaluate any features that may affect the property's use such as the site's physical characteristics, location, access, demand, and restrictions. The information gathered will provide insight in determining the highest and best use of the specific site and help address any immediate gaps such as housing availability and affordability issues.

A broader-based study of citywide demand was commissioned by Surprise. The following summarizes the key market conditions and project-specific findings of a more focused economic and market demand study (as described above) conducted for the Sycamore Farms project.

The general demographic profile, economic trends, housing demand in the region, and market area dynamics indicate that the proposed developments will help with local and regional economic development in a number of ways. ***The proposed project will address the lack of housing options and diversity in the area, will support commercial growth, and will strengthen the economic and population opportunities in the market area and in Surprise for the next decade and beyond.***



Key Considerations – General Economic Conditions

- The topic of housing supply and affordability has shifted from being considered a health and welfare policy topic into a critical economic development concern.
- Current population and employment forecasts will prove to be overstated if workforce supply and housing shortages are not aggressively addressed across the state.
- Advances in the Greater Phoenix region's ability to attract high value-added businesses at the rate experienced during the past decade is at significant risk, primarily due to shortages in workforce supply and a lack of workforce housing.
- Previous reviews community development plans have identified an overly optimistic commercial development forecast among ALL communities, with little weight placed on attracting the workers and facilitating reasonable housing opportunities.
- The City of Surprise is similarly overweighted in commercial development land planning and underweighted in more affordable workforce housing considerations.
- If a shift in the balance between excessive commercial development planning and into focusing on the significant shortages of housing does not occur, the commercial development opportunities in the City will become even less likely. In other words, the imbalance between commercial and residential planning will result in lower rates of economic growth in the City, not more.
- For fiscal perspective, the state as a whole has an accumulated shortage of housing units between 40,000 and 80,000 units. The majority of the shortage is in the larger Greater Phoenix region of the state. Without intervention from all levels of government, it is calculated that the rate of forecasted job growth in Arizona will decline by between 0.1 and 0.2 percentage points over the next decade.
- A 0.2% decline in forecasted job growth is a very small percent change in economic progress, but it translates into \$1.5B in foregone tax collections at the state, county, and individual community levels over the next ten years.
- If these same opportunity cost percentages were applied to the City of Surprise, local government tax revenues would decline by a cumulative \$1.9M from 2023 to 2032. Note: This is not an issue unique to the City; it is a common issue among all communities.
- Recommendation: The City needs to consider making a major (but strategic) shift in how it reviews the balance between housing and business development. From this more macroeconomic perspective, the City doesn't need one project like Sycamore Farms, it needs dozens more if leaders desire long-term fiscal stability.
- ***Note: Many of these considerations are applicable for most of the communities across the Greater Phoenix area. Approval of workforce/attainable housing on a project-by-project basis***



needs to be examined (as in the case of Sycamore Farms) but the approach also misses the larger issue. The region needs scores of these kinds of projects moving forward to maintain its economic momentum.

Key Findings – Project Specific Advantages

- In the City of Surprise, the median sale price for a home increased by 12.9% over the previous 12 months and as of August 2022, was \$453,100. The median price for a home in the market area increased 11.5% from the year prior to \$446,000.
- As the population in the market area continues to grow, the City will need to increase the supply of single-family homes, diversify the housing products in the area, and enhance the availability of multi-family housing in order to meet the growing demand.
- If the City does not address the lack of housing options, population growth in the City may be limited and affordability issues will persist. Potential residents may choose to locate outside the City if other regional communities are more aggressive in addressing the housing concerns.
- Those living in the market area represent an excellent foundation upon which the City of Surprise can continue to grow. The prospective residents will be relatively young and have a large earning potential. The City of Surprise would benefit from more of these types of residents as well as high income individuals locating to the City. However, a lack of housing supply, rising housing costs, and a lack of diverse housing products may hinder the City's ability to attract new residents and, therefore, limit future growth.
- The proposed project will add residents and increase household spending in the area which will increase the demand for the local businesses that currently exist and attract new businesses to the area. Additionally, the new residents will enhance local business development by providing businesses with a durable workforce.
- It is estimated that there is a sufficient amount of vacant and undeveloped commercially zoned land within a 2-mile radius of the Sycamore Farms project to meet the projected growth needs for the market area.
- The supply of commercial land becomes even greater as the "market area" definition expands. Therefore, the proposed project will not limit future commercial growth potential, despite the rezoning of approximately 16 acres of institutionally zoned land (land zoned for use by government agencies, public/private colleges, hospitals, or non-profit organizations) and approximately 59 acres of commercially zoned land for MDR and MHDR use.
- Land that is not developed yields no additional economic and fiscal support to help the City push forward with its broader economic development agenda. The issue is not just the type of development, but also the timing.
- The construction of the proposed project will generate \$28.7M in tax revenues for the City of Surprise. After construction, the economic activity generated by the residents living at the site as



well as the activity at the commercial sites will produce nearly \$5.2M in tax revenues for Surprise each year.

Additional Considerations – Commercial Demand vs. Supply

- The broader market area includes portions of Glendale and Surprise. The calculations below are for what we will call Surprise proper, which is essentially the main part of the City.
- At the present time there appears to be approximately 15.7M square feet of potential retail space within in the vicinity of the proposed project within Surprise proper.
- According to CoStar, Surprise is currently underweighted in terms of retail space at 42.4 square feet per person. If we utilize the Phoenix metro's average of 48.1 square feet per person, then the City would need roughly an additional 1.0M square feet of retail to be developed to match its peer cities.
- Subtracting 1.0M from the undeveloped commercial designated land leaves in excess of 14.7M square feet of land designed for retail use within Surprise.
- On average, the City has developed approximately 200,000 square feet of retail space each year. Therefore, there currently exists roughly 70+ years' worth of retail designated land in the immediate area.
- This figure excludes the fact that as development progresses northwest, additional retail will follow the new population. This would increase the number of years' worth of the aforementioned commercial land volume.
- This calculation also excludes the fact that a significant number of acres is designated for commercial use just south of Surprise. This would further reduce the quantity of retail that is demand in the southern part of Surprise.
- The calculation also excludes the fact that some commercial space is already included in the current development proposal.
- ***If the proposed development proceeds as designed, there would still exist 45+ years of retail development potential in the immediate area.***
- ***The City's current land use plan appears to have the flexibility to accommodate several additional housing projects. An emphasis on the inclusion of additional multifamily workforce housing is also recommended.***



Additional Considerations – Construction Pipeline

Caution should be taken when estimating what is currently in the construction pipeline when considering approval of workforce housing plans. Consider the following: According to the Maricopa Association of Governments (“MAG”), housing units in the general planning process within the City have recently summed to between 65,000 and 75,000 units in any given year. However, only 1,000 or fewer homes are typically built each year. Even if the much more conservative “platted” units are used for the comparison (defined below), the ratio of planned units vs. deliveries is still approximately 5 to 1. Therefore, there is a distinct disconnect between what is in some form of the planning process and what is being delivered.

As a residential project moves along the planning process it is first identified as “pre-submittal/pre-approval” upon preliminary application materials, eventually being classified as an “approved” project once authorized for development by a city council or planning commission. When the project has been separated into parcels and recorded with the County Assessor’s Office, the partitioned housing units are categorized as “platted.” Finally, the platted units are categorized as “active” once construction begins within master planned communities, subdivisions, neighborhoods, etc. The “active” status will continue until all proposed units are constructed.

As of 2020, there were approximately 66,000 approved housing units (i.e., single family and multi-family approved units for development), 4,800 single family and multi-family platted housing units (i.e., units separated into parcels and officially recorded), and 46,000 active housing units (i.e., units ready for construction) within Surprise according to MAG.

Since 2017 (oldest available data points), these estimates decreased from 74,900 approved housing units, 7,300 platted units, and 47,600 active units. However, over the 3-year period (2017 to 2020), only approximately 700 net housing units were delivered in Surprise, according to estimates from the U.S. Census Bureau.

The disconnect between the number of housing units moving along the planning process (i.e., approved, platted and active) and the number of housing units that are built is significant. Even though there are units ready to be constructed, the timing of when those units will be built is influenced by a variety of market factors.

For example, some of the platted and active units could be located in isolated areas that are still underdeveloped or unreachable – meaning that full construction will only happen once other areas reach capacity, or the proper infrastructure and access to the site is constructed. This could take decades.

Therefore, a near-term construction pipeline should only take into consideration housing units that are currently under construction or will begin construction within the next year or two. The longer-term construction pipeline is relevant for planning for the next ten to twenty years, but projects that are being proposed and will be built as soon as possible will address the current housing issues and should be considered.



Recommendations

Based on a detailed review of the sites and immediate market area, RCG recommends that the proposed sites be rezoned to address the limited housing options in Surprise and the market area, and for the City to more actively address the balance between creating jobs and homes for the workers. Increasing the diversity and supply of housing in the area will address the most pressing needs of the area.

The proposed developments will not only provide housing options for those living and working in the area, but also attract new residents and businesses to the area. Furthermore, ***increasing the area's housing and commercial supply will generate additional tax revenues that can be used to enhance public services, infrastructure, and economic development efforts.***

If the proposed development proceeds as designed, there exists sufficient commercial land within Surprise for retail development over the next 45+ years.

The City should also consider establishing a working group that coordinates ideas and case studies with entities such as the League of Arizona Cities and Towns, among others, to help with moving the full metro area forward on this critical issue.



Introduction

Rounds Consulting Group, Inc. (“RCG”) has conducted an economic and market demand study on behalf of IDM Companies, BB Living and KCI Cactus 303 LLC (“The Group”). The purpose of which is to determine the viability and economic impact of various residential and commercial developments which are expected to be built at the Sycamore Farms Planned Area Development site (“PAD” or “site”) in Surprise, Arizona (“City” or “Surprise”).

The Sycamore Farms PAD consists of approximately 640 acres. The Site is bordered by Cactus Road to the north, Peoria Avenue to the south and straddles the State Route 303 (“SR-303”) between Cotton Lane and Sarival Avenue in Surprise. The proposed land use map for the PAD is displayed in Figure 1 and described in Table 1.

The plan for the residential and commercial mixed-use project includes:

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- 70 acres of mixed-use commercial and residential.
- 62 acres of commercial land for retail and business development.

The Group has proposed that the parcels highlighted in yellow in Table 1 be considered for rezoning. The details of the proposed rezoning are below.

- Parcels 1A and 1B from approximately 20 acres of commercial use to approximately 5 acres of commercial use and 15 acres of MHDR.
- Parcel 6 from approximately 16 acres of institutional to 16 acres of MHDR-2 land.
- Parcel 11A and 11B from 64 acres of commercial use land to 42 acres of commercial land and nearly 22 acres of MHDR/MHDR-2/HDR land.
- Parcel 16 from 22 acres of commercial land to 22 acres of MDR land.



Table 1: Proposed Land Use Plan at the Sycamore Farms PAD

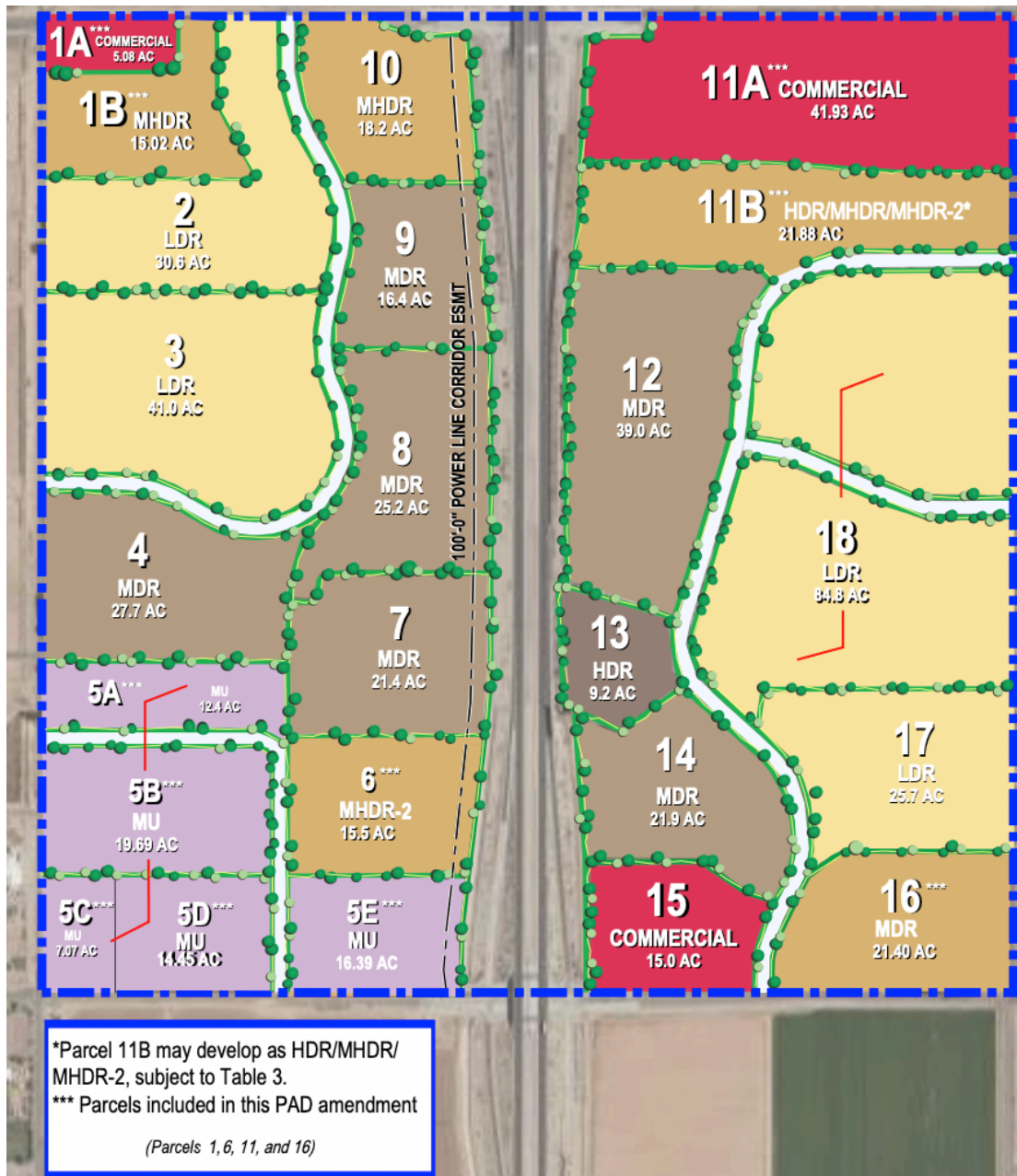
Parcel	Gross Acres	Proposed Use	Total Units	Commercial Floor Sq. Ft.*
1A	5.1	Commercial	-	66,000
1B	15.0	Medium High Density Residential	288	
2	30.6	Low Density Residential	102	
3	41.0	Low Density Residential	106	
4	27.7	Medium Density Residential	166	
5	70.0	Mixed Use	1,120	
6	15.5	Medium High Density Residential-2	128	
7	21.4	Medium Density Residential	128	
8	25.2	Medium Density Residential	93	
9	16.4	Medium Density Residential	61	
10	18.2	Medium High Density Residential	364	
11A	41.9	Commercial	-	542,600
11B	21.9	Medium High Density Residential/ Medium High Density Residential-2/ High Density Residential	400	
12	39.0	Medium Density Residential	147	
13	9.2	High Density Residential	168	
14	21.9	Medium Density Residential	85	
15	15.0	Commercial	-	194,200
16	22.0	Medium Density Residential	130	
17	25.7	Low Density Residential	65	
18	84.8	Low Density Residential	250	
Total	637.6	-	3,801*	802,800

*Sq. ft. estimated based on the average floor to area ratio of commercial land provided by the Maricopa Association of Governments.

Source: IDM Companies; BB Living; KCI Cactus 303; City of Surprise; Maricopa Association of Governments; Rounds Consulting Group, Inc.



Figure 1: Sycamore Farms PAD Boundary and Proposed Development Sites



Source: IDM Companies; BB Living; KCI Cactus 303 LLC

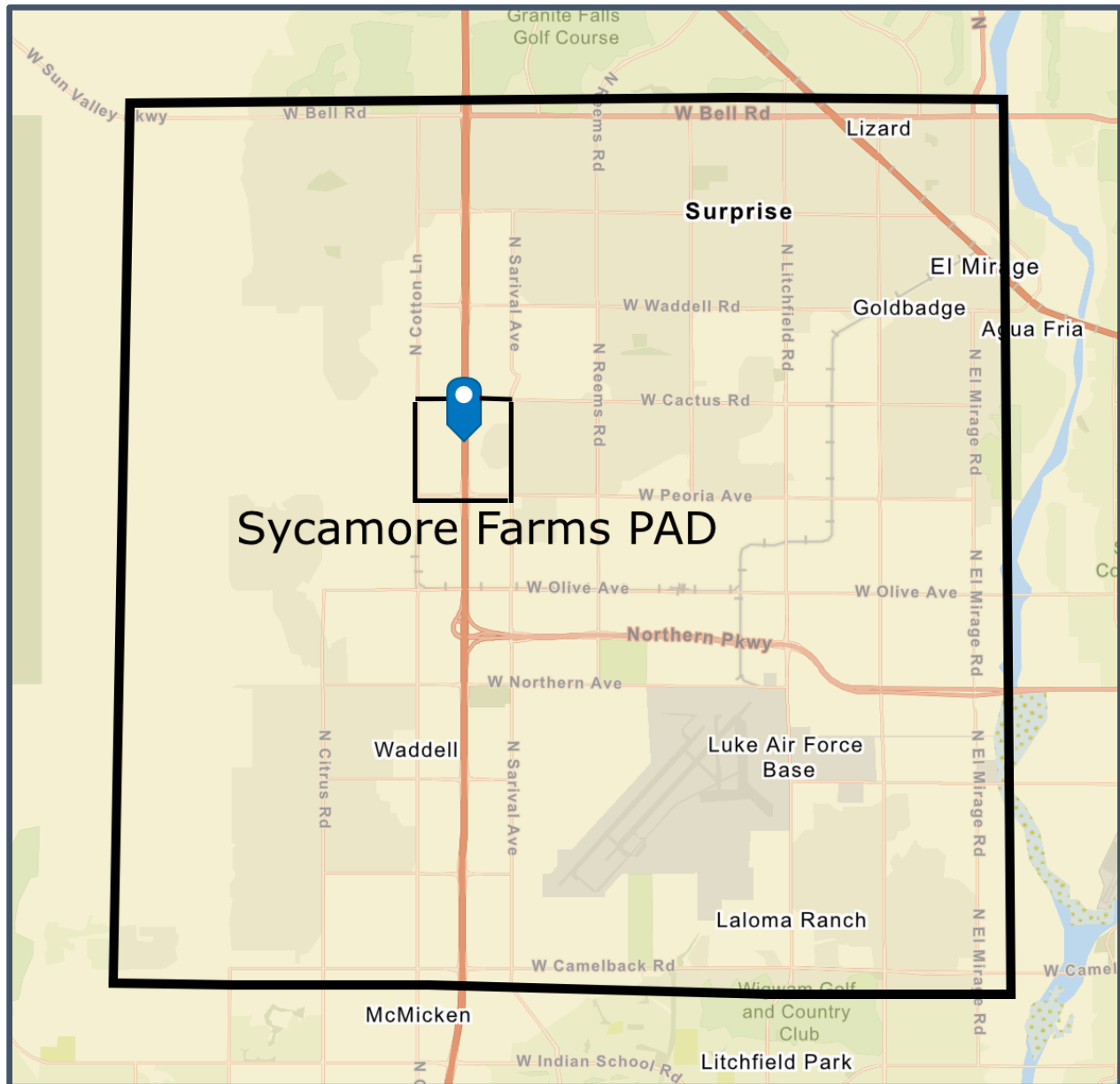
A review of economic, demographic and housing conditions in the Phoenix-Mesa-Chandler Metropolitan Statistical Area ("Phoenix MSA"), City of Surprise and the market area immediately surrounding the site will provide insight into current trends and how these trends will impact the area's demand for residential and commercial land. The market area is defined in **Figure 2**. This area was identified as the area from which a large share of demand for the proposed developments will originate.

An analysis of the residential and commercial market's performance in the market area will help identify the needs in the market area related to the proposed residential and commercial developments. The forecasted growth projections will be utilized to determine the viability of the proposed developments



based on 1) if these developments directly address the residential housing needs of the market area and the surrounding region and 2) if the rezoning of commercial land within the PAD will affect the City's commercial land availability and growth potential.

Figure 2: Sycamore Farms PAD and Market Area Boundaries



Source: Esri; Rounds Consulting Group, Inc.

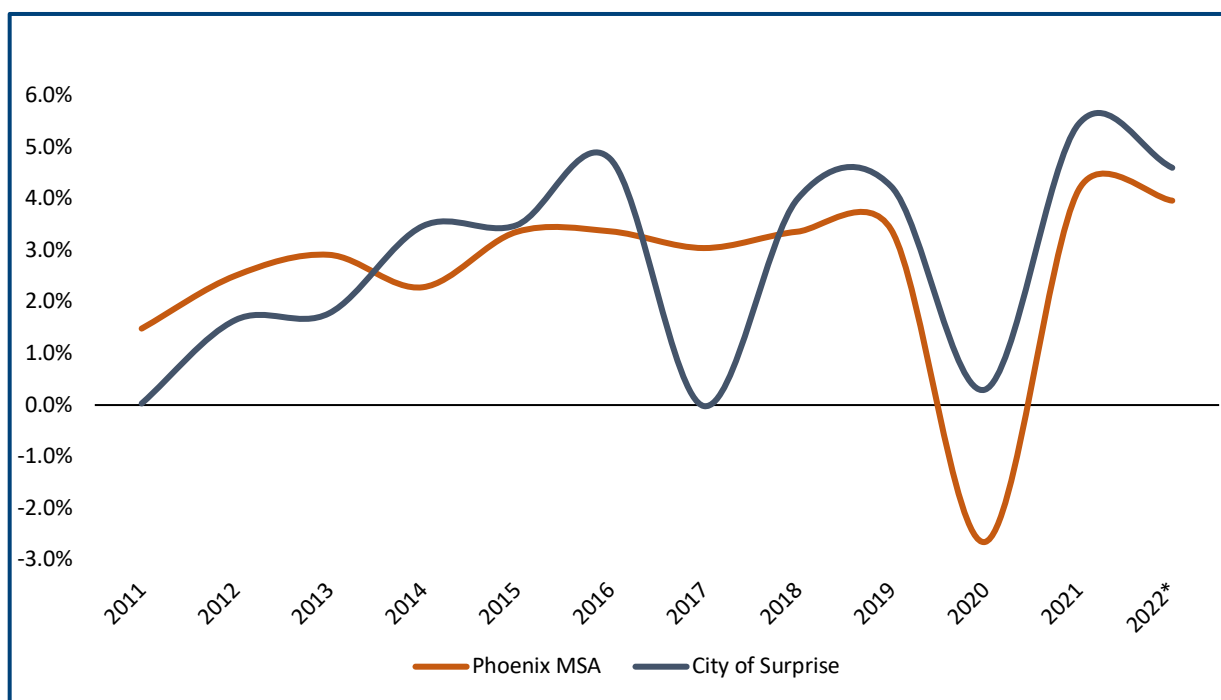


Economic and Demographic Summary

The Phoenix MSA has been among the fastest-growing regions in the U.S. for over a decade in terms of both employment and population growth. The Arizona Office of Economic Opportunity (“OEO”) estimates that as of August 2022, there were 2.3M people employed in the Phoenix MSA. This represents a 4.0% increase over the previous year. Over the last decade, employment has grown at an average rate of 2.6% per year.

Employment in Surprise has grown by 3.9% over the last year and, as of August 2022, the U.S. Bureau of Labor Statistics (“BLS”) estimated that there were 61,500 people employed in the City. Over the past decade, employment has grown at an average annual rate of 3.1% in the City, exceeding the growth of the Phoenix MSA.

Figure 3: Annual Employment Growth in the Phoenix MSA and City of Surprise



*Year-to-date through August 2022.

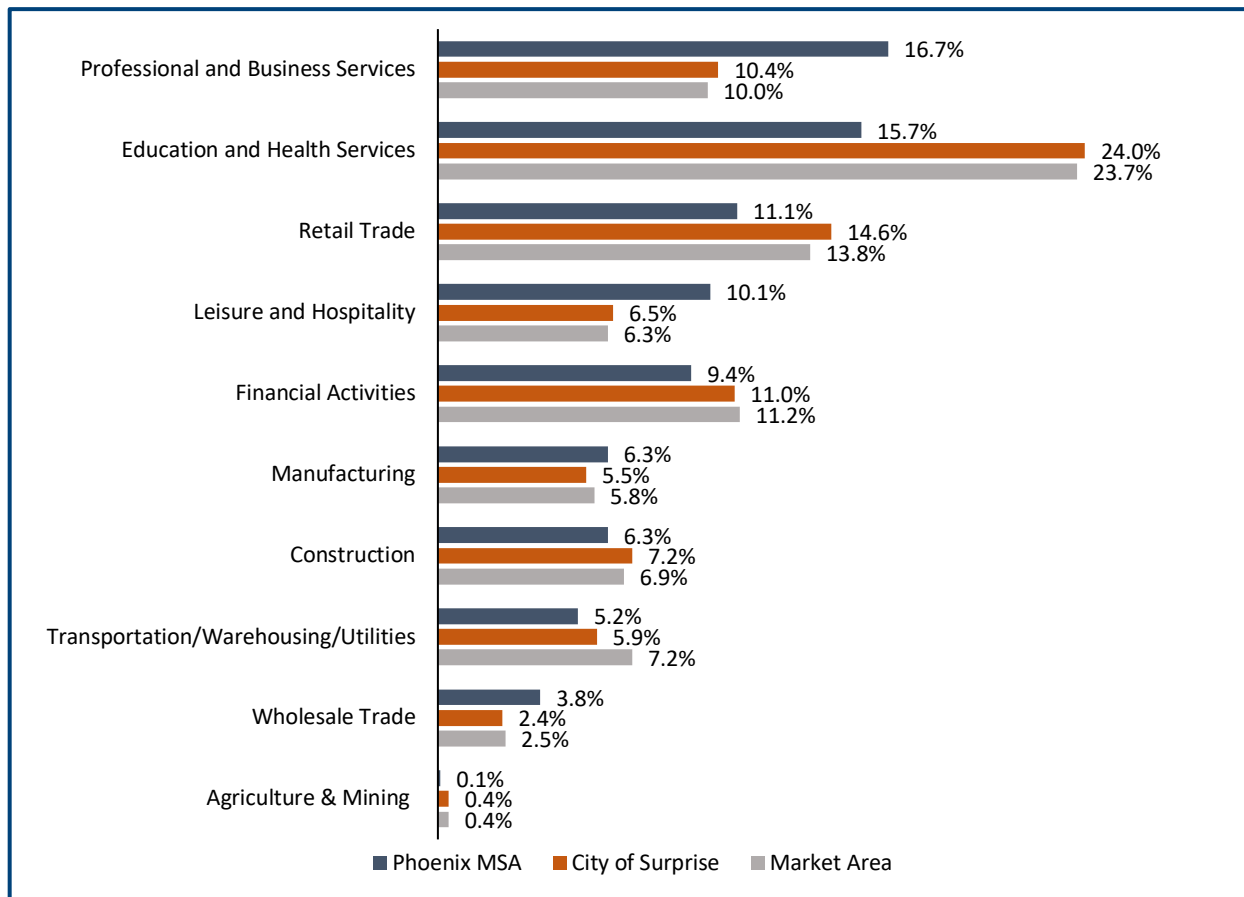
Source: Arizona Office of Economic Opportunity; U.S. Bureau of Labor Statistics

As of August 2022, the professional and business services industry was the largest industry in the Phoenix MSA and accounted for 16.7% of the workforce. The largest share of those employed in Surprise and the market area were employed in the education and health services industry. The industry employed 24.0% of the workforce in Surprise and 23.7% of the workforce in the market area (as of 2021; the latest available data).

The transportation, warehousing and utilities industry is also an important industry for the workforce in the market area. The industry employed 7.2% of the workforce in the market area. This was a higher concentration of workers in the industry than in Surprise or the Phoenix MSA.



Figure 4: Share of Employment in the Phoenix MSA, City of Surprise and Market Area by Industry



Note: Phoenix MSA data as of August 2022. City of Surprise and Market Area composition as of 2021 (latest available data).
Source: Arizona Office of Economic Opportunity

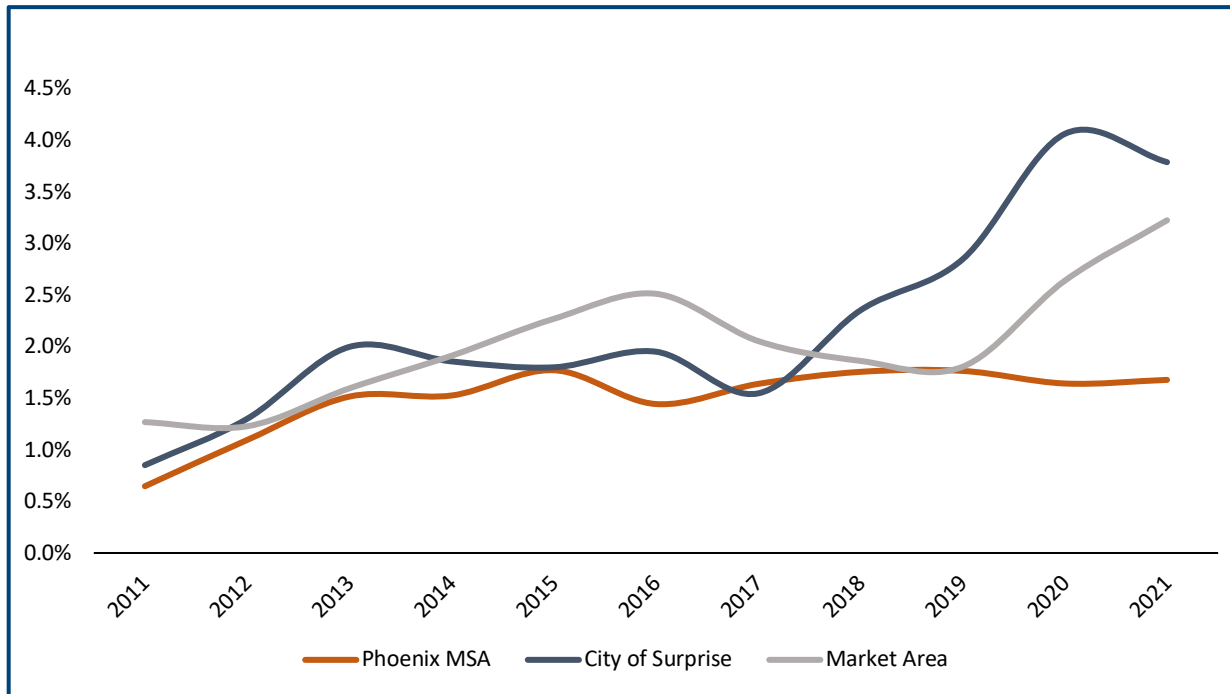
Strong employment growth has resulted in the Phoenix MSA being one of the fastest growing regions in the nation. The numerous businesses that have located and expanded operations throughout the Phoenix MSA have attracted tens of thousands of people to locate to the region seeking job opportunities.

In 2021, there were 4.9M residents living in the Phoenix MSA, according to the OEO. Since 2011, the Phoenix MSA grew at an average rate of 1.6% per year. This compares to the national population which grew at an average annual rate of 0.6% over the same time period.

The overall regional growth has spread to both Surprise and the market area. In 2021, there were 149,700 residents living in the City, a 3.8% increase since 2020. Over the last 10 years the City's population grew at an average annual rate of 2.3% per year (Figure 5). Approximately 174,200 people were living in the market area, as of 2021. This was a 3.2% increase from 2020. The population of the market area has grown at an average rate of 2.1% per year since 2010.



Figure 5: Annual Population Growth in the Phoenix MSA, City of Surprise and Market Area



Source: Arizona Office of Economic Opportunity

Those living in the market area are relatively younger than those in Surprise and the Phoenix MSA. In 2021, the median age of those living in the market area was 32.4 years old. This compares to the median age of 38.3 years for residents living in Surprise and 36.4 for the Phoenix MSA as a whole.

In 2021, 25.3% of those above the age of 25 and living in the market area reported having earned at least a bachelor's degree. This compares to 29.6% of those in Surprise and 32.7% of those in the Phoenix MSA as a whole.

The market area had a higher labor force participation rate than both the Phoenix MSA and City of Surprise as of 2021 (i.e., 67.7%, 64.8%, and 58.0%, in the market area, Phoenix MSA, and City, respectively). Households in the market area reported earning a median income of nearly \$77,500. This was higher than the median household income reported in the Phoenix MSA (\$68,700) and slightly under the household income reported in Surprise (\$78,800) in 2021.

Those living in the market area represent an excellent foundation for future residents upon which the City of Surprise can continue to grow. They are relatively young, have a high work ethic and have a large earning potential. The City of Surprise would benefit from more of these types of residents as well as high income individuals locating to the City. However, a lack of housing supply, rising housing costs, and a lack of diverse housing products may hinder the City's ability to attract new residents and therefore, limit future growth.

Additional characteristics of the Phoenix MSA, City of Surprise and market area are found in Table 2 below.



Table 2: General Demographics of the Phoenix MSA, City of Surprise, and Market Area - 2021

	Phoenix MSA		Surprise		Market Area	
	Est.	Percent	Est.	Percent	Est.	Percent
Total Population	4,946,547	-	149,710	-	174,154	-
Age						
Median Age	36.4	-	38.3	-	32.4	-
Under 5 years	331,419	6.7%	10,929	7.3%	12,887	7.4%
5 to 24 years	1,310,835	26.5%	38,026	25.4%	47,196	27.1%
25 to 59 years	2,225,946	45.0%	61,531	41.1%	77,150	44.3%
60 to 85+ years	1,078,347	21.8%	39,224	26.2%	36,921	21.2%
Educational Attainment						
Population 25 years and over	1,028,882	-	29,343	-	17,929	-
No High School Diploma	120,379	11.7%	2,171	7.4%	1,811	10.1%
High School Graduate (includes equivalency)	232,527	22.6%	7,365	25.1%	4,590	25.6%
Some College, No Degree	248,989	24.2%	8,187	27.9%	5,110	28.5%
Bachelor's Degree	214,007	20.8%	5,751	19.6%	3,012	16.8%
Graduate or Professional Degree	122,437	11.9%	2,934	10.0%	1,524	8.5%
Household Income						
Total Households	1,821,300	-	52,815	-	55,370	-
Median Household Income (dollars)	\$68,676	-	\$78,829	-	\$77,492	-
Less than \$10,000 to \$49,999	639,276	35.1%	15,158	28.7%	15,061	27.2%
\$50,000 to \$200,000 +	1,182,024	64.9%	37,657	71.3%	40,309	72.8%
Employment by Industry (of those living in the selected area)						
Civilian employed population 16 years and over*	2,263,600		60,810		81,161	
Agriculture & Mining	2,933	0.1%	220	0.4%	353	0.4%
Construction	140,500	6.2%	4,352	7.2%	5,635	6.9%
Manufacturing	141,000	6.2%	3,370	5.5%	4,676	5.8%
Wholesale Trade	86,500	3.8%	1,478	2.4%	2,034	2.5%
Retail Trade	253,500	11.2%	8,860	14.6%	11,215	13.8%
Transportation/Warehousing/Utilities	118,100	5.2%	3,569	5.9%	5,823	7.2%
Financial Activities	214,200	9.5%	6,705	11.0%	9,122	11.2%
Professional and Business Services	377,333	16.7%	6,349	10.4%	8,141	10.0%
Education and Health Services	350,833	15.5%	14,622	24.0%	19,212	23.7%
Leisure and Hospitality	225,733	10.0%	3,941	6.5%	5,090	6.3%
Labor Force Participation Rate	-	64.8%	-	58.0%	-	67.7%
Housing and Occupancy						
Total Occupied Housing Units	1,821,300	-	52,815		55,370	
Owner Occupied Housing Units	1,208,219	66.3%	42,822	81.1%	41,986	75.8%
Renter Occupied Housing Units	613,081	33.7%	9,993	18.9%	13,384	24.2%
Units in Structure (2020)						
Single-family	1,454,843	70.4%	53,815	87.6%	54,026	86.8%
Multi-family	476,688	23.1%	4,403	7.2%	4,770	7.7%
Mobile Home	131,418	6.4%	3,016	4.9%	3,276	5.3%

*Percentages may not sum to 100.

Source: U.S. Census Bureau, American Community Survey 2020 5-year estimates; U.S. Bureau of Labor Statistics; Esri; Rounds Consulting Group, Inc.



Market Analysis Summary

Residential Housing Market Conditions

The strong employment and population growth throughout the Phoenix MSA have increased the demand for housing faster than the supply. This imbalance has caused home prices to sharply rise.

As of August 2022, the median sales price for a home in the market area increased by 11.5% from a year ago to \$446,000. This compares to the median price of a home in Surprise which grew by 12.9% from a year ago to \$453,100. Overall, home prices in the Phoenix MSA grew by 12.9% over the last year, according to The Cromford Report.

Since 2011, home prices in the market area have increased at an average annual rate of 14.6%. This compared to an average annual growth of 13.9% in the Phoenix MSA and 12.9% in Surprise over the same time frame.

The market forces influencing the recent rapid rise in home prices originate back to the Great Recession of 2008 and were exacerbated by the Covid-19 recession. The housing crisis of 2008 resulted in developers nearly halting the construction of new homes for a prolonged period.

The Phoenix MSA economy was thriving in 2019 and going into 2020, which resulted in an influx of people moving to the area in search of job opportunities and a relatively affordable cost of living. Consequently, housing inventory shortages began to drive home prices up rapidly.

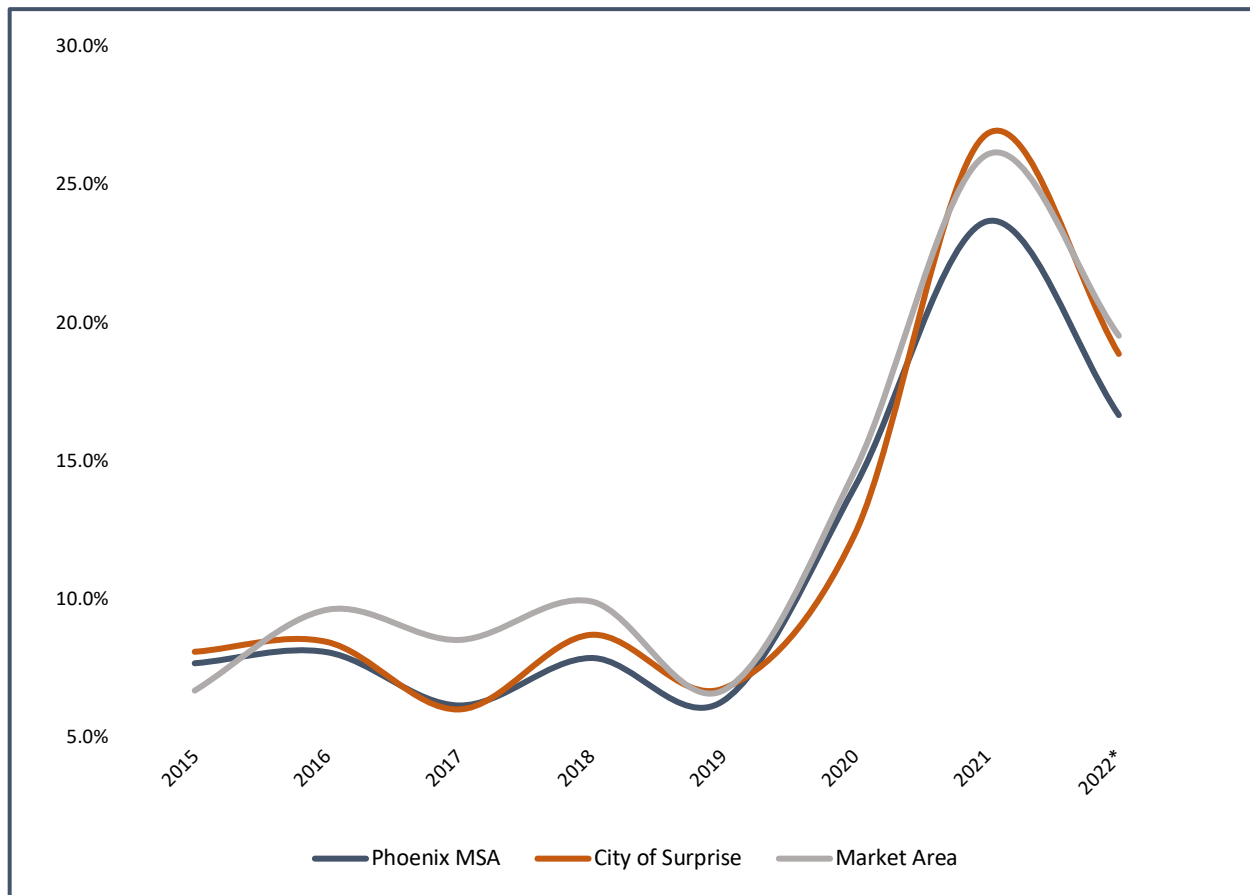
During the Covid-19 recession, lower income households were disproportionately affected. The majority of the job losses were individuals earning less than \$60,000 a year. But high-income earners fared well. During this time and post-2020, the federal government overreacted with excessive stimulus programs and kept interest rates at a historically low level for far too long.

The combination of low interest rates and excessive stimulus spending put further pressure on housing prices as high-income individuals and potential homebuyers that were waiting for the right market conditions seized on the opportunity to buy starter homes, trade-up homes, investment properties, and/or second homes.

This unique circumstance has raised the cost of housing to levels that many cannot afford. New housing products of all types (e.g., starter homes, trade-up homes, multi-family, etc.) are necessary to mitigate affordability issues and alleviate housing shortages.



Figure 6: Annual Change in Median Sale Price for the Phoenix MSA, City of Surprise and Market Area



*Through August 2022
Source: The Cromford Report

As mentioned, the sharp increase of home prices in recent years has prevented many would-be homebuyers from entering the market, forcing them to seek alternative housing options. This includes those living in the market area, who, despite their relatively young age, are earning above average incomes.

For example, as of August 2022, The Cromford Report estimates that the median sale price for a home in the market area was \$446,000 and according to the National Association of Homebuilders (NAHB), a household in the market area would need to be earning in excess of \$100,000 annually to afford a home at the median sale price.¹ This was well above the 2021 household income reported in the market area.

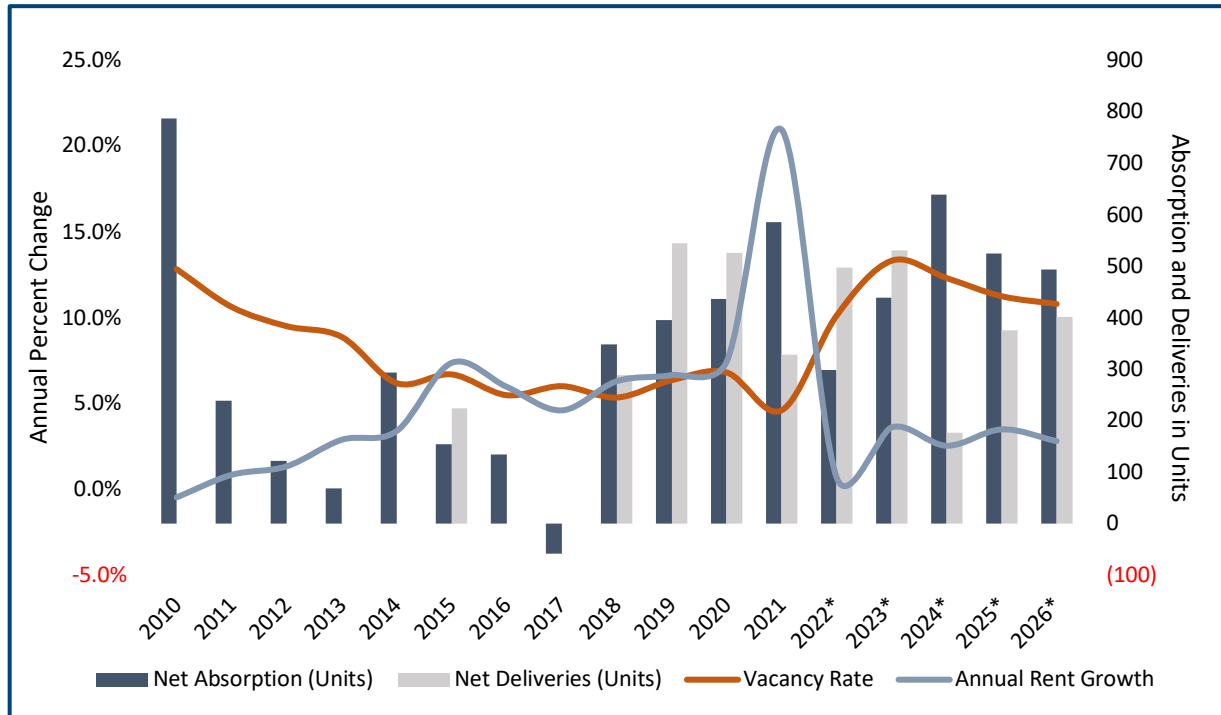
As a result, would-be homebuyers have shifted away from homeownership to rental homes, increasing the demand for multi-family housing. Figure 7 displays the supply and demand for multi-family housing in the market area. Demand is indicated by the annual change in rental rates, vacancy rates and net absorption. Supply is indicated by units delivered. Rising rental rates and below average vacancy rates, even as the supply of units increases, is an indication of persistent demand.

¹ Based on the NAHB standard that the total mortgage sum (including principal amount, interest, property tax, homeowners' property insurance, and private mortgage insurance premium) be no more than 28% of gross monthly income. Calculation assumes a 10% down payment, 30-year mortgage rate of 5.29% (the average national rate at the time of calculation).



Over the previous 12 months (as of October 2022), CoStar estimates that approximately 1,100 multi-family units have been delivered to the market area, but 1,900 units were absorbed, meaning that demand outpaced supply. As a result, rental rates increased by 17.0% to nearly \$1,500 per month over the since 2021.

Figure 7: Supply and Demand of Multi-Family Housing in the Market Area



*Projected values
Source: CoStar

The robust demand for multi-family housing is expected to continue over the coming years. There are over 1,700 units under construction in the market area, as of October 2022. CoStar estimates that all these units will be delivered in the next 2 years and that even as the supply increases, vacancy rates will remain stable through 2026.

Population projections indicate that in the next 10 years, the population in the market area will increase at an average rate of 2.1% per year and add nearly 41,000 residents to the area. These new residents will generate additional tax revenues, support local development, and generate economic activity. In order to provide housing for these residents, an additional 13,100 housing units will be needed over the next 10 years, or approximately 1,300 units per year.

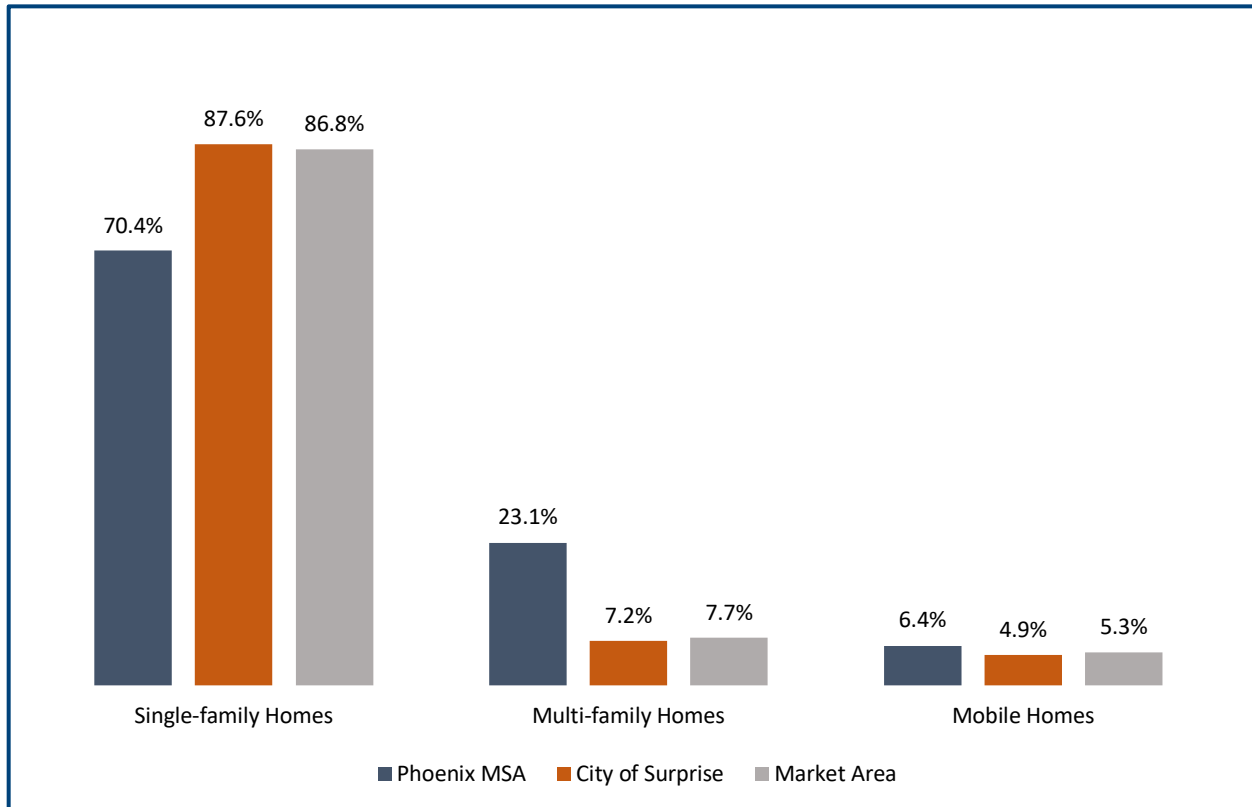
As the population in the market area continues to grow, the City will need to increase the supply of single-family homes, diversify the housing products in the area, and enhance the availability of multi-family housing in order to meet the growing demand. If the City does not address the housing shortages, population growth in the City may be limited and affordability issues will persist. Potential residents may choose to locate outside the City where there are more housing options.

In 2021, it was estimated that 87.6% of the homes in the City and 86.8% of the homes in the market area were single-family homes. This is a higher concentration than the overall Phoenix MSA, in which 70.4% of



the homes were single-family. However, the rapid escalation of home prices, which is causing housing affordability issues, can be mitigated by adding additional single-family homes and other housing product types like multi-family homes.

Figure 8: 2021 Share of Homes in the Phoenix MSA, City of Surprise and Market Area by Type



Source: U.S. Census Bureau; Esri

Commercial Real Estate Market Conditions

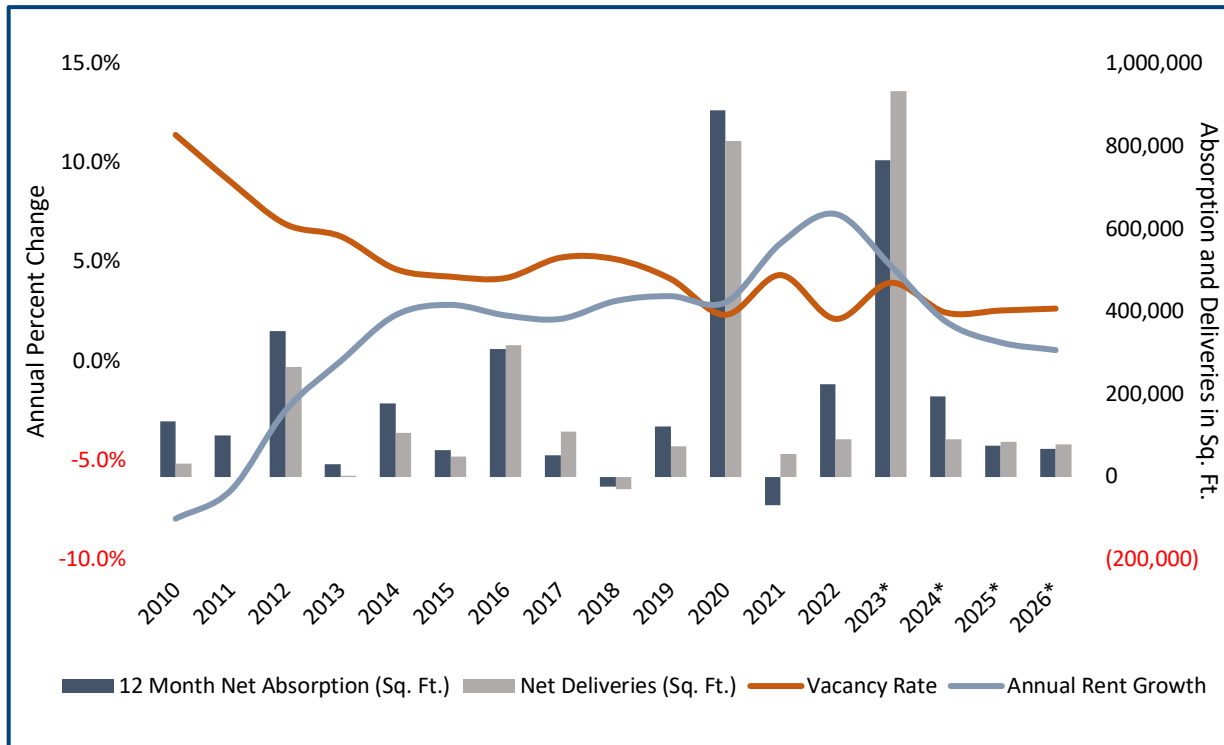
As of the third quarter of 2022, there was approximately 1.0M square feet of commercial real estate is being built within the market area. As of October 2022, rental rates grew by 7.4% over the last 12 months to \$22.72 per sq. ft., which exceeded the average price of the overall Phoenix MSA. Vacancies expected to remain relatively stable through 2026 (Figure 9).

By providing additional housing supply and diverse housing options, the proposed project will add new residents and increase the household spending in the area which will increase the demand for local businesses (e.g., retail, grocery stores, gas stations, shopping centers, restaurants, etc.). This will help the market to absorb the new inventory.

Additionally, the new residents will enhance local business development by providing local businesses with a durable workforce. The additional workforce living in the area will advance economic and business development efforts by attracting new businesses to the area since businesses locate where they can easily recruit new employees.

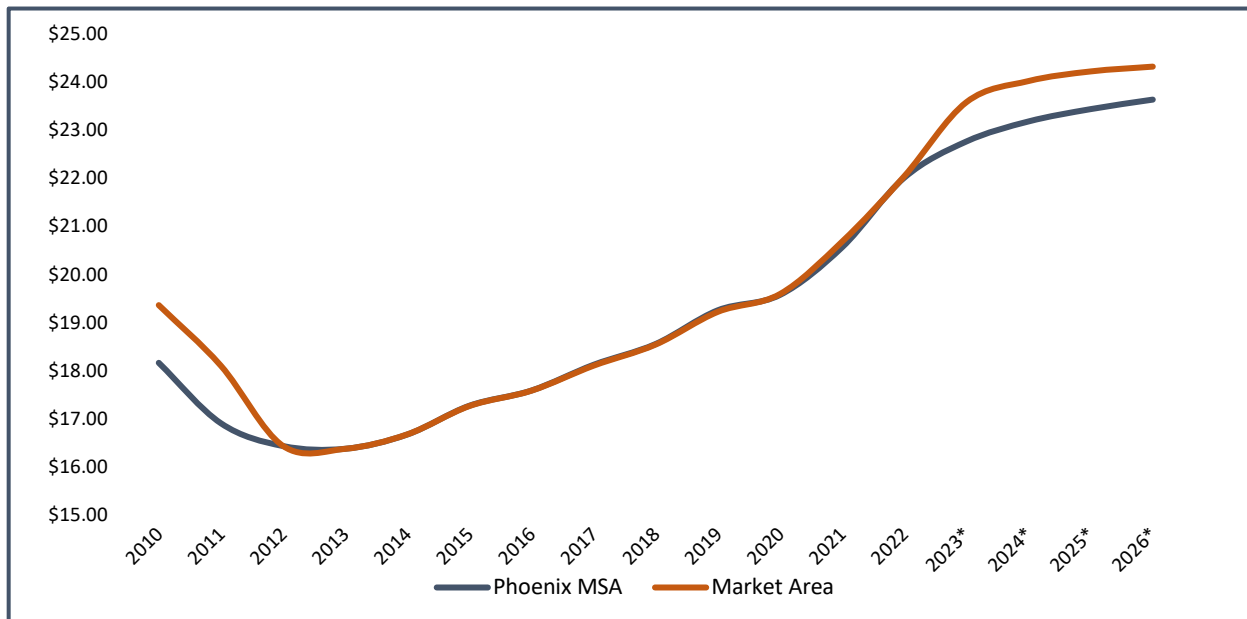


Figure 9: Supply and Demand of Commercial Real Estate in the Market Area



*Projected values
Source: CoStar

Figure 10: Average Annual Commercial Rental Rate per Sq. Ft. in the Phoenix MSA and Market Area



*Projected Values
Source: CoStar



Current Zoning & Benefits of Rezoning

The proposed project will require the rezoning of approximately 75 acres of land in the Sycamore Farms PAD. Approximately 16 acres of institutionally zoned land and approximately 59 acres of commercially zoned land would be rezoned to residential (MDR/MHDR/MHDR-2/HDR).

In total, the Sycamore Farms PAD will contain approximately 3,800 residential housing units and over 800,000 sq. ft. of commercial space (estimated based on preliminary estimates and the available acreage).

Employment growth throughout the market area will help drive demand for residential and commercial real estate in the coming decade. The Maricopa Association of Governments (“MAG”) estimated that employment in the market area will grow by 46.9% and add over 19,000 jobs over the next 10 years. Of these 19,000 additional jobs, over 2,600 will require commercially zoned land similar to what is being proposed for rezoning.

For context on how much land is needed for this growth to occur, consider the following. According to the MAG, a total of 1.7M sq. ft. of commercial building space is required to accommodate 2,600 jobs. In order to properly support the 1.7M sq. ft. of building space with the appropriate amount of parking, infrastructure, utilities, etc., a total of 5.8M sq. ft. (133.2 acres) of land is required.

An analysis of the current and future zoning and land use designations of the market area indicated that there was an excess of 54.3M sq. ft. (1,243.4 acres) of vacant land within a 2-mile radius of the Sycamore Farms PAD that is either currently zoned for commercial use, assigned a future commercial designation, or is currently vacant or undeveloped.

This is enough land to accommodate nearly 24,400 jobs. If it is assumed that employment in the area continues to grow at the same pace (i.e., 2,600 jobs that require commercial and are added every 10 years), there is sufficient land for the next 90+ years of growth. *Note: A similar estimate for the supply of land in the City (instead of the market area) is presented on page 21.*

In other words, under the most extreme circumstances in which all the projected jobs were to locate within a 2-mile radius of the Sycamore Farms PAD, there would still be sufficient land to accommodate these jobs, even with the rezoning.

If rezoned, the entire project will produce significant benefits for Surprise and the surrounding area. An economic and fiscal impact model was developed to quantify these benefits. In the short term, the construction of the proposed projects will support 11,150 jobs, generate \$595.8M in labor income, and generate \$1.6B in economic activity (Table 3).

Construction will also generate one-time tax revenues for the City. Over the long term, the day-to-day operations of the commercial developments and economic activity generated by the future residents will produce a more lasting impact.

During construction, revenues are generated from sales taxes levied on construction expenditures and as the construction workers purchase local goods and services. One-time construction activities will generate a total of \$98.5M in state and local revenues. These include the \$28.7M in tax revenues generated for the



City of Surprise from construction sales taxes, other sales taxes, and State Shared Revenues. The construction tax revenue impact is summarized in Table 4.

Once construction is complete and residents have occupied the new homes, ongoing annual revenues related to property taxes, lease taxes, sales taxes on local goods and services, and personal income taxes, among others, will be generated. In total, the annual tax revenue impact is equal to \$19.0M in additional state and local tax revenues (Table 6). In total, the City of Surprise will collect \$5.2M in additional tax revenues each year.

Table 3: Economic Impacts of Construction Activities			
Category	Economic Output ¹⁾	Jobs ²⁾	Labor Income ³⁾
Direct	\$899,328,600	6,690	\$357,524,400
Indirect	\$275,439,300	1,400	\$90,623,800
Induced	\$457,063,600	3,060	\$147,655,700
Total	\$1,631,831,500	11,150	\$595,804,000

1) Total value of goods and services produced in the region.

2) Number of full-time equivalent jobs (FTE).

3) Total wages received by the jobs generated.

Note: In 2022 dollars. May not sum to total due to rounding.

Source: IMPLAN; Rounds Consulting Group, Inc.

Table 4: Total Construction Tax Revenue Impact by Category				
Category	State of Arizona	Maricopa County	City of Surprise	Total
Construction Sales Tax ¹⁾	\$30,835,100	\$4,406,700	\$22,618,200	\$57,860,000
Sales Taxes ²⁾	\$7,193,000	\$1,021,100	\$3,937,900	\$12,152,000
State Shared Revenues ³⁾	-	\$4,135,200	\$394,100	\$4,529,300
Other Taxes ⁴⁾	\$19,984,200	\$2,273,900	\$1,713,800	\$23,971,900
Total	\$58,012,300	\$11,836,900	\$28,664,000	\$98,513,200

1) Sales taxes levied on construction expenditures.

2) Sales taxes levied on retail purchases, residential utility use, and food/beverage purchases.

3) State Shared Revenues include the state income taxes, sales taxes, and other tax monies distributed to counties and cities based on their population.

4) The other category includes state personal income taxes, state unemployment insurance taxes, and taxes and fees levied on motor fuel, vehicle registrations, etc.

Note: In 2022 dollars. May not sum to total due to rounding.

Source: IMPLAN; Rounds Consulting Group, Inc.

Table 5: Economic Impacts of Day-to-Day Annual Activity			
Category	Economic Output ¹⁾	Jobs ²⁾	Labor Income ³⁾
Direct	\$211,940,300	2,533	\$98,148,200
Indirect	\$80,648,200	505	\$24,482,400
Induced	\$124,971,200	837	\$40,372,700
Total	\$417,559,700	3,874	\$163,003,200

1) Total value of goods and services produced in the region.

2) Number of full-time equivalent jobs (FTE).

3) Total wages received by the jobs generated.

Note: In 2022 dollars. May not sum to total due to rounding.

Source: IMPLAN; Rounds Consulting Group, Inc.



Table 6: Annual Ongoing Activities Tax Revenue Impact by Category

Category	State of Arizona	Maricopa County	City of Surprise	Total
Sales Taxes ¹⁾	\$2,447,800	\$350,200	\$1,337,700	\$4,135,700
Lease Taxes ²⁾	-	\$304,200	\$1,338,200	\$1,642,400
Property Taxes ³⁾	-	\$2,904,700	\$2,327,000	\$5,231,700
State Shared Revenues ⁴⁾	-	\$2,259,200	\$150,300	\$2,409,500
Other Taxes ⁵⁾	\$5,573,200	-	-	\$5,573,200
Total	\$8,021,000	\$5,818,300	\$5,153,200	\$18,992,500

1) Sales taxes levied on retail purchases, residential utility use, and food/beverage purchases.

2) Lease taxes levied on residential monthly leases.

3) Property taxes imposed on real property.

4) State Shared Revenues include the state income taxes, sales taxes, and other tax monies distributed to counties and cities based on their population.

5) The other category includes state personal income taxes, state unemployment insurance taxes, and taxes and fees levied on motor fuel, vehicle registrations, etc.

Note: In 2022 dollars. May not sum to total due to rounding.

Source: IMPLAN; Rounds Consulting Group, Inc.

The potential retail space in Surprise proper, which is essentially the main part of the city, and not the broader market area that includes portions of both Glendale and Surprise should also be considered.

The analysis of the area revealed that there is around 15.7 million square feet of potential retail space in the vicinity of the proposed project within Surprise proper. According to CoStar, Surprise is underweighted in terms of retail space at 42.4 square feet per person, compared to the Phoenix metro's average of 48.1 square feet per person, indicating that the City would need an additional 1.0 million square feet of retail space to match its peer cities. Subtracting this from the undeveloped commercial designated land reveals there is still over 14.7 million square feet of land designed for retail use within Surprise proper.

On average, the City has developed approximately 200,000 square feet of retail space each year, meaning that there is around 70+ years' worth of retail designated land in the immediate area.

Additionally, the calculation excludes the fact that as development progresses northwest, additional retail will follow the new population, increasing the number of years' worth of commercial land volume.

Furthermore, commercial space is included in the current development proposal and a significant number of acres are designated for commercial use just south of Surprise, further reducing the quantity of retail that is in demand in the main part of Surprise.

Overall, if the proposed development proceeds as designed, there would still exist 45+ years of retail development potential in the immediate area.



Conclusions & Recommendations

Supply and demand imbalances in the housing market (as a result of the recent influx of new residents to the state, inflation, and the recent low interest rate levels, among others) have led to rapid increases in the cost of housing at all levels. Affordability issues will be exacerbated, and economic growth will be hindered if housing availability is not improved.

Enhancing residential development at the Sycamore Farms PAD will directly address the most pressing needs of the area, among which is the lack of housing options of all types (i.e., single-family homes, starter homes, trade-up homes, multi-family homes, etc.). The proposed developments will attract new residents that will bring additional economic activity, support business development, and provide a foundation upon which the City can continue to grow.

Conversely, if the issue is not addressed, the housing shortage may limit the population growth of the City as many would-be residents and renters will locate outside the City, in areas with more housing availability.

Additionally, the rezoning of approximately 16 acres of institutionally zoned land and approximately 59 acres of commercially zoned land is not likely to hinder the potential for commercial and retail growth. There is a sufficient amount of vacant and undeveloped commercial land within a 2-mile radius of the Sycamore Farms PAD to accommodate the projected employment growth for next decade and beyond.

Furthermore, the mix of those most likely to locate to the Site will provide the area with a sustained and durable workforce. This is critical for business attraction as companies will not locate to areas where they will face employee recruitment concerns like long commutes due to limited housing options. This means that the proposed developments will support further economic and business development in the area.

RCG recommends that the proposed sites be rezoned to address the limited housing options in Surprise and in the market area. Increasing the diversity and supply of housing in the area will address the most pressing needs of the area. The proposed developments will not only provide housing options for those living and working in the area, but also attract new residents and businesses to the area. Furthermore, increasing the area's housing and commercial supply will also generate additional tax revenues that can be used to enhance public services, infrastructure, and economic development efforts.



Appendix: Detailed Market Statistics

Multi-Family Market – Phoenix MSA					
Quarter	Inventory Units	Vacancy Rate	Unit Asking Rental Rate	Units Under Construction	Units Delivered
2013 Q3	282,443	7.8%	\$901	7,076	600
2013 Q4	282,862	7.8%	\$905	7,972	419
2014 Q1	284,190	7.4%	\$911	7,865	1,328
2014 Q2	286,693	7.8%	\$918	8,197	2,503
2014 Q3	288,061	7.5%	\$927	8,158	1,325
2014 Q4	289,528	7.7%	\$937	8,632	1,510
2015 Q1	290,945	6.9%	\$952	8,373	1,417
2015 Q2	292,192	7.2%	\$967	8,140	1,247
2015 Q3	293,354	7.1%	\$982	7,848	1,162
2015 Q4	295,965	7.4%	\$992	6,714	2,611
2016 Q1	296,548	7.2%	\$1,010	8,973	583
2016 Q2	297,769	7.4%	\$1,020	8,897	1,221
2016 Q3	299,674	7.3%	\$1,031	9,470	1,905
2016 Q4	300,848	7.3%	\$1,037	10,038	1,174
2017 Q1	301,578	6.6%	\$1,053	11,166	730
2017 Q2	303,197	7.0%	\$1,064	13,328	1,619
2017 Q3	306,020	7.3%	\$1,073	12,904	2,823
2017 Q4	307,240	7.1%	\$1,084	14,980	1,220
2018 Q1	310,108	6.8%	\$1,102	14,217	2,868
2018 Q2	311,500	6.6%	\$1,123	14,158	1,392
2018 Q3	313,520	6.4%	\$1,140	14,586	2,020
2018 Q4	315,691	6.5%	\$1,154	13,533	2,171
2019 Q1	316,778	6.2%	\$1,181	16,192	1,087
2019 Q2	318,852	6.3%	\$1,199	17,880	2,074
2019 Q3	320,364	6.2%	\$1,214	17,524	1,512
2019 Q4	324,749	6.6%	\$1,230	15,286	4,385
2020 Q1	327,322	6.8%	\$1,235	17,551	2,573
2020 Q2	329,516	7.0%	\$1,244	20,416	2,194
2020 Q3	331,033	6.2%	\$1,270	22,368	1,517
2020 Q4	333,238	6.0%	\$1,296	23,000	2,205
2021 Q1	335,891	5.3%	\$1,349	25,038	2,653
2021 Q2	339,985	5.1%	\$1,464	25,093	4,094
2021 Q3	342,131	5.0%	\$1,542	29,262	2,146
2021 Q4	344,853	5.8%	\$1,568	30,903	2,722
2022 Q1	348,538	6.5%	\$1,594	31,011	3,685
2022 Q2	352,614	7.6%	\$1,611	30,644	4,076
2022 Q3	355,825	8.1%	\$1,586	28,897	3,211

Source: CoStar



Multi-Family Market – Market Area					
Quarter	Inventory Units	Vacancy Rate	Unit Asking Rental Rate	Units Under Construction	Units Delivered
2013 Q1	10,843	8.6%	\$794	-	-
2013 Q2	10,843	8.3%	\$803	-	-
2013 Q3	10,843	7.8%	\$808	-	-
2013 Q4	10,843	8.9%	\$812	-	-
2014 Q1	10,843	7.6%	\$815	-	-
2014 Q2	10,843	7.1%	\$818	-	-
2014 Q3	10,843	6.5%	\$828	-	-
2014 Q4	10,843	6.2%	\$840	224	-
2015 Q1	10,843	5.6%	\$855	224	-
2015 Q2	10,843	5.7%	\$872	224	-
2015 Q3	10,843	6.3%	\$888	224	-
2015 Q4	11,067	6.7%	\$902	-	224
2016 Q1	11,067	6.3%	\$922	-	-
2016 Q2	11,067	6.0%	\$931	-	-
2016 Q3	11,067	5.5%	\$950	-	-
2016 Q4	11,067	5.5%	\$955	-	-
2017 Q1	11,067	4.5%	\$967	469	-
2017 Q2	11,067	5.0%	\$977	622	-
2017 Q3	11,067	5.7%	\$991	622	-
2017 Q4	11,067	6.0%	\$999	622	-
2018 Q1	11,356	6.7%	\$1,016	460	289
2018 Q2	11,356	5.5%	\$1,040	460	-
2018 Q3	11,356	5.6%	\$1,044	677	-
2018 Q4	11,356	5.3%	\$1,062	884	-
2019 Q1	11,356	5.3%	\$1,075	884	-
2019 Q2	11,689	6.8%	\$1,103	551	333
2019 Q3	11,601	6.0%	\$1,119	551	-
2019 Q4	11,901	6.4%	\$1,133	646	300
2020 Q1	11,935	6.2%	\$1,138	801	34
2020 Q2	11,935	5.2%	\$1,159	1,528	-
2020 Q3	11,935	4.4%	\$1,197	1,528	-
2020 Q4	12,427	6.8%	\$1,217	1,613	492
2021 Q1	12,427	4.1%	\$1,268	1,764	-
2021 Q2	12,755	4.5%	\$1,372	1,436	328
2021 Q3	12,755	4.4%	\$1,447	1,814	-
2021 Q4	12,755	4.6%	\$1,473	2,453	-
2022 Q1	13,252	7.8%	\$1,507	1,956	497
2022 Q2	13,584	9.8%	\$1,530	1,744	332
2022 Q3	13,869	10.3%	\$1,483	1,651	285

Source: CoStar



Retail Market – Phoenix MSA					
Quarter	Inventory (Sq. ft.)	Vacancy Rate	Gross Rental Rate	Sq. ft. Under Construction	Sq. ft. Delivered
2013 Q1	225,250,093	10.5%	\$13.94	803,293	323,465
2013 Q2	225,693,899	10.4%	\$13.90	707,578	526,721
2013 Q3	225,748,332	10.0%	\$13.72	955,733	148,915
2013 Q4	226,187,291	10.0%	\$13.61	654,125	546,632
2014 Q1	226,100,447	10.1%	\$13.60	680,983	236,466
2014 Q2	226,109,236	9.8%	\$13.66	1,004,730	268,561
2014 Q3	226,294,266	9.5%	\$13.63	1,098,555	205,094
2014 Q4	226,421,020	9.1%	\$13.54	931,046	406,580
2015 Q1	226,651,970	9.1%	\$13.48	951,949	461,962
2015 Q2	226,822,526	8.8%	\$13.60	1,139,159	316,611
2015 Q3	227,117,517	8.5%	\$14.04	1,168,519	473,259
2015 Q4	227,373,093	8.3%	\$13.89	1,506,006	322,065
2016 Q1	227,509,110	8.1%	\$14.06	2,064,291	382,889
2016 Q2	227,920,368	8.1%	\$14.27	2,236,856	522,912
2016 Q3	228,745,843	8.1%	\$14.31	1,851,989	967,537
2016 Q4	229,123,328	7.8%	\$14.20	1,886,081	638,636
2017 Q1	229,977,126	8.0%	\$14.29	1,733,958	757,268
2017 Q2	230,724,946	7.9%	\$15.03	1,315,725	781,780
2017 Q3	231,019,920	7.7%	\$14.77	1,339,717	372,923
2017 Q4	231,670,768	7.2%	\$14.75	1,243,408	723,648
2018 Q1	231,973,620	6.9%	\$14.76	1,250,560	450,348
2018 Q2	232,331,935	6.8%	\$15.12	1,208,167	386,889
2018 Q3	232,794,425	6.6%	\$15.21	1,151,176	493,594
2018 Q4	233,129,735	7.0%	\$15.37	957,785	384,367
2019 Q1	233,181,182	6.9%	\$15.47	1,911,218	339,781
2019 Q2	233,516,901	6.9%	\$15.58	1,963,374	372,339
2019 Q3	233,766,502	6.9%	\$15.73	2,069,875	341,095
2019 Q4	234,148,919	6.8%	\$15.92	2,755,016	479,393
2020 Q1	235,345,040	6.9%	\$16.03	1,742,086	1,254,608
2020 Q2	235,447,361	7.1%	\$15.71	1,583,515	291,578
2020 Q3	235,886,282	7.4%	\$15.68	1,441,664	531,056
2020 Q4	236,600,944	7.5%	\$15.80	989,602	717,758
2021 Q1	236,834,422	7.4%	\$15.81	1,182,888	395,156
2021 Q2	237,144,277	7.7%	\$16.01	1,085,727	418,887
2021 Q3	235,995,205	6.8%	\$16.00	1,514,194	247,691
2021 Q4	236,330,947	6.5%	\$16.35	1,516,863	367,118
2022 Q1	236,806,764	6.1%	\$16.67	1,991,637	512,891
2022 Q2	236,995,030	5.7%	\$16.67	1,819,167	436,958
2022 Q3	237,192,388	5.5%	\$16.76	2,215,603	197,358

Source: CoStar



Retail Market – Market Area					
Quarter	Inventory (Sq. ft.)	Vacancy Rate	Gross Rental Rate	Sq. ft. Under Construction	Sq. ft. Delivered
2013 Q1	4,587,373	6.4%	\$16.45	-	3,309
2013 Q2	4,587,373	6.4%	\$16.47	-	-
2013 Q3	4,587,373	6.4%	\$16.40	6,300	-
2013 Q4	4,587,373	6.3%	\$16.72	6,300	-
2014 Q1	4,593,673	6.4%	\$16.37	81,809	6,300
2014 Q2	4,593,673	6.4%	\$16.55	94,649	-
2014 Q3	4,598,775	6.1%	\$16.40	99,993	5,102
2014 Q4	4,694,181	4.6%	\$16.62	19,469	95,406
2015 Q1	4,698,768	4.7%	\$16.48	14,882	4,587
2015 Q2	4,713,650	4.3%	\$16.83	25,000	14,882
2015 Q3	4,713,650	3.9%	\$16.84	80,928	-
2015 Q4	4,743,612	4.3%	\$16.44	215,738	29,962
2016 Q1	4,794,578	4.9%	\$16.64	265,719	50,966
2016 Q2	4,835,350	5.6%	\$16.99	269,790	40,772
2016 Q3	4,975,711	4.6%	\$17.73	168,029	140,361
2016 Q4	5,063,347	4.2%	\$17.81	90,978	87,636
2017 Q1	5,096,800	4.9%	\$18.06	67,408	33,453
2017 Q2	5,154,325	4.5%	\$15.77	19,733	57,525
2017 Q3	5,164,208	4.5%	\$15.81	15,660	9,883
2017 Q4	5,174,058	5.2%	\$12.35	5,810	9,850
2018 Q1	5,130,229	4.6%	\$15.64	4,500	5,810
2018 Q2	5,130,229	5.7%	\$15.78	19,100	-
2018 Q3	5,130,229	5.4%	\$15.94	25,304	-
2018 Q4	5,144,829	5.1%	\$15.07	17,641	14,600
2019 Q1	5,162,470	5.2%	\$17.89	602,853	17,641
2019 Q2	5,162,470	4.0%	\$17.23	635,039	-
2019 Q3	5,178,496	4.1%	\$16.97	662,476	16,026
2019 Q4	5,219,222	4.2%	\$20.31	804,656	40,726
2020 Q1	5,848,830	4.0%	\$21.55	177,048	629,608
2020 Q2	5,869,460	2.8%	\$22.01	161,818	20,630
2020 Q3	6,023,878	2.9%	\$21.46	50,959	154,418
2020 Q4	6,031,278	2.3%	\$23.55	45,857	7,400
2021 Q1	6,070,037	2.1%	\$23.39	19,385	38,759
2021 Q2	6,077,135	3.7%	\$21.11	29,287	7,098
2021 Q3	6,086,902	4.3%	\$20.98	94,625	9,767
2021 Q4	6,086,902	4.3%	\$20.48	149,121	-
2022 Q1	6,097,642	3.1%	\$21.48	943,503	12,280
2022 Q2	6,152,841	3.2%	\$21.41	892,183	55,199
2022 Q3	6,178,322	2.2%	\$22.72	929,992	25,481

Source: CoStar



Appendix: Impact Model Methodology

Economic and fiscal impact models are an effective way to demonstrate regional implications of a particular project, policy, business, development, or other activities in a given area. The study area can range from a single neighborhood or city to an entire state or country. Typically, the level of effects resulting from the activity is estimated in terms of output, labor income, employment, and tax revenues.

RCG developed an economic and fiscal impact model to analyze the effects resulting from the residential and commercial development at the Sycamore Farms PAD. The RCG proprietary model employs an input-output model methodology commonly used by economists to determine impacts. This method was used to estimate the “multiplier” or “ripple” effects caused by the activities being analyzed. The activity was then converted into tax revenues in each of the relevant categories.

Economic Impact Methodology

An economic impact model provides a quantifiable method to estimate the economic activity of a particular activity in a given area. Impacts can be used to measure existing activity and to measure potential expansions/contractions of an area’s economy resulting from changes in economic activity. Typically, the level of economic effects resulting from the activity is estimated in terms of *output*, *labor income*, and *employment*. These are defined as:

- *Output* captures the broader level of economic activity or the total value of goods and services produced in the region, similar to how statistics like gross domestic product (GDP) capture economic volume in individual states and across the country.
- *Labor income*, a component of output, represents employee-earned income and wages. The labor income component is used to measure the total change in income throughout the economy due to economic or business activity.
- *Employment* is the total number of full-time (or equivalent) jobs created in the economy on an annualized basis.

The economic effects occurring as a direct consequence of the initial activity create additional activity in the regional economy. This relationship is known as the “multiplier” or “ripple” effect. The basis for multiplier effects is the interdependencies between industries, how one industry impacts other sectors, and the cycle of spending and re-spending within the regional economy.

An input-output model is used to generate these multipliers. These multipliers quantify relationships among industries and estimate the extent that the area being analyzed can capture sales, labor income, and the job impacts within the region.

Input-output models measure impacts based on their source. *Direct* effects are the result of the initial activity being analyzed. The multiplier effects, or secondary effects, are measured as either *indirect* or *induced*. These are defined as:



- *Direct effects, or impacts*, measure business activity at an individual site or the initial change in the economy attributed to the development under consideration.
- *Indirect impacts* capture additional output, labor income, and employment changes generated as a result of increased demand in the industries which supply services or products to the direct business or development under consideration.
- *Induced impacts* capture additional output, labor income, and employment changes generated as a result of increased spending in the local economy made by the households of both the direct and indirect employees.

A commonly used input-output model used to generate economic multipliers is IMPLAN (short for “impact analysis for planning”). Originally developed by the U.S. Forest Service in the 1970s, the responsibility for developing IMPLAN data sets shifted to the University of Minnesota as demand grew for regional models. Now, IMPLAN runs as a private organization and is the leading provider of nationwide economic impact data and analytical software.

The RCG custom economic impact model employs this input-output model methodology and uses Arizona-specific IMPLAN multipliers.

Fiscal Impact Methodology

Fiscal impact models provide estimates for the government revenues that are generated by a particular project, policy, business, development, or activity in a given area. Typically, fiscal impacts examine revenues that are likely to result from a project or activity and are determined by the study area’s tax structure. In general, the types of government taxes analyzed include sales taxes, excise taxes, lease taxes, income taxes, and property taxes. The type of activities subject to these taxes include payrolls, retail sales, utility use, leases, and construction, to name a few.

Fiscal impacts are categorized similar to economic impacts and are broken down at the direct, indirect, and induced levels in which they are created. In general, direct revenues can be estimated by definable sources such as sales taxes generated by taxable business expenditures and direct employees’ retail purchases. Indirect and induced revenues are generated by the wages, residency, and spending of those indirect and induced employees who are supported by the direct economic activity.

The RCG fiscal impact model employs this methodology. The model was designed to produce revenue information for the state and local governments.

The data and assumptions used in this report are subject to marginal uncertainty and variation. Therefore, actual impacts may vary, and some impacts may not materialize due to unanticipated events and changing circumstances. However, RCG has made extensive efforts to confirm the accuracy of the information contained in this analysis.



Date: 3/1/2023

Ms. Stephanie Watney
Withey Morris, PLC
2525 E Arizona Biltmore Circle, Ste A-212
Phoenix, AZ 85016

Re: Sycamore Farms 5th PAD Amendment

Ms. Watney - This letter will serve as official comments regarding the 5th PAD Amendment for Sycamore Farms. Regarding the capacity of DUSD schools to serve, we are ready to welcome the new students this amendment and development will bring to the district. The existing developer donation agreement in place applies to parcels 1B and 16; with a \$400 per apartment unit voluntary donation. This addresses the cumulative effects of the 5th PAD amendment sufficiently and no other agreement is requested.

The district has discussed the proposal including traffic, access, school capacities, and busing. We have no objections to the PAD amendment. In our discussions you noted citizen comment on access to parcel 11B. This included concerns about bus access and bus stop locations near Jenan Dr. The district doesn't have any concerns about bus access and stop changes from the amendment. Access at parcel 11B looks reasonable. While we cannot make bus stop location decisions before the projects are complete, we don't expect any significant challenges. We do expect that all students can maintain bus service in the area after the projects are complete, consistent with our standard practices and walk to bus stop distances.

Please share this letter with any regulatory body as needed to document DUSD has no objections. Thank you for reaching out and collaborating with the district.

Sincerely,

Kevin Shipman, AICP, GISP
Planning Administrator
Dysart Unified School District
p: 623 876 7976
a: 15802 N Parkview Place, Surprise, AZ 85374

Power in the Preparation...Excellence in the Journey...Success for a Lifetime...
Governing Board: Chrystal Chaffin, Dawn Densmore, Jennifer Drake, Jo Grant, Christine A.K. Pritchard

ORDINANCE # 2023-11

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A MAJOR PLANNED AREA DEVELOPMENT (PAD) AMENDMENT TO THE SYCAMORE FARMS PAD TO REVISE THE LAND USE PLAN, DEVELOPMENT STANDARDS, AND DWELLING UNIT COUNTS FOR THE AREA GENERALLY BOUNDED BY CACTUS ROAD, SARIVAL AVENUE, PEORIA AVENUE, AND COTTON LANE.

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed;

WHEREAS, the subject site is located generally bounded by Cactus Road, Sarival Avenue, Peoria Avenue, and Cotton Lane, and is legally described in the attached ***Exhibit A*** and depicted in the attached ***Exhibit B***;

WHEREAS, the subject site is zoned Sycamore Farms PAD pursuant to PAD03-153 approved on July 22, 2004;

WHEREAS, the proposed use of the subject site requires modification of the applicable zoning regulations;

WHEREAS, this PAD amendment is in harmony with the purposes and intent of the Sycamore Farms PAD, the zoning ordinance, and the Surprise General Plan; and

WHEREAS, on April 6, 2023, the Planning and Zoning Commission recommended approval of the subject Sycamore Farms PAD amendment only as it pertains to Parcels 11A and 11B, as identified in the PAD Amendment document entitled "Sycamore Farms Planned Area Development 5th Amendment," prepared by Withey Morris, PLC and dated March 3, 2023.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. *Major PAD Amendment.* The "Sycamore Farms PAD" is herewith amended to reflect all of the proposed development changes to Parcels 1, 6, 11A, 11B, and 16, subject to the following stipulations:

- a. Development and use of the site shall be consistent with the PAD Amendment document entitled "Sycamore Farms Planned Area Development 5th Amendment," prepared by Withey Morris, PLC and dated March 3, 2023.

- b. The required landscape setback for Parcel 11B, adjacent to Parcel 12, shall be a minimum 45 feet. Within the landscape setback adjacent to Parcel 12, enhanced landscaping shall be provided, including tree plantings as follows:
 - a. Minimum 2-inch caliper (50% of required trees)
 - b. Minimum 3-inch caliper (50% of required trees)
 - c. Tree spacing 25-feet on center or in equivalent groupings
- c. Building height for Parcel 11B shall be limited to a maximum of three stories; and, any three story structures shall be set back a minimum of 100 feet from the property line adjacent to Parcel 12.
- d. Parcel 11B shall be limited to a maximum density of 380 units.
- e. A single, 6-foot-wide concrete pedestrian trail shall be provided within Parcel 11B to provide a north/south connection from the residential subdivisions south of Parcel 11B to the northern property line between Parcel 11B and Parcel 11A (the "Pedestrian Trail").
- f. The developer shall design and construct a traffic signal at the intersection of Jenan Drive and Sarival Avenue.
- g. A right-in/right-out driveway, centered between Jenan and the commercial driveway to the north shall be provided from Parcel 11B to Sarival Avenue, with final placement and design to be approved by the City of Surprise Transportation Department.
- h. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

Section 2. *Codification.* This Ordinance is not of a general nature and shall not be codified.

Section 3. *Repeal of Conflicting Ordinances.* All ordinances or parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed, upon the effective date of this Ordinance.

Section 4. *Severability.* If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 5. *Effective Date.* This ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED this _____ day of _____ 2023.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

LEGAL DESCRIPTION FOR PROPERTY

EXHIBIT "A"
SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 WEST DESCRIPTION

SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 24, BEING MARKED BY A BRASS CAP
FLUSH, FROM WHICH A BRASS CAP IN HANDHOLE, MARKING THE NORTH QUARTER CORNER OF
SAID SECTION 24, BEARS SOUTH 89 DEGREES 55 MINUTES 32 SECONDS EAST, 2627.83 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 32 SECONDS EAST, ALONG THE NORTH LINE OF THE
NORTHWEST QUARTER OF SAID SECTION 24, 2627.83 FEET TO A BRASS CAP IN HANDHOLE,
MARKING THE NORTH QUARTER CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID NORTH LINE, SOUTH 89 DEGREES 55 MINUTES 47 SECONDS EAST,
ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, 2627.02 FEET TO A
BRASS CAP IN HANDHOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 08 MINUTES 05 SECONDS WEST,
ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, 2637.85 FEET TO A
BRASS CAP IN HANDHOLE, MARKING THE EAST QUARTER CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID EAST LINE, SOUTH 00 DEGREES 07 MINUTES 00 SECONDS WEST,
ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, 2640.94 FEET TO
BRASS CAP FLUSH MARKING THE SOUTHEAST CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID EAST LINE, NORTH 89 DEGREES 55 MINUTES 23 SECONDS WEST,
ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, 2631.67 FEET TO A
BRASS CAP IN HANDHOLE, MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID SOUTH LINE, NORTH 89 DEGREES 58 MINUTES 57 SECONDS WEST,
ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, 2632.26 FEET TO
BRASS CAP IN HANDHOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 14 MINUTES 00 SECONDS EAST,
ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, 2641.41 FEET TO A
BRASS CAP FLUSH, MARKING THE WEST QUARTER CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID WEST LINE, NORTH 00 DEGREES 12 MINUTES 54 SECONDS EAST,
ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, 2639.70 FEET TO
SAID NORTHWEST CORNER AND THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 27,763,175 SQUARE FEET OR 637.3548 ACRES,
MORE OR LESS.



EXHIBIT BB: LEGAL DESCRIPTION

Page 61

EXHIBIT B

DEPICTION OF PROPERTY SUBJECT TO THE PAD AMENDMENT



**HUBBARD
ENGINEERING**

www.hubbardengineering.com

1201 S. Alma School Rd.
Suite 12000
Mesa, AZ 85210
Ph: 480.892.3313

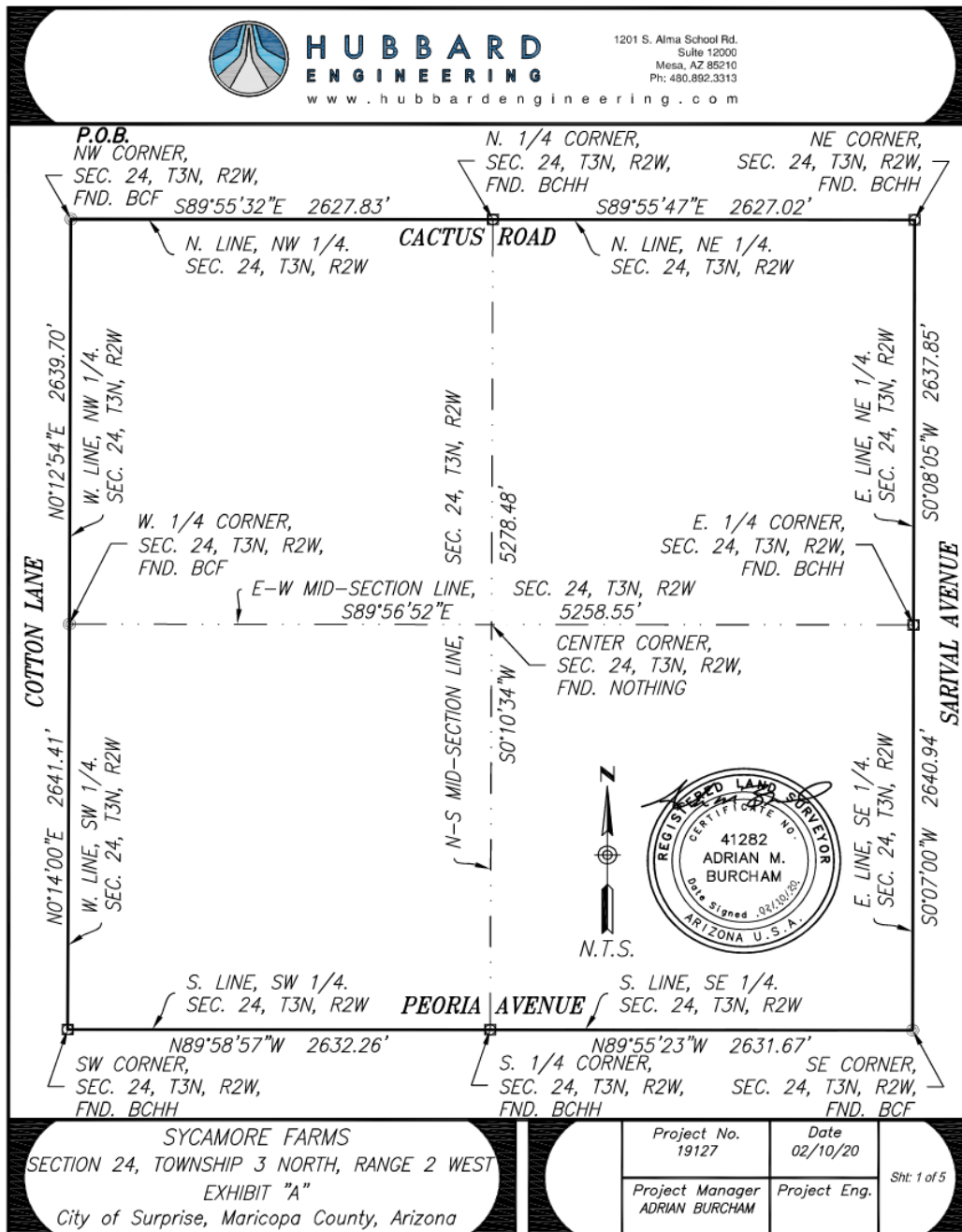
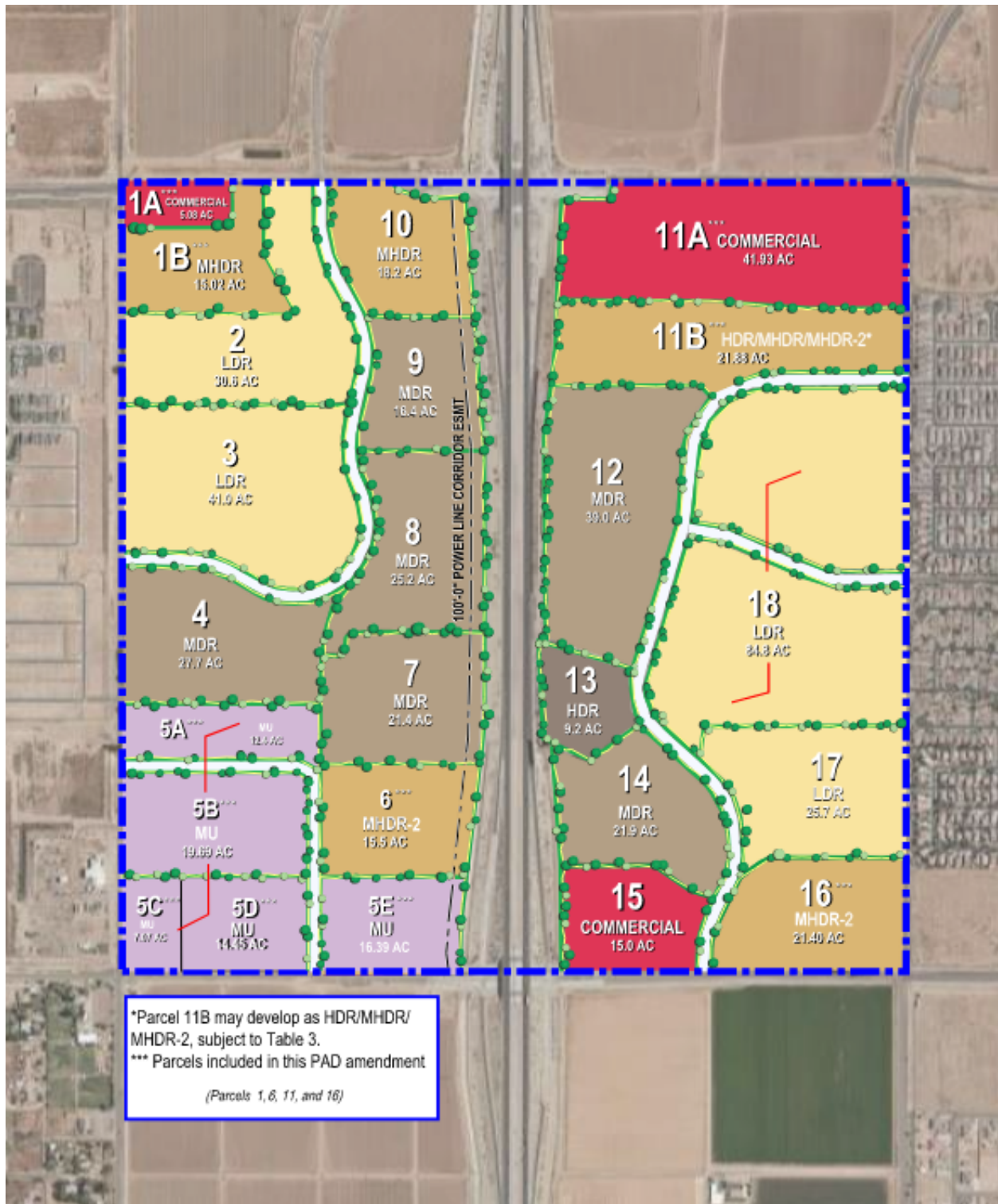


EXHIBIT BB: LEGAL DESCRIPTION, CONTINUED

Page 62

Ordinance No. 2023-11
RFLS # 8757
Rev 03/23



ORDINANCE # 2023-11

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A MAJOR PLANNED AREA DEVELOPMENT (PAD) AMENDMENT TO THE SYCAMORE FARMS PAD TO REVISE THE LAND USE PLAN, DEVELOPMENT STANDARDS, AND DWELLING UNIT COUNTS FOR THE AREA GENERALLY BOUNDED BY CACTUS ROAD, SARIVAL AVENUE, PEORIA AVENUE, AND COTTON LANE.

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed;

WHEREAS, the subject site is located generally bounded by Cactus Road, Sarival Avenue, Peoria Avenue, and Cotton Lane, and is legally described in the attached ***Exhibit A*** and depicted in the attached ***Exhibit B***;

WHEREAS, the subject site is zoned Sycamore Farms PAD pursuant to PAD03-153 approved on July 22, 2004;

WHEREAS, the proposed use of the subject site requires modification of the applicable zoning regulations;

WHEREAS, this PAD amendment is in harmony with the purposes and intent of the Sycamore Farms PAD, the zoning ordinance, and the Surprise General Plan; and

WHEREAS, on April 6, 2023, the Planning and Zoning Commission recommended approval of the subject Sycamore Farms PAD amendment only as it pertains to Parcels 11A and 11B, as identified in the PAD Amendment document entitled "Sycamore Farms Planned Area Development 5th Amendment," prepared by Withey Morris, PLC and dated March 3, 2023.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. *Major PAD Amendment.* The "Sycamore Farms PAD" is herewith amended to reflect the proposed development changes to only Parcels 11A and 11B, subject to the following stipulations, with Parcels 1, 6, and 16 remaining unchanged and as currently zoned:

- a. Development and use of the site shall be consistent with the PAD Amendment document entitled "Sycamore Farms Planned Area Development 5th Amendment," prepared by Withey Morris, PLC and dated March 3, 2023.

- b. The required landscape setback for Parcel 11B, adjacent to Parcel 12, shall be a minimum 45 feet. Within the landscape setback adjacent to Parcel 12, enhanced landscaping shall be provided, including tree plantings as follows:
 - a. Minimum 2-inch caliper (50% of required trees)
 - b. Minimum 3-inch caliper (50% of required trees)
 - c. Tree spacing 25-feet on center or in equivalent groupings
- c. Building height for Parcel 11B shall be limited to a maximum of three stories; and, any three story structures shall be set back a minimum of 100 feet from the property line adjacent to Parcel 12.
- d. Parcel 11B shall be limited to a maximum density of 380 units.
- e. A single, 6-foot-wide concrete pedestrian trail shall be provided within Parcel 11B to provide a north/south connection from the residential subdivisions south of Parcel 11B to the northern property line between Parcel 11B and Parcel 11A (the "Pedestrian Trail").
- f. The developer shall design and construct a traffic signal at the intersection of Jenan Drive and Sarival Avenue.
- g. A right-in/right-out driveway, centered between Jenan and the commercial driveway to the north shall be provided from Parcel 11B to Sarival Avenue, with final placement and design to be approved by the City of Surprise Transportation Department.
- h. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.
- i. The applicant shall submit a revised PAD amendment document reflecting the approved changes within thirty (30) days of approval. If the applicant does not submit said revised PAD amendment document within the specified time, this Ordinance shall be deemed null and void.

Section 2. *Codification.* This Ordinance is not of a general nature and shall not be codified.

Section 3. *Repeal of Conflicting Ordinances.* All ordinances or parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed, upon the effective date of this Ordinance.

Section 4. *Severability.* If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 5. *Effective Date.* This ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED this _____ day of _____ 2023.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A
LEGAL DESCRIPTION FOR PROPERTY

EXHIBIT "A"
SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 WEST DESCRIPTION

SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 24, BEING MARKED BY A BRASS CAP
FLUSH, FROM WHICH A BRASS CAP IN HANDHOLE, MARKING THE NORTH QUARTER CORNER OF
SAID SECTION 24, BEARS SOUTH 89 DEGREES 55 MINUTES 32 SECONDS EAST, 2627.83 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 32 SECONDS EAST, ALONG THE NORTH LINE OF THE
NORTHWEST QUARTER OF SAID SECTION 24, 2627.83 FEET TO A BRASS CAP IN HANDHOLE,
MARKING THE NORTH QUARTER CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID NORTH LINE, SOUTH 89 DEGREES 55 MINUTES 47 SECONDS EAST,
ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, 2627.02 FEET TO A
BRASS CAP IN HANDHOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 08 MINUTES 05 SECONDS WEST,
ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, 2637.85 FEET TO A
BRASS CAP IN HANDHOLE, MARKING THE EAST QUARTER CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID EAST LINE, SOUTH 00 DEGREES 07 MINUTES 00 SECONDS WEST,
ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, 2640.94 FEET TO
BRASS CAP FLUSH MARKING THE SOUTHEAST CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID EAST LINE, NORTH 89 DEGREES 55 MINUTES 23 SECONDS WEST,
ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, 2631.67 FEET TO A
BRASS CAP IN HANDHOLE, MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID SOUTH LINE, NORTH 89 DEGREES 58 MINUTES 57 SECONDS WEST,
ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, 2632.26 FEET TO
BRASS CAP IN HANDHOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 14 MINUTES 00 SECONDS EAST,
ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, 2641.41 FEET TO A
BRASS CAP FLUSH, MARKING THE WEST QUARTER CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID WEST LINE, NORTH 00 DEGREES 12 MINUTES 54 SECONDS EAST,
ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, 2639.70 FEET TO
SAID NORTHWEST CORNER AND THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 27,763,175 SQUARE FEET OR 637.3548 ACRES,
MORE OR LESS.



EXHIBIT BB: LEGAL DESCRIPTION

Page 61

EXHIBIT B

DEPICTION OF PROPERTY SUBJECT TO THE PAD AMENDMENT



**HUBBARD
ENGINEERING**

www.hubbardengineering.com

1201 S. Alma School Rd.
Suite 12000
Mesa, AZ 85210
Ph: 480.892.3313

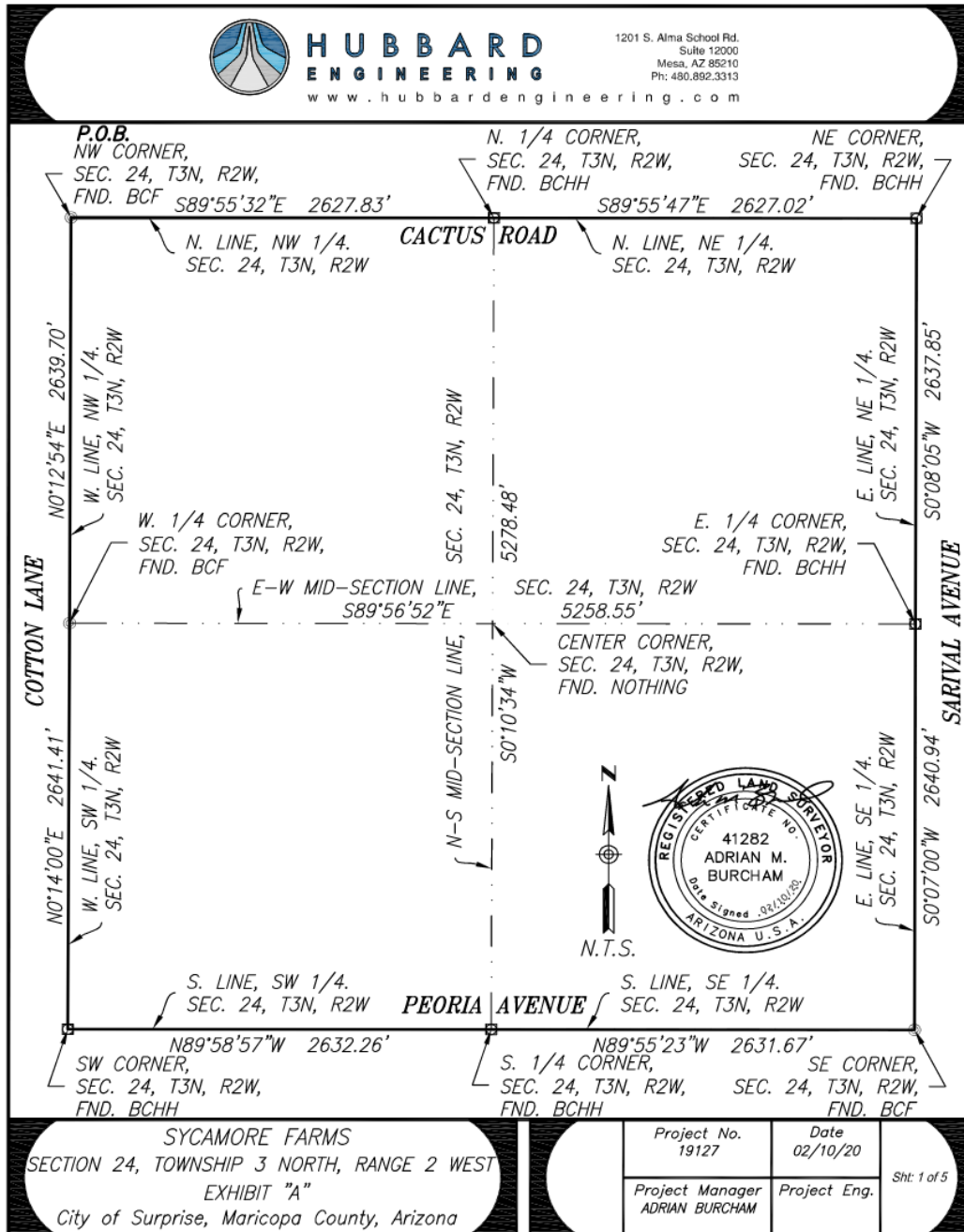


EXHIBIT BB: LEGAL DESCRIPTION, CONTINUED

Page 62

Ordinance No. 2023-11
RFLS # 8757
Rev 03/23



Ordinance No. 2023-11
RFLS # 8757
Rev 03/23



S U R P R I S E
A R I Z O N A

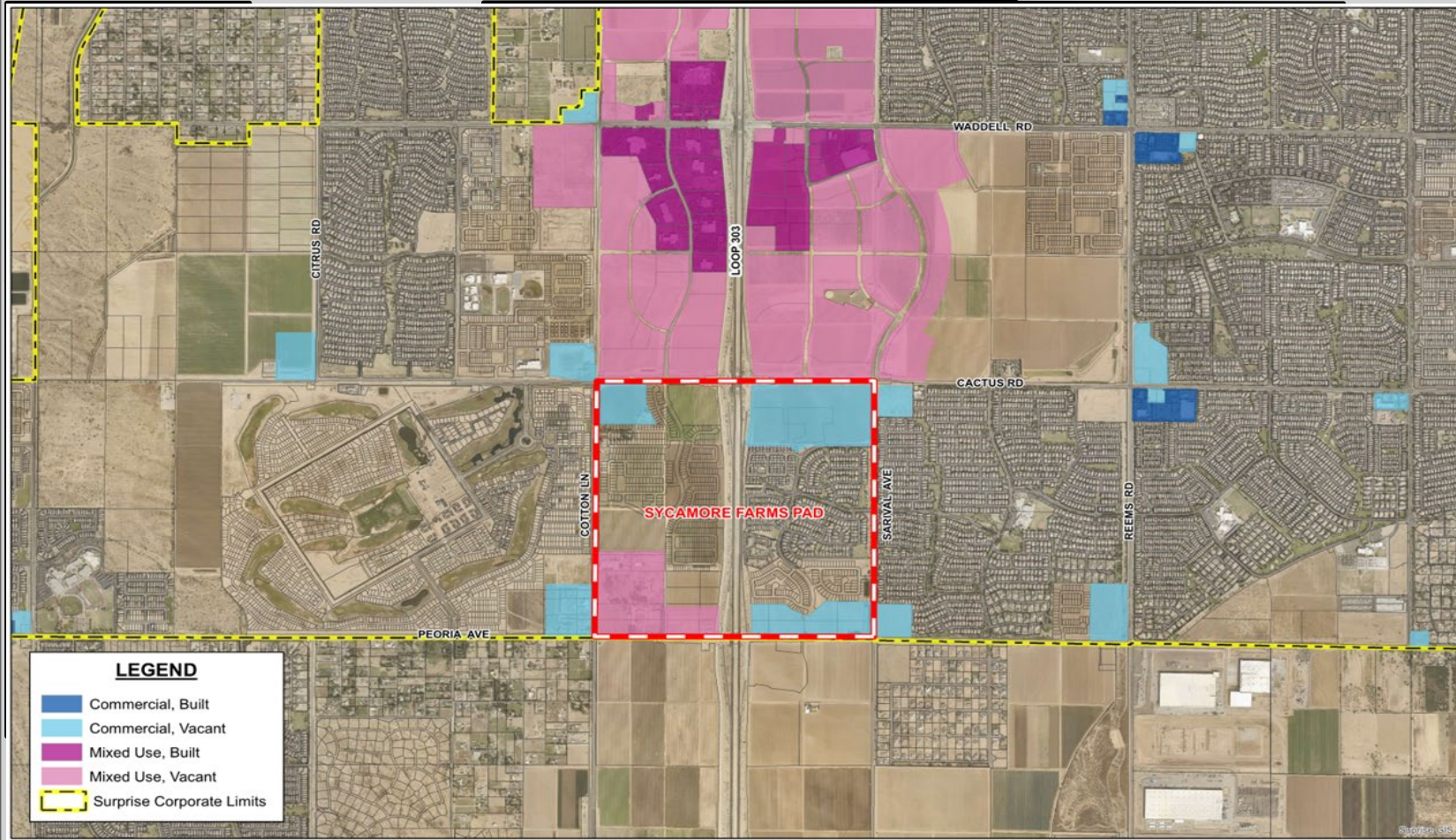
FS22-0866
Sycamore Farms
Major PAD Amendment

City Council
May 2, 2023



FS22-0866 VICINITY MAP

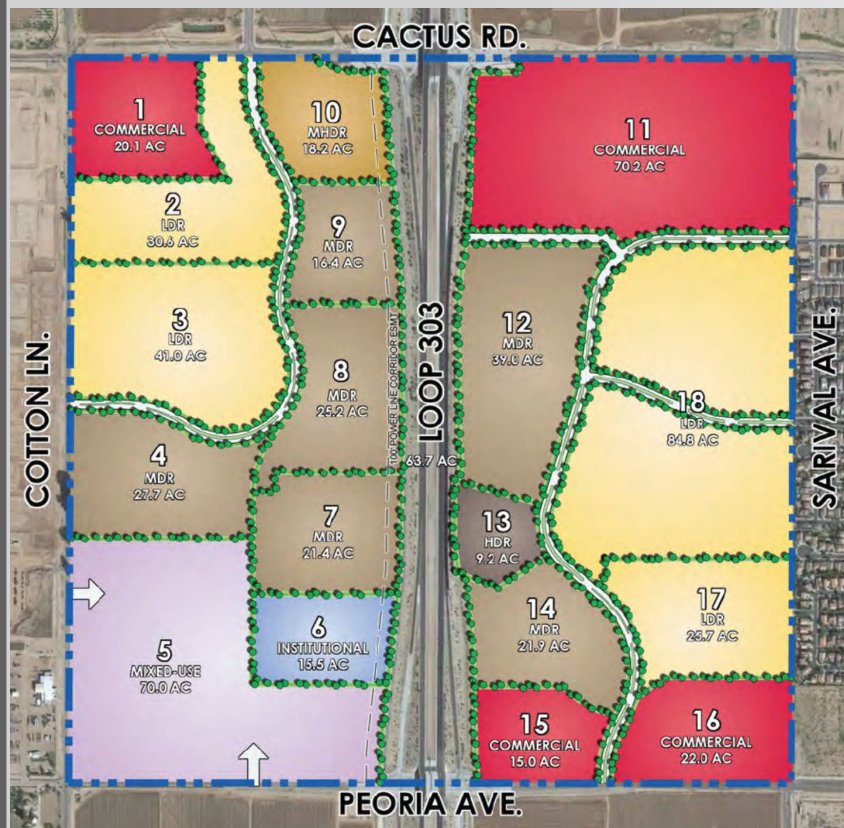




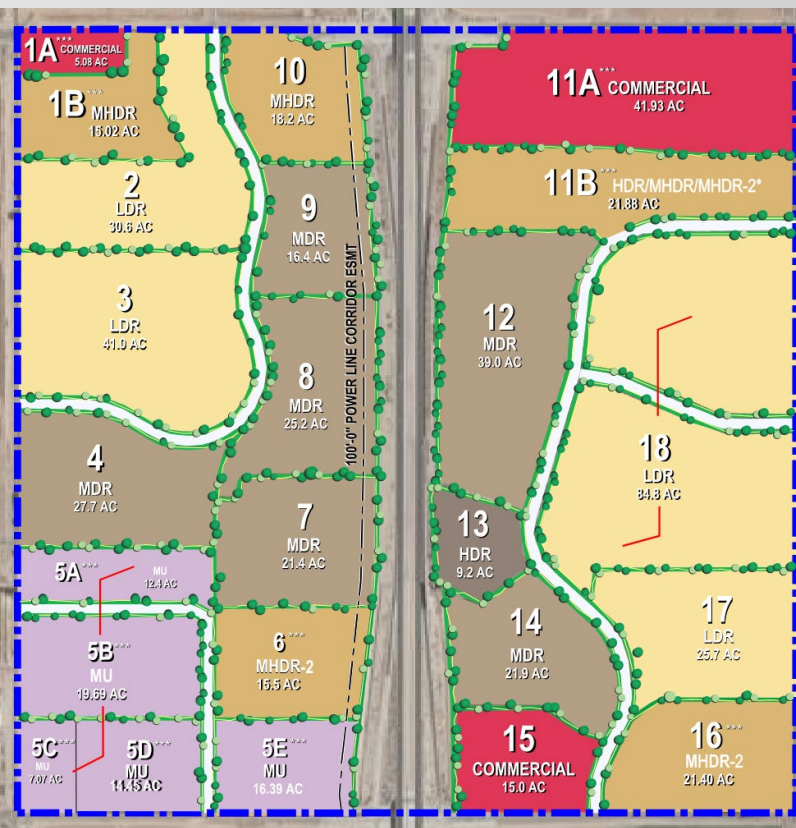
FS22-0866 – COMMERCIAL OVERVIEW

- 73.8 acres of commercial/institutional land to multi-family
 - Parcels 1, 6, 11 and 16
- Creation of MHDR-2
 - Build-for-rent development type
 - Parcels 6, 11B, and 16
 - Parcel 5 (Mixed-Use) will also allow this development type
- Recalculation of dwelling units and density
- Home Improvement Center use allowed by-right on Parcel 11A
 - Creation of associated development standards





Current



Proposed

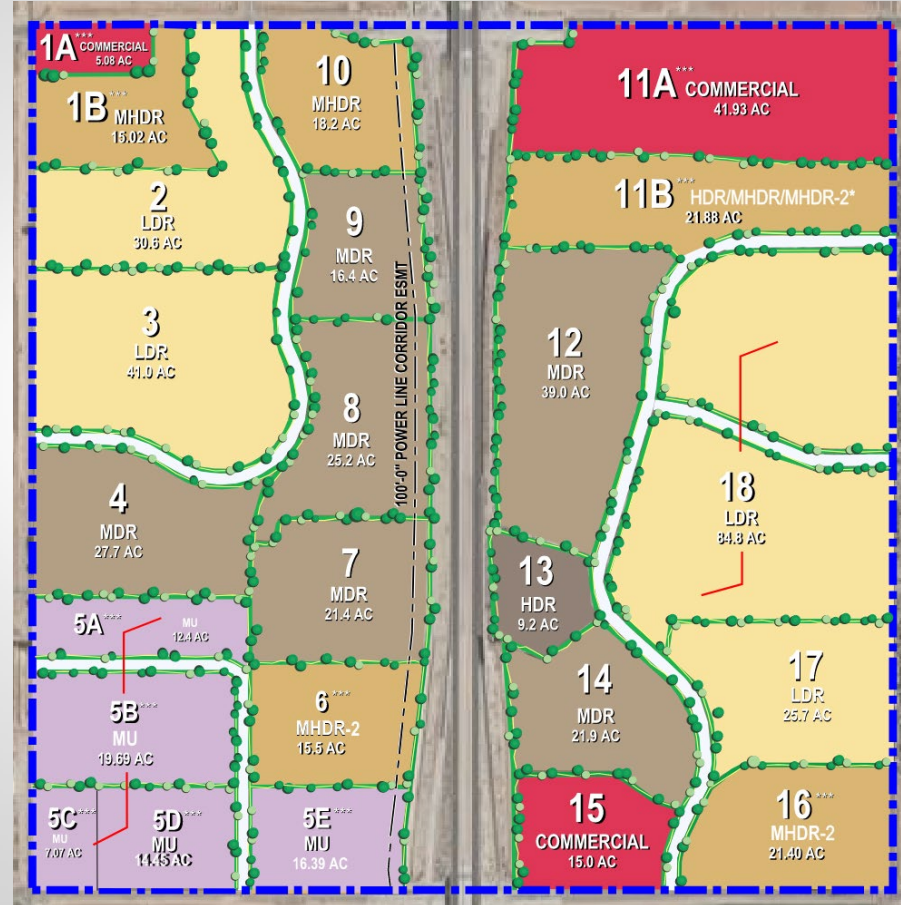
Parcel	Current	Proposed	
Parcel 1	20.1 ac commercial	5.08 ac commercial	15.02 ac multi-family
Parcel 11	70.2 ac commercial	41.93 ac commercial	21.88 ac multi-family
Parcel 16	22 ac commercial		22 ac multi-family
Parcel 6	15.5 ac institutional		15.5 ac multi-family

- Currently allowed (without mixed-use):
 - 2,161 dwelling units
- Proposed:
 - 2,681 dwelling units
- Increase of 520 dwelling units
- Mixed-use allowance remains at 1,120
- Total allowed units: 3,801
- 637.6 acres total
- 5.96 du/ac overall density



Per Parcel Breakdown

- Parcel 1B: 288 units
- Parcel 6: 128 units
- Parcel 11B: 400 units
- Parcel 16: 130 units



DENSITY & UNIT COUNTS



OUTREACH

Neighborhood Meetings:

- Virtual: December 5, 2022
 - 31 attendees
- In-Person: January 11, 2023
 - 40 attendees

Additional Outreach:

- Voluntary Follow-Up Meeting
- Door-to-door
- Phone calls

Questions/Comments

- Nature of developments
- Traffic/roadways
- Development timing
- Impacts to schools/bus stops
- Open space/amenities
- Public safety
- Building heights/privacy
- Density



RECOMMENDATION

The Planning & Zoning Commission recommended **approval** subject to stipulations 'a' through 'h', with exception to Parcels 1, 6 and 16, which shall remain unchanged and remain as they are currently adopted.

Note: Stipulations b-g have been proposed by the applicant to mitigate the concerns heard throughout their community outreach efforts.



STIPULATIONS

- a. Development and use of the site shall be consistent with the PAD Amendment document entitled “Sycamore Farms Planned Area Development 5th Amendment,” prepared by Withey Morris, PLC and dated March 3, 2023.
- b. The required landscape setback for Parcel 11B, adjacent to Parcel 12, shall be a minimum 45 feet. Within the landscape setback adjacent to Parcel 12, enhanced landscaping shall be provided, including tree plantings as follows:
 - 1. Minimum 2-inch caliper (50% of required trees)
 - 2. Minimum 3-inch caliper (50% of required trees)
 - 3. Tree spacing 25-feet on center or in equivalent groupings
- c. Building height for Parcel 11B shall be limited to a maximum of three stories; and, any three story structures shall be set back a minimum of 100 feet from the property line adjacent to Parcel 12.
- d. Parcel 11B shall be limited to a maximum density of 380 units.
- e. A single, 6-foot-wide concrete pedestrian trail shall be provided within Parcel 11B to provide a north/south connection from the residential subdivisions south of Parcel 11B to the northern property line between Parcel 11B and Parcel 11A (the “Pedestrian Trail”).
- f. The developer shall design and construct a traffic signal at the intersection of Jenan Drive and Sarival Avenue.



STIPULATIONS

- g. A right-in/right-out driveway, centered between Jenan and the commercial driveway to the north shall be provided from Parcel 11B to Sarival Avenue, with final placement and design to be approved by the City of Surprise Transportation Department.
- h. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You





CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: May 2, 2023

Contact Person: Andrea Davis, DIRECTOR -
FINANCE

Submitting Department: Finance

District: Citywide

Staff Recommendations: None

Consent: No

Regular: Yes

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to adoption of the tentative expenditure limitation budget for FY2024; directing publication of said tentative budget; and setting a public hearing for June 6, 2023, at 6:00pm at the City of Surprise Council Chambers, 16000 N. Civic Center Plaza, Surprise, Arizona; Resolution #2023-50.

Motion:

I move to approve Resolution #2023-50.

Background:

The adoption of the tentative budget is the first in a series of three actions by the Mayor and Council that will establish the FY2024 budget and property tax levy amount. The tentative budget sets the maximum expenditure limit for FY2024. After it is adopted, the total expenditures cannot be modified to a higher amount, but can be reduced. The budget forms that serve as Exhibit A to the resolution will be published twice prior to a public hearing and adoption of the final budget that is scheduled to occur on June 6th. The final step of the FY2024 budget process is adopting the property tax levy on June 20, 2023.

Objective Analysis:

This is the first formal step in the process of adopting and finalizing the FY2024 budget.

Policy Compliant:

This resolution is compliant with City and Council policy, as well as the requirements of Arizona state law.

Financial Impact:

Not applicable; however, items discussed may have an impact on future operations.

Budget Impact:

This action will set the maximum expenditure limit for FY2024. Revisions can be made to decrease, but not increase the total expenditure amount for the final budget.

FTE Impact:

Adoption of the tentative budget may increase the number of FTEs in the FY2024 budget.

ATTACHMENTS:

1. Res 2023-50_FY24 Tentative Budget_COS
 2. 01_State Forms
-

RESOLUTION # 2023-50

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, SETTING FORTH THE TENTATIVE BUDGET IN CONFORMANCE WITH THE EXPENDITURE LIMITATION FOR THE CITY OF SURPRISE FOR FISCAL YEAR 2024.

WHEREAS, pursuant to the provisions of the laws of the State of Arizona, the Mayor and Council of the City of Surprise is required to adopt a budget; and

WHEREAS, the City Manager has prepared and filed with the City Council the City Manager's tentative budget and estimates of expenses for the fiscal year beginning July 1, 2023 and ending June 30, 2024.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. That the statements and schedules attached hereto as Exhibit A and incorporated herein by reference are hereby adopted as the City's official tentative budget and estimates of expenses for the fiscal year beginning July 1, 2023, and ending June 30, 2024, in conformance with the expenditure limitation.

Section 2. That upon approval of the City Council a summary of such official tentative budget and estimates of expenses shall be published in the official City newspaper once a week for two consecutive weeks.

Section 3. That a public hearing shall be held beginning at or after 6:00 p.m. on June 6, 2023, at the Surprise City Council Chambers, 16000 N. Civic Center Plaza, Surprise, Arizona 85374, at which time any taxpayer may appear and be heard in favor of or against any proposed expenditure or tax levy.

Section 4. That in accordance with Section 42-17107, Arizona Revised Statutes, the Truth in Taxation notice shall be published twice in the Daily Independent or other newspaper of general circulation, the first publication at least fourteen but not more than twenty days before, and the second publication at least seven but not more than ten days before, the Truth in Taxation hearing, which shall be combined with the public hearing of June 6, 2023, beginning at or after 6:00 p.m. at the City of Surprise Council Chambers 16000 N Civic Center Plaza, Surprise, Arizona.

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this ____ day of _____, 2023.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT "A"

Fiscal Year 2024 Budget Statements and Schedules

CITY OF SURPRISE
Summary Schedule of Estimated Revenues and Expenditures/Expenses
Fiscal Year 2024

Fiscal Year	S c h	FUNDS								
		General Fund	Special Revenue Fund	Debt Service Fund	Capital Projects Fund	Permanent Fund	Enterprise Funds Available	Internal Service Funds	Total All Funds	
2023	Adopted/Adjusted Budgeted Expenditure/Expenses*	E 1	187,186,900	94,967,100	9,437,300	182,522,800	0	154,943,100	38,758,100	667,815,300
2023	Actual Expenditures/Expenses**	E 2	151,299,800	53,417,100	8,652,600	37,641,600	0	47,364,900	24,066,100	322,442,100
2024	Beginning Fund Balance/(Deficit) or Net Position/(Deficit) at July 1***	3	92,060,600	50,652,800	429,200	173,429,000	0	108,024,900	16,165,700	440,762,200
2024	Primary Property Tax Levy	B 4	11,789,000	0	0	0	0	0	0	11,789,000
2024	Secondary Property Tax Levy	B 5	0	2,660,100	6,026,000	0	0	0	0	8,686,100
2024	Estimated Revenues Other than Property Taxes	C 6	187,734,700	106,431,300	1,000	47,418,000	0	76,926,100	28,112,000	446,623,100
2024	Other Financing Sources	D 7	0	0	0	0	0	35,000,000	0	35,000,000
2024	Other Financing (Uses)	D 8	0	0	0	0	0	0	0	0
2024	Interfund Transfers In	D 9	8,309,400	11,771,300	3,436,300	42,446,800	0	47,209,200	0	113,173,000
2024	Interfund Transfers (Out)	D 10	(46,815,100)	(5,859,200)	0	(4,980,100)	0	(55,518,600)	0	(113,173,000)
2024	Line 11: Reduction for Fund Balance Reserved for Future Budget Year Expenditures									
LESS:	Maintained for Future Debt Retirement									
	Maintained Future Capital Projects	11								
	Maintained for Future Financial Stability									
2024	Total Financial Resources Available	12	253,078,600	165,656,300	9,892,500	258,313,700	0	211,641,600	44,277,700	942,860,400
2024	Budgeted Expenditures/Expenses	E 13	186,819,200	127,631,800	9,930,600	230,567,300	0	174,094,700	42,033,300	771,076,900

EXPENDITURE LIMITATION COMPARISON

	2023	2024
1 Budgeted expenditure/expenses	\$ 667,815,300	\$ 771,076,900
2 Add/subtract: estimated net reconciling items	0	0
3 Budgeted expenditures/expenses adjusted for reconciling items	667,815,300	771,076,900
4 Less: estimated exclusions	0	0
5 Amount subject to the expenditure limitation	\$ 667,815,300	\$ 771,076,900
6 EEC expenditure limitation	\$ 1,326,077,781	\$ 1,478,748,668

The city/town does not levy property taxes and does not have special assessment districts for which property taxes are levied. Therefore, Schedule B has been omitted.

- * Includes Expenditure/Expense Adjustments Approved in the current year from Schedule E.
 ** Includes actual amounts as of the date the proposed budget was prepared, adjusted for estimated activity for the remainder of the fiscal year.
 *** Amounts on this line represent Fund Balance/(Deficit) or Net Position/(Deficit) amounts except for nonspendable amounts (e.g., prepaids and inventories) or amounts legally or contractually required to be maintained intact (e.g., principal of a permanent fund).

City of Surprise
Tax levy and tax rate information
Fiscal year 2024

	<u>2023</u>	<u>2024</u>
1. Maximum allowable primary property tax levy. A.R.S. §42-17051(A)	\$ <u>12,226,762</u>	\$ <u>12,863,596</u>
2. Amount received from primary property taxation in the current year in excess of the sum of that year's maximum allowable primary property tax levy. A.R.S. §42-17102(A)(18)	\$ _____	
3. Property tax levy amounts		
A. Primary property taxes	\$ <u>10,873,200</u>	\$ <u>11,789,000</u>
Property tax judgment		
B. Secondary property taxes	<u>8,395,600</u>	<u>8,686,100</u>
Property tax judgment		
C. Total property tax levy amounts	\$ <u>19,268,800</u>	\$ <u>20,475,100</u>
4. Property taxes collected*		
A. Primary property taxes		
(1) Current year's levy	\$ <u>10,873,200</u>	
(2) Prior years' levies	<u>162,900</u>	
(3) Total primary property taxes	\$ <u>11,036,100</u>	
B. Secondary property taxes		
(1) Current year's levy	\$ <u>8,395,300</u>	
(2) Prior years' levies		
(3) Total secondary property taxes	\$ <u>8,395,300</u>	
C. Total property taxes collected	\$ <u>19,431,400</u>	
5. Property tax rates		
A. City/Town tax rate		
(1) Primary property tax rate	<u>0.7591</u>	<u>0.7591</u>
Property tax judgment		
(2) Secondary property tax rate	<u>0.3880</u>	<u>0.3880</u>
Property tax judgment		
(3) Total city/town tax rate	<u>1.1471</u>	<u>1.1471</u>
B. Special assessment district tax rates		
Secondary property tax rates—As of the date the proposed budget was prepared, the city/town was operating <u>134</u> special assessment districts for which secondary property taxes are levied. For information pertaining to these special assessment districts and their tax rates, please contact the city/town.		

* Includes actual property taxes collected as of the date the proposed budget was prepared, plus estimated property tax collections for the remainder of the fiscal year.

CITY OF SURPRISE
Revenues Other Than Property Taxes
Fiscal Year 2024

SOURCE OF REVENUES	ESTIMATED REVENUES 2023	ACTUAL REVENUES 2023*	ESTIMATED REVENUES 2024
GENERAL FUND			
Charges for Services			
City Clerk	\$ 210,300	\$ 200,200	\$ 209,300
City Court	1,190,400	843,000	885,200
Community Development	8,734,900	12,673,200	12,926,600
Economic Development	268,100	258,900	398,200
Finance	55,700	67,200	69,700
Fire - Medical	51,800	85,800	87,600
General Operations	257,600	257,600	266,600
Human Svcs and Comm Vitality	85,700	98,300	118,400
Parks and Recreation	2,028,000	2,423,800	3,491,200
Police	84,300	518,700	533,200
Public Works	2,053,500	6,388,500	6,934,000
	\$ 15,020,300	\$ 23,815,200	\$ 25,920,000
Franchise Fees & Licenses			
APS Franchise Revenue	\$ 3,077,100	\$ 3,585,600	\$ 3,624,800
Business License Revenue	419,000	450,000	486,400
Cable TV Franchise Revenue	1,046,600	1,085,600	1,096,500
Right-of-Way Telecom Fee	0	11,400	12,000
Sanitation Haulers License Rev	75,800	100,000	111,100
Southwest Gas Franchise Rev	353,900	501,500	582,400
Water Franchise Revenue	513,000	600,100	616,600
	\$ 5,485,400	\$ 6,334,200	\$ 6,529,800
Intergovernmental			
Auto Lieu Tax (VLT)-County	\$ 7,436,600	\$ 7,618,100	\$ 7,564,600
Non-Grant Intergovtl Rev-Local	220,900	257,000	319,900
Non-Grant Intergovtl Rev-State	0	100	100
Non-Grant Intergovtl Rev-County	75,000	0	0
State Fire Ins Premium Tax Rev	375,400	354,400	400,000
State Shared Income Tax Rev	27,628,800	28,301,800	34,471,800
State Shared Sales Tax Rev	20,489,400	22,357,900	25,658,900
	\$ 56,226,100	\$ 58,889,300	\$ 68,415,300
Local Sales Tax			
Bed Tax Revenue	\$ 281,600	\$ 332,800	\$ 351,900
Local Sales Tax Revenue	78,814,600	82,755,300	85,782,600
	\$ 79,096,200	\$ 83,088,100	\$ 86,134,500
Other			
	\$ 316,400	\$ 625,700	\$ 735,100
General Fund Total	\$ 156,144,400	\$ 172,752,500	\$ 187,734,700

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF SURPRISE
Revenues Other Than Property Taxes
Fiscal Year 2024

SOURCE OF REVENUES	ESTIMATED REVENUES 2023	ACTUAL REVENUES 2023*	ESTIMATED REVENUES 2024
SPECIAL REVENUE FUND			
Arizona Office of Tourism			
Non-Grant Intergovtl Rev-State	\$ 230,000	\$ 239,400	\$ 230,000
Charges for Services/Other	0	400	0
	\$ 230,000	\$ 239,800	\$ 230,000
Contingency			
Charges for Services/Other	\$ 25,000,000	\$ 25,000,000	\$ 51,345,600
	\$ 25,000,000	\$ 25,000,000	\$ 51,345,600
Donations			
Charges for Services/Other	\$ 157,900	\$ 101,000	\$ 235,300
	\$ 157,900	\$ 101,000	\$ 235,300
Grants			
Area Agency on Aging-Federal	\$ 14,700	\$ 55,200	\$ 0
County Grant Revenue	95,000	0	95,000
Federal Grant Revenue	19,725,600	6,207,500	25,726,600
State Grant Revenue	0	1,600	0
Charges for Services/Other	4,009,800	19,400	14,100
	\$ 23,845,100	\$ 6,283,700	\$ 25,835,700
Ground Ambulance Capital Fund			
Charges for Services/Other	\$ 3,100	\$ 3,100	\$ 3,100
	\$ 3,100	\$ 3,100	\$ 3,100
Ground Ambulance Service			
Charges for Services/Other	\$ 5,014,800	\$ 5,540,000	\$ 5,977,900
	\$ 5,014,800	\$ 5,540,000	\$ 5,977,900
Highway User Revenue			
Highway User Tax Revenue-State	\$ 11,355,200	\$ 11,631,900	\$ 12,213,500
Charges for Services/Other	9,800	81,500	9,800
	\$ 11,365,000	\$ 11,713,400	\$ 12,223,300
LTAF II/ALF			
State Shared Lottery Tax Rev	\$ 400,000	\$ 400,000	\$ 400,000
	\$ 400,000	\$ 400,000	\$ 400,000
Municipal Court Enhancement			
Charges for Services/Other	74,400	100,500	74,400
	\$ 74,400	\$ 100,500	\$ 74,400
Municipal Court FARE			
Non-Grant Intergovtl Rev-State	\$ 2,000	\$ 3,000	\$ 2,000
Charges for Services/Other	0	100	0
	\$ 2,000	\$ 3,100	\$ 2,000

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF SURPRISE
Revenues Other Than Property Taxes
Fiscal Year 2024

SOURCE OF REVENUES	ESTIMATED REVENUES 2023	ACTUAL REVENUES 2023*	ESTIMATED REVENUES 2024
Municipal Court JCEF			
Charges for Services/Other	16,000	16,100	16,000
	\$ 16,000	\$ 16,100	\$ 16,000
Municipal Court MFTG			
Non-Grant Intergovtl Rev-State	\$ 9,400	\$ 9,500	\$ 9,400
Charges for Services/Other	0	100	0
	\$ 9,400	\$ 9,600	\$ 9,400
Neighborhood Revitalization			
Federal Grant Revenue	\$ 2,074,600	\$ 772,500	\$ 2,001,100
Grant Revenue-Program Income	1,012,200	70,000	1,058,700
	\$ 3,086,800	\$ 842,500	\$ 3,059,800
Net Premium Seating			
Charges for Services/Other	24,300	25,300	25,800
	\$ 24,300	\$ 25,300	\$ 25,800
Opioid Settlement			
Non-Grant Intergovtl Rev-County	\$ 212,500	\$ 0	\$ 0
	\$ 212,500	\$ 0	\$ 0
SB1398 Fines			
Charges for Services/Other	16,400	18,200	18,200
	\$ 16,400	\$ 18,200	\$ 18,200
SLIDs			
Charges for Services/Other	10,900	17,700	11,900
Special Improvement District	0	0	0
	\$ 10,900	\$ 17,700	\$ 11,900
Smart & Safe Fire-Medical			
State Shared Smart & Safe Rev	\$ 165,400	\$ 400,000	\$ 400,000
	\$ 165,400	\$ 400,000	\$ 400,000
Smart & Safe Police			
State Shared Smart & Safe Rev	\$ 176,500	\$ 400,000	\$ 400,000
	\$ 176,500	\$ 400,000	\$ 400,000
SPD DEA			
Charges for Services/Other	\$ 0	\$ 100	\$ 0
	\$ 0	\$ 100	\$ 0
SPD RICO			
Charges for Services/Other	249,900	268,300	268,000
	\$ 249,900	\$ 268,300	\$ 268,000

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF SURPRISE
Revenues Other Than Property Taxes
Fiscal Year 2024

SOURCE OF REVENUES	ESTIMATED REVENUES 2023	ACTUAL REVENUES 2023*	ESTIMATED REVENUES 2024
SPD Towing			
Charges for Services/Other	26,000	24,000	26,000
	\$ 26,000	\$ 24,000	\$ 26,000
Sports and Tourism Fund			
Charges for Services/Other	2,541,200	2,550,500	2,592,500
	\$ 2,541,200	\$ 2,550,500	\$ 2,592,500
Spring Trng Ticket Surcharge			
Charges for Services/Other	689,000	611,700	689,000
	\$ 689,000	\$ 611,700	\$ 689,000
Stadium Improvements			
Charges for Services/Other	137,200	137,200	137,200
	\$ 137,200	\$ 137,200	\$ 137,200
SW Gas Capital Expenditures			
Franchise Fees & Licenses	331,500	0	0
	\$ 331,500	\$ 0	\$ 0
Tourism			
Local Sales Tax	991,500	1,171,500	1,238,500
Charges for Services/Other	500,000	501,900	500,000
	\$ 1,491,500	\$ 1,673,400	\$ 1,738,500
Wildland Fire			
Non-Grant Intergovtl Rev-State	641,700	786,600	711,700
	\$ 641,700	\$ 786,600	\$ 711,700
Special Revenue Fund Total	\$ 75,918,500	\$ 57,165,800	\$ 106,431,300
DEBT SERVICE FUND			
Election 2017 Debt Service			
Charges for Services/Other	0	21,700	0
	\$ 0	\$ 21,700	\$ 0
Stadium Gov Debt Service 2015			
Charges for Services/Other	0	1,000	1,000
	\$ 0	\$ 1,000	\$ 1,000
Debt Service Fund Total	\$ 0	\$ 22,700	\$ 1,000

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF SURPRISE
Revenues Other Than Property Taxes
Fiscal Year 2024

SOURCE OF REVENUES	ESTIMATED REVENUES 2023	ACTUAL REVENUES 2023*	ESTIMATED REVENUES 2024
CAPITAL PROJECTS FUND			
163rd Ave Dev 2014 Law			
Charges for Services/Other	\$ 0	\$ 300	\$ 100
	\$ 0	\$ 300	\$ 100
Fire/EMS Dev Fee 2020			
Charges for Services/Other	2,491,600	3,191,400	2,747,300
	\$ 2,491,600	\$ 3,191,400	\$ 2,747,300
General Capital Projects Fund			
Local Sales Tax	\$ 14,893,200	\$ 23,932,200	\$ 23,034,700
Charges for Services/Other	59,100	336,200	339,600
	\$ 14,952,300	\$ 24,268,400	\$ 23,374,300
General Govt Dev Fee			
Charges for Services/Other	653,100	750,700	734,700
	\$ 653,100	\$ 750,700	\$ 734,700
Park & Rec Dev Fee			
Charges for Services/Other	\$ 0	\$ 14,100	\$ 13,000
	\$ 0	\$ 14,100	\$ 13,000
Parks/Rec Dev Fee 2020			
Charges for Services/Other	3,309,800	3,297,200	3,031,400
	\$ 3,309,800	\$ 3,297,200	\$ 3,031,400
Pavmnt Preservtn Election 2017			
Charges for Services/Other	\$ 100	\$ 1,300	\$ 0
	\$ 100	\$ 1,300	\$ 0
Police Dev Fee			
Charges for Services/Other	1,218,600	1,559,600	1,513,300
	\$ 1,218,600	\$ 1,559,600	\$ 1,513,300
Public Safety Election 2017			
Charges for Services/Other	\$ 20,000	\$ 9,800	\$ 0
	\$ 20,000	\$ 9,800	\$ 0
Traffic Election 2017			
Charges for Services/Other	\$ 100	\$ 1,900	\$ 0
	\$ 100	\$ 1,900	\$ 0
Transportation Improvement			
Local Sales Tax	\$ 10,127,800	\$ 16,317,400	\$ 15,705,500
Charges for Services/Other	883,100	70,700	298,400
	\$ 11,010,900	\$ 16,388,100	\$ 16,003,900

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF SURPRISE
Revenues Other Than Property Taxes
Fiscal Year 2024

SOURCE OF REVENUES	ESTIMATED REVENUES 2023	ACTUAL REVENUES 2023*	ESTIMATED REVENUES 2024
Vehicle Replacement			
Charges for Services/Other	\$ 59,100	\$ 0	\$ 0
	\$ 59,100	\$ 0	\$ 0
Capital Projects Fund Total	\$ 33,715,600	\$ 49,482,800	\$ 47,418,000
ENTERPRISE FUNDS			
Sewer Operations			
Charges for Services/Other	20,514,300	21,004,400	24,330,100
	\$ 20,514,300	\$ 21,004,400	\$ 24,330,100
Sewer System Dev Impact Fees			
Charges for Services/Other	1,752,600	4,006,400	3,086,600
	\$ 1,752,600	\$ 4,006,400	\$ 3,086,600
Sewer Utility Capital			
Charges for Services/Other	\$ 50,800	\$ 59,200	\$ 50,800
	\$ 50,800	\$ 59,200	\$ 50,800
Solid Waste Capital			
Charges for Services/Other	\$ 26,000	\$ 74,800	\$ 18,700
	\$ 26,000	\$ 74,800	\$ 18,700
Solid Waste Operations			
Charges for Services/Other	12,481,500	13,726,100	14,181,400
	\$ 12,481,500	\$ 13,726,100	\$ 14,181,400
Stormwater Capital			
Charges for Services/Other	\$ 3,100	\$ 3,100	\$ 3,100
	\$ 3,100	\$ 3,100	\$ 3,100
Stormwater Operations			
Charges for Services/Other	2,737,300	2,807,800	3,006,100
	\$ 2,737,300	\$ 2,807,800	\$ 3,006,100
Water Operations			
Charges for Services/Other	21,348,400	21,236,400	23,413,100
Groundwater Savings Facility	170,000	109,400	120,600
	\$ 21,518,400	\$ 21,345,800	\$ 23,533,700
Water Resource Dev Impact Fees			
Charges for Services/Other	\$ 2,300	\$ 10,000	\$ 10,400
	\$ 2,300	\$ 10,000	\$ 10,400

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF SURPRISE
Revenues Other Than Property Taxes
Fiscal Year 2024

SOURCE OF REVENUES	ESTIMATED REVENUES 2023	ACTUAL REVENUES 2023*	ESTIMATED REVENUES 2024
Water System Dev Impact Fees			
Charges for Services/Other	9,343,300	6,628,000	5,076,800
	\$ 9,343,300	\$ 6,628,000	\$ 5,076,800
Water Utility Capital			
Charges for Services/Other	\$ 312,000	\$ 73,700	\$ 312,000
	\$ 312,000	\$ 73,700	\$ 312,000
Wtr Res Dev Fee 2020			
Charges for Services/Other	4,803,900	3,191,700	3,316,400
	\$ 4,803,900	\$ 3,191,700	\$ 3,316,400
Enterprise Funds Total	\$ 73,545,500	\$ 72,931,000	\$ 76,926,100
INTERNAL SERVICE FUND			
Employee Healthcare - Int Svc			
Charges for Services/Other	17,398,600	17,546,400	19,746,800
	\$ 17,398,600	\$ 17,546,400	\$ 19,746,800
Risk Management - Int Svc Fd			
Charges for Services/Other	4,902,900	4,576,700	5,176,800
	\$ 4,902,900	\$ 4,576,700	\$ 5,176,800
Workers' Compensation			
Charges for Services/Other	2,376,300	2,363,300	3,188,400
	\$ 2,376,300	\$ 2,363,300	\$ 3,188,400
Internal Service Fund Total	\$ 24,677,800	\$ 24,486,400	\$ 28,112,000
TOTAL ALL FUNDS	\$ 364,001,800	\$ 376,841,200	\$ 446,623,100

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF SURPRISE
Other Financing Sources/<Uses> and Interfund Transfers
Fiscal Year 2024

FUND	OTHER FINANCING 2024		INTERFUND TRANSFERS 2024	
	SOURCES	<USES>	IN	<OUT>
GENERAL FUND				
General Fund (Cost Allocation)	\$	\$	\$ 6,710,400	\$
General Fund (PILOT)			697,300	
General Fund (Franchise Fee In Lieu)			901,700	
General Fund (Other Transfers)				(45,314,100)
General Fund (Debt)				(1,501,000)
Total General Fund	\$	\$	\$ 8,309,400	\$ (46,815,100)
SPECIAL REVENUE FUND				
Ground Ambulance Capital Fund (Other Transfers)	\$	\$	\$ 207,100	\$
Ground Ambulance Service (Other Transfers)				(207,100)
Highway User Revenue (Other Transfers)			4,723,200	
Highway User Revenue Capital (Other Transfers)				(4,723,200)
Municipal Art Fund (Other Transfers)			696,000	
Net Premium Seating (Other Transfers)			124,700	
Public Safety Pension Fund (Other Transfers)			2,000,000	
Sports and Tourism Fund (Other Transfers)			4,020,300	
Tourism (Debt)				(928,900)
Total Special Revenue Fund	\$	\$	\$ 11,771,300	\$ (5,859,200)
CAPITAL PROJECTS FUND				
Communications Asset Repl (Other Transfers)	\$	\$	\$ 175,000	\$
Facilities Asset Replacement (Other Transfers)			3,757,900	
Fire/EMS Dev Fee 2020 (Debt)				(67,000)
General Capital Projects Fund (Other Transfers)			24,161,200	(3,709,600)
General Govt Dev Fee (Debt)				(366,900)
HSCV Asset Replacement (Other Transfers)			19,700	
IT Asset Replacement (Other Transfers)			2,241,600	
Parks & Recreation Asset Repl (Other Transfers)			1,359,500	
Parks/Rec Dev Fee 2020 (Debt)				(437,100)
Police Dev Fee (Debt)				(135,400)
Sports and Tourism Asset Repl (Other Transfers)			2,724,000	
Transportation Improvement (Other Transfers)				(264,100)
Vehicle Replacement (Other Transfers)			8,007,900	
Total Capital Projects Fund	\$	\$	\$ 42,446,800	\$ (4,980,100)
DEBT SERVICE FUND				
Refunded Gov Debt Service 2015 (Debt)	\$	\$	\$ 1,850,300	\$
Stadium Gov Debt Service 2015 (Debt)			1,586,000	
Total Debt Service Fund	\$	\$	\$ 3,436,300	\$

CITY OF SURPRISE
Other Financing Sources/<Uses> and Interfund Transfers
Fiscal Year 2024

FUND	OTHER FINANCING 2024		INTERFUND TRANSFERS 2024	
	SOURCES	<USES>	IN	<OUT>
ENTERPRISE FUNDS				
Refund Sewer Debt Service 2015 (Debt)	\$	\$	\$ 803,100	\$
Sewer Loan 2023 (Bond Proceeds)	35,000,000			
Sewer Operations (Franchise Fee In Lieu)				(448,100)
Sewer Operations (Cost Allocation)				(1,784,400)
Sewer Operations (PILOT)				(452,500)
Sewer Operations (Other Transfers)				(11,629,900)
Sewer System Dev Impact Fees (Debt)				(2,954,200)
Sewer System Dev Impact Fees (Other Transfers)			212,700	(212,700)
Sewer Utility Capital (Other Transfers)			11,629,900	
Solid Waste Capital (Other Transfers)			3,478,600	
Solid Waste Operations (PILOT)				(15,200)
Solid Waste Operations (Franchise Fee In Lieu)				(31,000)
Solid Waste Operations (Cost Allocation)				(2,194,400)
Solid Waste Operations (Other Transfers)				(3,478,600)
Sr Util. Refund Oblig Ser 2018 (Debt)			2,151,100	
Stormwater Capital (Other Transfers)			5,157,000	
Stormwater Operations (Cost Allocation)				(237,700)
Stormwater Operations (PILOT)				(11,200)
Stormwater Operations (Other Transfers)				(5,157,000)
Water Operations (PILOT)				(218,400)
Water Operations (Other Transfers)				(23,776,800)
Water Operations (Cost Allocation)				(2,493,900)
Water Operations (Franchise Fee In Lieu)				(422,600)
Water Utility Capital (Other Transfers)			23,776,800	
Total Enterprise Funds	\$ 35,000,000	\$	\$ 47,209,200	\$ (55,518,600)
TOTAL ALL FUNDS	\$ 35,000,000	\$	\$ 113,173,000	\$ (113,173,000)

CITY OF SURPRISE
Expenditures/Expenses by Fund
Fiscal Year 2024

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2023	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2023	ACTUAL EXPENDITURES/ EXPENSES 2023*	BUDGETED EXPENDITURES/ EXPENSES 2024
GENERAL FUND				
General Fund				
Arts, Culture & Library	\$	\$ 2,467,500	\$ 1,458,400	\$ 4,945,700
City Attorney	2,880,800		2,768,800	3,224,600
City Auditor	500,800		435,400	484,800
City Clerk	807,300		702,000	1,078,300
City Court	2,972,400		2,686,000	3,364,500
City Manager	2,212,300	(121,200)	2,256,400	2,172,600
Community Development	7,650,200		6,590,800	7,838,200
Contingency	30,000,000			5,290,900
Economic Development	2,396,700	(4,700)	2,350,200	2,655,200
Finance	5,757,200		4,891,200	5,837,700
Fire - Medical	31,085,600		31,435,400	37,910,200
General Operations	14,567,700		14,167,700	15,896,600
Human Resources	3,286,800		2,786,800	3,212,100
Human Svcs and Comm Vitality	2,942,500	(25,400)	2,574,500	2,935,800
Information Technology	7,771,900		7,178,300	8,461,800
Marketing and Communications	1,334,600		1,319,100	1,660,800
Mayor and Council	697,300		556,600	756,500
Parks and Recreation	15,949,100	(1,283,100)	14,413,700	13,147,500
Police	39,079,300		39,493,700	45,771,100
Public Works	14,368,200	(106,900)	13,234,800	15,790,600
Transportation				4,383,700
General Fund Total	\$ 186,260,700	\$ 926,200	\$ 151,299,800	\$ 186,819,200
SPECIAL REVENUE FUND				
Arizona Office of Tourism				
Sports and Tourism	\$ 230,000	\$ 74,300	\$ 239,400	\$ 361,900
Contingency				
Contingency	\$ 25,000,000	\$ (3,768,300)	\$ 25,000,000	\$ 51,345,600
Donations				
Arts, Culture & Library	\$	\$	\$	\$ 15,300
Contingency	160,400			123,400
Economic Development	15,000		12,700	15,000
Fire - Medical	17,800		7,000	10,300
Human Svcs and Comm Vitality	71,300		23,000	144,000
Parks and Recreation	189,000		16,200	189,500
Police	86,800		87,300	65,700
Sports and Tourism	157,000		3,700	166,900

CITY OF SURPRISE
Expenditures/Expenses by Fund
Fiscal Year 2024

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2023	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2023	ACTUAL EXPENDITURES/ EXPENSES 2023*	BUDGETED EXPENDITURES/ EXPENSES 2024
Grants				
City Attorney	\$	\$ 1,600	\$	\$
Contingency	4,000,000	(814,100)		4,000,000
Fire - Medical	574,500	(109,700)	67,700	82,500
Human Svcs and Comm Vitality	24,235,000	779,500	428,100	25,152,500
Parks and Recreation		3,200	1,200	2,000
Police	586,600	136,500	144,800	481,000
Sports and Tourism		120,000		120,000
Ground Ambulance Capital Fund				
Contingency	\$ 522,000	\$	\$	\$ 169,900
Fire - Medical				550,000
Public Works	902,000		106,100	796,000
Ground Ambulance Service				
Contingency	\$ 173,100	\$	\$	\$ 9,200
Fire - Medical	4,520,500	625,300	4,671,300	6,703,000
General Operations	19,100		19,100	19,100
Highway User Revenue				
General Operations	\$ 154,300	\$	\$ 154,300	\$ 27,000
Public Works	7,821,000		7,511,700	
Transportation				13,621,400
Highway User Revenue Capital				
Contingency	\$ 2,201,200	\$ 314,600	\$	\$
Public Works	5,675,400	(314,600)	2,850,300	
Water Resource Management	38,800		6,100	
LTAIF II/ALF				
Public Works	\$ 401,100	\$	\$ 400,000	\$ 400,000
Municipal Art Fund				
Contingency	\$ 545,900	\$ (457,000)	\$	\$ 778,900
Human Svcs and Comm Vitality		457,000	6,000	451,000
Municipal Court Enhancement				
City Court	\$ 65,000	\$	\$	\$ 200,000
Contingency	277,500			277,500
Neighborhood Revitalization				
Human Svcs and Comm Vitality	\$ 3,021,400	\$ (138,100)	\$ 837,000	\$ 3,059,800
Net Premium Seating				
Sports and Tourism	\$ 281,600	\$	\$ 180,100	\$ 302,200
Opioid Settlement				
General Operations	\$ 425,000	\$	\$	\$
Program 1033 Auction Proceeds				
Police	\$ 8,500	\$	\$ 2,000	\$ 6,400

CITY OF SURPRISE
Expenditures/Expenses by Fund
Fiscal Year 2024

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2023	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2023	ACTUAL EXPENDITURES/ EXPENSES 2023*	BUDGETED EXPENDITURES/ EXPENSES 2024
SB1398 Fines				
Police	\$ 45,400	\$	\$ 45,400	\$ 30,500
SLIDs				
Contingency	\$	\$	\$	\$ 184,800
General Operations	3,319,000		2,417,100	3,498,400
Smart & Safe Fire-Medical				
Fire - Medical	\$ 378,400	\$	\$	\$ 1,197,000
Smart & Safe Police				
Police	\$ 418,500	\$	\$	\$ 1,207,500
SPD DEA				
Police	\$ 16,900	\$	\$ 16,900	\$
SPD RICO				
Contingency	\$ 346,700	\$	\$	\$ 346,700
Police	510,800		310,800	510,800
SPD Towing				
Police	\$ 77,400	\$	\$ 21,100	\$ 71,000
Sports and Tourism Fund				
General Operations	\$	\$	\$	\$ 2,500
Sports and Tourism	6,376,600		5,949,900	6,559,000
Spring Trng Ticket Surcharge				
Contingency	\$	\$	\$	\$ 600,000
Sports and Tourism	689,000		575,400	689,000
SW Gas Capital Expenditures				
Contingency	\$ 620,800	\$ 13,200	\$	\$
Water Resource Management	13,200	(13,200)		
Tourism				
Contingency	\$ 1,431,700	\$	\$	\$ 1,431,700
Sports and Tourism	595,000		595,000	595,000
Unclaimed Property Disposal				
Police	\$ 7,100	\$	\$ 1,000	\$ 2,900
Wildland Fire				
Fire - Medical	\$ 783,600	\$ 50,000	\$ 709,400	\$ 1,058,000
Special Revenue Fund Total	\$ 98,006,900	\$ (3,039,800)	\$ 53,417,100	\$ 127,631,800
DEBT SERVICE FUND				
Election 2017 Debt Service				
General Operations	\$ 6,000,000	\$	\$ 5,215,100	\$ 6,494,300

CITY OF SURPRISE
Expenditures/Expenses by Fund
Fiscal Year 2024

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2023	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2023	ACTUAL EXPENDITURES/ EXPENSES 2023*	BUDGETED EXPENDITURES/ EXPENSES 2024
Refunded Gov Debt Service 2015				
General Operations	\$ 1,850,500	\$	\$ 1,850,500	\$ 1,850,300
Stadium Gov Debt Service 2015				
General Operations	\$ 1,586,800	\$	\$ 1,587,000	\$ 1,586,000
Debt Service Fund Total	\$ 9,437,300	\$	\$ 8,652,600	\$ 9,930,600
CAPITAL PROJECTS FUND				
163rd Ave Dev 2014 Law				
Public Works	\$ 125,000	\$	\$	\$
Transportation				114,700
Communications Asset Repl				
Contingency	\$ 118,700	\$	\$	\$ 118,700
Marketing and Communications	179,900	(30,700)	20,400	303,900
Facilities Asset Replacement				
Public Works	\$ 3,048,500	\$ (308,600)	\$ 463,800	\$ 6,034,100
Fire/EMS Dev Fee 2020				
Fire - Medical	\$ 3,175,500	\$ 1,224,100	\$ 1,727,900	\$ 15,287,600
General Operations	10,037,400	(1,224,100)		16,100
FS Package Replacement Reserve				
Contingency	\$ 25,700	\$	\$	\$
Fire - Medical	68,500			93,000
General Capital Projects Fund				
City Court	\$	\$	\$	\$ 135,000
City Manager	6,199,700	(863,100)		5,766,200
Community Development	863,300	(373,200)	30,200	449,600
Contingency	52,417,700	3,426,100		49,417,700
Economic Development	1,099,800	(29,400)	118,200	498,600
Fire - Medical	356,700		265,700	5,599,700
Human Svcs and Comm Vitality	3,354,000	33,300		2,354,000
Information Technology	538,900	250,000	206,900	431,200
Parks and Recreation	19,128,300	1,073,600	10,702,300	29,939,700
Police	3,085,500	(58,700)	1,351,900	2,350,400
Public Works	9,615,000	231,700	3,425,600	956,400
Sports and Tourism	1,188,000			3,688,000
Transportation				19,132,700
Water Resource Management	37,900		7,100	125,000
General Govt Dev Fee				
General Operations	\$ 1,475,900	\$	\$	\$ 1,484,900
HSCV Asset Replacement				
Human Svcs and Comm Vitality	\$ 14,100	\$ (500)	\$ 2,400	\$ 31,000

CITY OF SURPRISE
Expenditures/Expenses by Fund
Fiscal Year 2024

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2023	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2023	ACTUAL EXPENDITURES/ EXPENSES 2023*	BUDGETED EXPENDITURES/ EXPENSES 2024
IT Asset Replacement				
Contingency	\$ 570,000	\$	\$	\$ 570,000
Information Technology	3,403,900	(439,000)	987,200	4,219,400
Park & Rec Dev Fee				
Parks and Recreation	\$	\$	\$	\$ 1,336,800
Parks & Recreation Asset Repl				
Parks and Recreation	\$ 2,959,000	\$ (255,000)	\$ 881,800	\$ 3,181,800
Parks/Rec Dev Fee 2020				
General Operations	\$ 7,496,600	\$	\$ 129,500	\$ 3,116,700
Parks and Recreation	2,000,000		1,922,300	6,871,000
Pavmnt Preservtn Election 2017				
General Operations	\$ 2,400	\$	\$	\$
Human Svcs and Comm Vitality	105,800		390,900	
Public Works	59,400	(20,700)		
Police Dev Fee				
General Operations	\$ 3,154,700	\$ 90,600	\$ 14,600	\$ 5,356,100
Police	2,299,000	(56,900)		2,242,100
Public Works	436,900	(33,700)	330,000	105,300
Public Safety Election 2017				
Fire - Medical	\$ 3,043,300	\$	\$ 3,710,700	\$
General Operations	4,000			
Human Svcs and Comm Vitality	39,300	(32,300)		
Police	131,600	(1,800)	129,900	
Public Works	28,100	(28,100)		
Sports and Tourism Asset Repl				
Sports and Tourism	\$ 4,218,700	\$ (459,100)	\$ 2,304,500	\$ 4,179,200
Traffic Election 2017				
General Operations	\$ 3,100	\$	\$	\$
Human Svcs and Comm Vitality	172,800	(900)	171,900	
Transportation Improvement				
Contingency	\$ 9,560,500	\$ 1,569,000	\$	\$ 20,423,200
General Operations				134,900
Public Works	19,223,200	(1,569,000)	6,463,100	2,300
Transportation				23,557,200
Vehicle Replacement				
Contingency	\$	\$ 405,300	\$	\$
Fire - Medical	44,200			2,847,200
Public Works	5,298,700	(405,300)	1,882,800	8,095,900
Capital Projects Fund Total	\$ 180,409,200	\$ 2,113,600	\$ 37,641,600	\$ 230,567,300

CITY OF SURPRISE
Expenditures/Expenses by Fund
Fiscal Year 2024

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2023	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2023	ACTUAL EXPENDITURES/ EXPENSES 2023*	BUDGETED EXPENDITURES/ EXPENSES 2024
ENTERPRISE FUNDS				
Refund Sewer Debt Service 2015				
General Operations	\$ 802,600	\$	\$ 803,200	\$ 803,100
Sewer Loan 2023				
Water Resource Management	\$ 26,300,000	\$	\$	\$ 35,000,000
Sewer Operations				
Contingency	\$ 5,172,300	\$	\$	\$ 5,514,300
Finance	1,929,000		1,820,500	1,969,000
General Operations	3,961,500		3,961,500	3,969,400
Information Technology	47,000		47,500	51,900
Marketing and Communications	37,500		37,400	40,800
Public Works	328,800		272,500	359,300
Water Resource Management	10,950,900	19,100	9,717,800	11,369,300
Sewer System Dev Impact Fees				
General Operations	\$ 83,200	\$	\$ 76,200	\$ 1,553,800
Water Resource Management	300,000			300,000
Sewer Utility Capital				
City Manager	\$ 100,300	\$	\$	\$ 100,300
Contingency	7,370,600	1,342,900		7,370,600
Public Works	1,613,800		51,100	1,358,300
Transportation				985,700
Water Resource Management	17,501,200	(1,362,000)	2,129,300	12,960,200
Solid Waste Capital				
Contingency	\$ 508,000	\$	\$	\$ 508,000
Public Works	3,344,900	(15,900)	1,237,900	4,101,300
Solid Waste Operations				
City Manager	\$ 400	\$	\$ 400	\$ 400
Contingency	2,977,700			3,369,900
Finance	817,800		752,800	835,500
General Operations	96,600		96,600	104,800
Information Technology	20,000		19,900	21,900
Public Works	9,858,400	15,900	9,164,100	10,771,000
Sr Util. Refund Oblig Ser 2018				
General Operations	\$ 3,751,400	\$	\$ 2,150,300	\$ 2,151,100
Stormwater Capital				
Contingency	\$ 365,100	\$ 2,900	\$	\$ 365,100
Information Technology				75,000
Public Works	1,326,300	(2,900)	3,100	
Transportation				1,331,700
Water Resource Management	15,900	(15,900)		

CITY OF SURPRISE
Expenditures/Expenses by Fund
Fiscal Year 2024

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2023	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2023	ACTUAL EXPENDITURES/ EXPENSES 2023*	BUDGETED EXPENDITURES/ EXPENSES 2024
Stormwater Operations				
Contingency	\$ 334,900	\$	\$	\$ 366,900
Finance	209,300		177,700	213,000
General Operations	2,500		2,500	2,700
Information Technology	4,700		4,400	5,100
Public Works	487,500		436,500	
Transportation				509,900
Water Resource Management	539,900	15,900	469,000	615,600
Water Operations				
City Manager	\$ 4,000	\$	\$ 4,000	\$ 4,000
Contingency	4,534,000	46,900		4,792,500
Finance	3,181,700		3,125,800	3,279,600
General Operations	345,100		345,100	352,200
Information Technology	39,100		39,500	43,100
Marketing and Communications	37,500		37,400	40,800
Public Works	828,900	(46,900)	635,900	814,700
Water Resource Management	10,259,100	19,100	8,738,400	10,595,100
Water Resource Dev Impact Fees				
General Operations	\$ 186,800	\$	\$	\$ 430,700
Water Resource Management	691,100		80,100	691,100
Water System Dev Impact Fees				
General Operations	\$ 9,886,900	\$ 9,000	\$ 42,300	\$ 5,672,000
Water Resource Management	1,610,700	(9,000)	1,600	11,181,600
Water Utility Capital				
City Manager	\$ 100,100	\$	\$	\$ 100,100
Contingency	3,616,500	1,549,600		3,616,500
Finance	360,100	(30,000)	52,300	277,900
Public Works	61,300			226,300
Water Resource Management	8,289,800	(1,538,700)	706,200	10,168,500
Wtr Res Dev Fee 2020				
General Operations	\$ 7,885,900	\$ 27,300	\$ 39,400	\$ 10,430,500
Water Resource Management	1,864,500	(27,300)	84,700	2,322,600
Enterprise Funds Total	\$ 154,943,100	\$	\$ 47,364,900	\$ 174,094,700
INTERNAL SERVICE FUND				
Employee Healthcare - Int Svc				
Contingency	\$ 2,646,300	\$	\$	\$ 4,554,300
General Operations	3,180,100			
Human Resources	17,389,200		17,654,200	19,745,400

CITY OF SURPRISE
Expenditures/Expenses by Fund
Fiscal Year 2024

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2023	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2023	ACTUAL EXPENDITURES/ EXPENSES 2023*	BUDGETED EXPENDITURES/ EXPENSES 2024
Risk Management - Int Svc Fd				
City Attorney	\$ 8,839,000	\$	\$ 4,193,900	\$ 8,601,400
Contingency	973,600			2,667,600
Workers' Compensation				
City Attorney	\$ 2,453,800	\$	\$ 2,218,000	\$ 3,188,400
Contingency	3,276,100			3,276,200
Internal Service Fund Total	\$ 38,758,100	\$	\$ 24,066,100	\$ 42,033,300
TOTAL ALL FUNDS	\$ 667,815,300	\$	\$ 322,442,100	\$ 771,076,900

* Includes actual expenditures/expenses recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated expenditures/expenses for the remainder of the fiscal year.

CITY OF SURPRISE
Expenditures/Expenses by Department
Fiscal Year 2024

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2023	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2023	ACTUAL EXPENDITURES/ EXPENSES 2023*	BUDGETED EXPENDITURES/ EXPENSES 2024
ARTS, CULTURE & LIBRARY				
Donations	\$	\$	\$	\$ 15,300
General Fund		2,467,500	1,458,400	4,945,700
Department Total	\$	\$ 2,467,500	\$ 1,458,400	\$ 4,961,000
CITY ATTORNEY				
General Fund	\$ 2,880,800	\$	\$ 2,768,800	\$ 3,224,600
Grants		1,600		
Risk Management - Int Svc Fd	8,839,000		4,193,900	8,601,400
Workers' Compensation	2,453,800		2,218,000	3,188,400
Department Total	\$ 14,173,600	\$ 1,600	\$ 9,180,700	\$ 15,014,400
CITY AUDITOR				
General Fund	\$ 500,800	\$	\$ 435,400	\$ 484,800
Department Total	\$ 500,800	\$	\$ 435,400	\$ 484,800
CITY CLERK				
General Fund	\$ 807,300	\$	\$ 702,000	\$ 1,078,300
Department Total	\$ 807,300	\$	\$ 702,000	\$ 1,078,300
CITY COURT				
General Capital Projects Fund	\$	\$	\$	\$ 135,000
General Fund	2,972,400		2,686,000	3,364,500
Municipal Court Enhancement	65,000			200,000
Department Total	\$ 3,037,400	\$	\$ 2,686,000	\$ 3,699,500
CITY MANAGER				
General Capital Projects Fund	\$ 6,199,700	\$ (863,100)	\$	\$ 5,766,200
General Fund	2,212,300	(121,200)	2,256,400	2,172,600
Sewer Utility Capital	100,300			100,300
Solid Waste Operations	400		400	400
Water Operations	4,000		4,000	4,000
Water Utility Capital	100,100			100,100
Department Total	\$ 8,616,800	\$ (984,300)	\$ 2,260,800	\$ 8,143,600
COMMUNITY DEVELOPMENT				
General Capital Projects Fund	\$ 863,300	\$ (373,200)	\$ 30,200	\$ 449,600
General Fund	7,650,200		6,590,800	7,838,200
Department Total	\$ 8,513,500	\$ (373,200)	\$ 6,621,000	\$ 8,287,800

CITY OF SURPRISE
Expenditures/Expenses by Department
Fiscal Year 2024

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2023	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2023	ACTUAL EXPENDITURES/ EXPENSES 2023*	BUDGETED EXPENDITURES/ EXPENSES 2024
CONTINGENCY				
Communications Asset Repl	\$ 118,700	\$	\$	\$ 118,700
Contingency	25,000,000	(3,768,300)	25,000,000	51,345,600
Donations	160,400			123,400
Employee Healthcare - Int Svc	2,646,300			4,554,300
FS Package Replacement	25,700			
General Capital Projects Fund	52,417,700	3,426,100		49,417,700
General Fund	30,000,000			5,290,900
Grants	4,000,000	(814,100)		4,000,000
Ground Ambulance Capital Fund	522,000			169,900
Ground Ambulance Service	173,100			9,200
Highway User Revenue Capital	2,201,200	314,600		
IT Asset Replacement	570,000			570,000
Municipal Art Fund	545,900	(457,000)		778,900
Municipal Court Enhancement	277,500			277,500
Risk Management - Int Svc Fd	973,600			2,667,600
Sewer Operations	5,172,300			5,514,300
Sewer Utility Capital	7,370,600	1,342,900		7,370,600
SLIDs				184,800
Solid Waste Capital	508,000			508,000
Solid Waste Operations	2,977,700			3,369,900
SPD RICO	346,700			346,700
Spring Trng Ticket Surcharge				600,000
Stormwater Capital	365,100	2,900		365,100
Stormwater Operations	334,900			366,900
SW Gas Capital Expenditures	620,800	13,200		
Tourism	1,431,700			1,431,700
Transportation Improvement	9,560,500	1,569,000		20,423,200
Vehicle Replacement		405,300		
Water Operations	4,534,000	46,900		4,792,500
Water Utility Capital	3,616,500	1,549,600		3,616,500
Workers' Compensation	3,276,100			3,276,200
Department Total	\$ 159,747,000	\$ 3,631,100	\$ 25,000,000	\$ 171,490,100
ECONOMIC DEVELOPMENT				
Donations	\$ 15,000	\$	\$ 12,700	\$ 15,000
General Capital Projects Fund	1,099,800	(29,400)	118,200	498,600
General Fund	2,396,700	(4,700)	2,350,200	2,655,200
Department Total	\$ 3,511,500	\$ (34,100)	\$ 2,481,100	\$ 3,168,800

CITY OF SURPRISE
Expenditures/Expenses by Department
Fiscal Year 2024

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2023	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2023	ACTUAL EXPENDITURES/ EXPENSES 2023*	BUDGETED EXPENDITURES/ EXPENSES 2024
FINANCE				
General Fund	\$ 5,757,200	\$	\$ 4,891,200	\$ 5,837,700
Sewer Operations	1,929,000		1,820,500	1,969,000
Solid Waste Operations	817,800		752,800	835,500
Stormwater Operations	209,300		177,700	213,000
Water Operations	3,181,700		3,125,800	3,279,600
Water Utility Capital	360,100	(30,000)	52,300	277,900
Department Total	\$ 12,255,100	\$ (30,000)	\$ 10,820,300	\$ 12,412,700
FIRE - MEDICAL				
Donations	\$ 17,800	\$	\$ 7,000	\$ 10,300
Fire/EMS Dev Fee 2020	3,175,500	1,224,100	1,727,900	15,287,600
FS Package Replacement	68,500			93,000
General Capital Projects Fund	356,700		265,700	5,599,700
General Fund	31,085,600		31,435,400	37,910,200
Grants	574,500	(109,700)	67,700	82,500
Ground Ambulance Capital Fund				550,000
Ground Ambulance Service	4,520,500	625,300	4,671,300	6,703,000
Public Safety Election 2017	3,043,300		3,710,700	
Smart & Safe Fire-Medical	378,400			1,197,000
Vehicle Replacement	44,200			2,847,200
Wildland Fire	783,600	50,000	709,400	1,058,000
Department Total	\$ 44,048,600	\$ 1,789,700	\$ 42,595,100	\$ 71,338,500

CITY OF SURPRISE
Expenditures/Expenses by Department
Fiscal Year 2024

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2023	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2023	ACTUAL EXPENDITURES/ EXPENSES 2023*	BUDGETED EXPENDITURES/ EXPENSES 2024
GENERAL OPERATIONS				
Election 2017 Debt Service	\$ 6,000,000	\$	\$ 5,215,100	\$ 6,494,300
Employee Healthcare - Int Svc	3,180,100			
Fire/EMS Dev Fee 2020	10,037,400	(1,224,100)		16,100
General Fund	14,567,700		14,167,700	15,896,600
General Govt Dev Fee	1,475,900			1,484,900
Ground Ambulance Service	19,100		19,100	19,100
Highway User Revenue	154,300		154,300	27,000
Opioid Settlement	425,000			
Parks/Rec Dev Fee 2020	7,496,600		129,500	3,116,700
Pavmnt Preservtn Election 2017	2,400			
Police Dev Fee	3,154,700	90,600	14,600	5,356,100
Public Safety Election 2017	4,000			
Refund Sewer Debt Service 2015	802,600		803,200	803,100
Refunded Gov Debt Service 2015	1,850,500		1,850,500	1,850,300
Sewer Operations	3,961,500		3,961,500	3,969,400
Sewer System Dev Impact Fees	83,200		76,200	1,553,800
SLIDs	3,319,000		2,417,100	3,498,400
Solid Waste Operations	96,600		96,600	104,800
Sports and Tourism Fund				2,500
Sr Util. Refund Oblig Ser 2018	3,751,400		2,150,300	2,151,100
Stadium Gov Debt Service 2015	1,586,800		1,587,000	1,586,000
Stormwater Operations	2,500		2,500	2,700
Traffic Election 2017	3,100			
Transportation Improvement				134,900
Water Operations	345,100		345,100	352,200
Water Resource Dev Impact Fees	186,800			430,700
Water System Dev Impact Fees	9,886,900	9,000	42,300	5,672,000
Wtr Res Dev Fee 2020	7,885,900	27,300	39,400	10,430,500
Department Total	\$ 80,279,100	\$ (1,097,200)	\$ 33,072,000	\$ 64,953,200
HUMAN RESOURCES				
Employee Healthcare - Int Svc	\$ 17,389,200	\$	\$ 17,654,200	\$ 19,745,400
General Fund	3,286,800		2,786,800	3,212,100
Department Total	\$ 20,676,000	\$	\$ 20,441,000	\$ 22,957,500

CITY OF SURPRISE
Expenditures/Expenses by Department
Fiscal Year 2024

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2023	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2023	ACTUAL EXPENDITURES/ EXPENSES 2023*	BUDGETED EXPENDITURES/ EXPENSES 2024
HUMAN SVCS AND COMM VITALITY				
Donations	\$ 71,300	\$	\$ 23,000	\$ 144,000
General Capital Projects Fund	3,354,000	33,300		2,354,000
General Fund	2,942,500	(25,400)	2,574,500	2,935,800
Grants	24,235,000	779,500	428,100	25,152,500
HSCV Asset Replacement	14,100	(500)	2,400	31,000
Municipal Art Fund		457,000	6,000	451,000
Neighborhood Revitalization	3,021,400	(138,100)	837,000	3,059,800
Pavmnt Preservtn Election 2017	105,800		390,900	
Public Safety Election 2017	39,300	(32,300)		
Traffic Election 2017	172,800	(900)	171,900	
Department Total	\$ 33,956,200	\$ 1,072,600	\$ 4,433,800	\$ 34,128,100
INFORMATION TECHNOLOGY				
General Capital Projects Fund	\$ 538,900	\$ 250,000	\$ 206,900	\$ 431,200
General Fund	7,771,900		7,178,300	8,461,800
IT Asset Replacement	3,403,900	(439,000)	987,200	4,219,400
Sewer Operations	47,000		47,500	51,900
Solid Waste Operations	20,000		19,900	21,900
Stormwater Capital				75,000
Stormwater Operations	4,700		4,400	5,100
Water Operations	39,100		39,500	43,100
Department Total	\$ 11,825,500	\$ (189,000)	\$ 8,483,700	\$ 13,309,400
MARKETING AND COMMUNICATIONS				
Communications Asset Repl	\$ 179,900	\$ (30,700)	\$ 20,400	\$ 303,900
General Fund	1,334,600		1,319,100	1,660,800
Sewer Operations	37,500		37,400	40,800
Water Operations	37,500		37,400	40,800
Department Total	\$ 1,589,500	\$ (30,700)	\$ 1,414,300	\$ 2,046,300
MAYOR AND COUNCIL				
General Fund	\$ 697,300	\$	\$ 556,600	\$ 756,500
Department Total	\$ 697,300	\$	\$ 556,600	\$ 756,500

CITY OF SURPRISE
Expenditures/Expenses by Department
Fiscal Year 2024

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2023	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2023	ACTUAL EXPENDITURES/ EXPENSES 2023*	BUDGETED EXPENDITURES/ EXPENSES 2024
PARKS AND RECREATION				
Donations	\$ 189,000	\$	\$ 16,200	\$ 189,500
General Capital Projects Fund	19,128,300	1,073,600	10,702,300	29,939,700
General Fund	15,949,100	(1,283,100)	14,413,700	13,147,500
Grants		3,200	1,200	2,000
Park & Rec Dev Fee				1,336,800
Parks & Recreation Asset Repl	2,959,000	(255,000)	881,800	3,181,800
Parks/Rec Dev Fee 2020	2,000,000		1,922,300	6,871,000
Department Total	\$ 40,225,400	\$ (461,300)	\$ 27,937,500	\$ 54,668,300
POLICE				
Donations	\$ 86,800	\$	\$ 87,300	\$ 65,700
General Capital Projects Fund	3,085,500	(58,700)	1,351,900	2,350,400
General Fund	39,079,300		39,493,700	45,771,100
Grants	586,600	136,500	144,800	481,000
Police Dev Fee	2,299,000	(56,900)		2,242,100
Program 1033 Auction Proceeds	8,500		2,000	6,400
Public Safety Election 2017	131,600	(1,800)	129,900	
SB1398 Fines	45,400		45,400	30,500
Smart & Safe Police	418,500			1,207,500
SPD DEA	16,900		16,900	
SPD RICO	510,800		310,800	510,800
SPD Towing	77,400		21,100	71,000
Unclaimed Property Disposal	7,100		1,000	2,900
Department Total	\$ 46,353,400	\$ 19,100	\$ 41,604,800	\$ 52,739,400

CITY OF SURPRISE
Expenditures/Expenses by Department
Fiscal Year 2024

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2023	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2023	ACTUAL EXPENDITURES/ EXPENSES 2023*	BUDGETED EXPENDITURES/ EXPENSES 2024
PUBLIC WORKS				
163rd Ave Dev 2014 Law	\$ 125,000	\$	\$	\$
Facilities Asset Replacement	3,048,500	(308,600)	463,800	6,034,100
General Capital Projects Fund	9,615,000	231,700	3,425,600	956,400
General Fund	14,368,200	(106,900)	13,234,800	15,790,600
Ground Ambulance Capital Fund	902,000		106,100	796,000
Highway User Revenue	7,821,000		7,511,700	
Highway User Revenue Capital	5,675,400	(314,600)	2,850,300	
LTAF II/ALF	401,100		400,000	400,000
Pavmnt Preservtn Election 2017	59,400	(20,700)		
Police Dev Fee	436,900	(33,700)	330,000	105,300
Public Safety Election 2017	28,100	(28,100)		
Sewer Operations	328,800		272,500	359,300
Sewer Utility Capital	1,613,800		51,100	1,358,300
Solid Waste Capital	3,344,900	(15,900)	1,237,900	4,101,300
Solid Waste Operations	9,858,400	15,900	9,164,100	10,771,000
Stormwater Capital	1,326,300	(2,900)	3,100	
Stormwater Operations	487,500		436,500	
Transportation Improvement	19,223,200	(1,569,000)	6,463,100	2,300
Vehicle Replacement	5,298,700	(405,300)	1,882,800	8,095,900
Water Operations	828,900	(46,900)	635,900	814,700
Water Utility Capital	61,300			226,300
Department Total	\$ 84,852,400	\$ (2,605,000)	\$ 48,469,300	\$ 49,811,500
SPORTS AND TOURISM				
Arizona Office of Tourism	\$ 230,000	\$ 74,300	\$ 239,400	\$ 361,900
Donations	157,000		3,700	166,900
General Capital Projects Fund	1,188,000			3,688,000
Grants		120,000		120,000
Net Premium Seating	281,600		180,100	302,200
Sports and Tourism Asset Repl	4,218,700	(459,100)	2,304,500	4,179,200
Sports and Tourism Fund	6,376,600		5,949,900	6,559,000
Spring Trng Ticket Surcharge	689,000		575,400	689,000
Tourism	595,000		595,000	595,000
Department Total	\$ 13,735,900	\$ (264,800)	\$ 9,848,000	\$ 16,661,200

CITY OF SURPRISE
Expenditures/Expenses by Department
Fiscal Year 2024

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2023	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2023	ACTUAL EXPENDITURES/ EXPENSES 2023*	BUDGETED EXPENDITURES/ EXPENSES 2024
TRANSPORTATION				
163rd Ave Dev 2014 Law	\$	\$	\$	\$ 114,700
General Capital Projects Fund				19,132,700
General Fund				4,383,700
Highway User Revenue				13,621,400
Sewer Utility Capital				985,700
Stormwater Capital				1,331,700
Stormwater Operations				509,900
Transportation Improvement				23,557,200
Department Total	\$	\$	\$	\$ 63,637,000
WATER RESOURCE MANAGEMENT				
General Capital Projects Fund	\$ 37,900	\$	\$ 7,100	\$ 125,000
Highway User Revenue Capital	38,800		6,100	
Sewer Loan 2023	26,300,000			35,000,000
Sewer Operations	10,950,900	19,100	9,717,800	11,369,300
Sewer System Dev Impact Fees	300,000			300,000
Sewer Utility Capital	17,501,200	(1,362,000)	2,129,300	12,960,200
Stormwater Capital	15,900	(15,900)		
Stormwater Operations	539,900	15,900	469,000	615,600
SW Gas Capital Expenditures	13,200	(13,200)		
Water Operations	10,259,100	19,100	8,738,400	10,595,100
Water Resource Dev Impact Fees	691,100		80,100	691,100
Water System Dev Impact Fees	1,610,700	(9,000)	1,600	11,181,600
Water Utility Capital	8,289,800	(1,538,700)	706,200	10,168,500
Wtr Res Dev Fee 2020	1,864,500	(27,300)	84,700	2,322,600
Department Total	\$ 78,413,000	\$ (2,912,000)	\$ 21,940,300	\$ 95,329,000
Total All Departments	\$ 667,815,300	\$	\$ 322,442,100	\$ 771,076,900

* Includes actual expenditures/expenses recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated expenditures/expenses for the remainder of the fiscal year.

CITY OF SURPRISE
Full-Time Employees and Personnel Compensation
Fiscal Year 2024

FUND	Full-time Equivalent (FTE) 2024	Employee Salaries and Hourly Costs 2024	Retirement Costs 2024	Healthcare Costs 2024	Other Benefit Costs 2024	Total Estimated Personnel Compensation 2024
GENERAL FUND	914.60	\$ 88,465,300	\$ 21,132,300	\$ 14,310,900	\$ 7,907,800	= \$ 131,816,300
SPECIAL REVENUE FUND						
Grants		\$ 628,900	\$	\$	\$	\$ 628,900
Ground Ambulance Service	44.00	3,963,300	719,000	670,000	440,900	5,793,200
Highway User Revenue	4.90	442,400	59,500	102,300	75,100	679,300
Neighborhood Revitalization		453,900				453,900
Smart & Safe Fire-Medical		400,000				400,000
Smart & Safe Police		400,000				400,000
SPD Towing	0.50	31,300	5,000	11,200	2,600	50,100
Sports and Tourism Fund	40.40	2,383,900	257,200	382,400	232,000	3,255,500
Wildland Fire		675,800	229,300		40,900	946,000
Total Special Revenue Fund	89.80	\$ 9,379,500	\$ 1,270,000	\$ 1,165,900	\$ 791,500	= \$ 12,606,900
ENTERPRISE FUNDS						
Sewer Operations	53.20	\$ 4,075,000	\$ 544,500	\$ 845,600	\$ 422,300	\$ 5,887,400
Solid Waste Operations	48.90	3,349,200	452,800	840,100	463,000	5,105,100
Stormwater Operations	7.50	542,100	73,500	103,800	62,400	781,800
Water Operations	46.70	3,648,200	492,400	780,000	363,600	5,284,200
Total Enterprise Funds	156.30	\$ 11,614,500	\$ 1,563,200	\$ 2,569,500	\$ 1,311,300	= \$ 17,058,500
INTERNAL SERVICE FUND						
Employee Healthcare - Int	1.00	\$ 87,800	\$ 11,800	\$ 21,500	\$ 7,000	\$ 128,100
Risk Management - Int Svc	3.00	305,800	41,200	60,100	22,800	429,900
Workers' Compensation	1.00	75,800	10,200	21,400	6,000	113,400
Total Internal Service Fund	5.00	\$ 469,400	\$ 63,200	\$ 103,000	\$ 35,800	= \$ 671,400
TOTAL ALL FUNDS	1165.70	\$ 109,928,700	\$ 24,028,700	\$ 18,149,300	\$ 10,046,400	= \$ 162,153,100

CITY OF SURPRISE
Summary Schedule of Estimated Revenues and Expenditures/Expenses
Fiscal Year 2024

Fiscal Year	S c h	FUNDS								
		General Fund	Special Revenue Fund	Debt Service Fund	Capital Projects Fund	Permanent Fund	Enterprise Funds Available	Internal Service Funds	Total All Funds	
2023	Adopted/Adjusted Budgeted Expenditure/Expenses*	E 1	187,186,900	94,967,100	9,437,300	182,522,800	0	154,943,100	38,758,100	667,815,300
2023	Actual Expenditures/Expenses**	E 2	151,299,800	53,417,100	8,652,600	37,641,600	0	47,364,900	24,066,100	322,442,100
2024	Beginning Fund Balance/(Deficit) or Net Position/(Deficit) at July 1***	3	92,060,600	50,652,800	429,200	173,429,000	0	108,024,900	16,165,700	440,762,200
2024	Primary Property Tax Levy	B 4	11,789,000	0	0	0	0	0	0	11,789,000
2024	Secondary Property Tax Levy	B 5	0	2,660,100	6,026,000	0	0	0	0	8,686,100
2024	Estimated Revenues Other than Property Taxes	C 6	187,734,700	106,431,300	1,000	47,418,000	0	76,926,100	28,112,000	446,623,100
2024	Other Financing Sources	D 7	0	0	0	0	0	35,000,000	0	35,000,000
2024	Other Financing (Uses)	D 8	0	0	0	0	0	0	0	0
2024	Interfund Transfers In	D 9	8,309,400	11,771,300	3,436,300	42,446,800	0	47,209,200	0	113,173,000
2024	Interfund Transfers (Out)	D 10	(46,815,100)	(5,859,200)	0	(4,980,100)	0	(55,518,600)	0	(113,173,000)
2024	Line 11: Reduction for Fund Balance Reserved for Future Budget Year Expenditures									
LESS:	Maintained for Future Debt Retirement									
	Maintained Future Capital Projects	11								
	Maintained for Future Financial Stability									
2024	Total Financial Resources Available	12	253,078,600	165,656,300	9,892,500	258,313,700	0	211,641,600	44,277,700	942,860,400
2024	Budgeted Expenditures/Expenses	E 13	186,819,200	127,631,800	9,930,600	230,567,300	0	174,094,700	42,033,300	771,076,900

EXPENDITURE LIMITATION COMPARISON

	2023	2024
1 Budgeted expenditure/expenses	\$ 667,815,300	\$ 771,076,900
2 Add/subtract: estimated net reconciling items	0	0
3 Budgeted expenditures/expenses adjusted for reconciling items	667,815,300	771,076,900
4 Less: estimated exclusions	0	0
5 Amount subject to the expenditure limitation	\$ 667,815,300	\$ 771,076,900
6 EEC expenditure limitation	\$ 1,326,077,781	\$ 1,478,748,668

The city/town does not levy property taxes and does not have special assessment districts for which property taxes are levied. Therefore, Schedule B has been omitted.

* Includes Expenditure/Expense Adjustments Approved in the current year from Schedule E.

** Includes actual amounts as of the date the proposed budget was prepared, adjusted for estimated activity for the remainder of the fiscal year.

*** Amounts on this line represent Fund Balance/(Deficit) or Net Position/(Deficit) amounts except for nonspendable amounts (e.g., prepaids and inventories) or amounts legally or contractually required to be maintained intact (e.g., principal of a permanent fund).

City of Surprise
Tax levy and tax rate information
Fiscal year 2024

	<u>2023</u>	<u>2024</u>
1. Maximum allowable primary property tax levy. A.R.S. §42-17051(A)	\$ <u>12,226,762</u>	\$ <u>12,863,596</u>
2. Amount received from primary property taxation in the current year in excess of the sum of that year's maximum allowable primary property tax levy. A.R.S. §42-17102(A)(18)	\$ _____	
3. Property tax levy amounts		
A. Primary property taxes	\$ <u>10,873,200</u>	\$ <u>11,789,000</u>
Property tax judgment		
B. Secondary property taxes	<u>8,395,600</u>	<u>8,686,100</u>
Property tax judgment		
C. Total property tax levy amounts	\$ <u>19,268,800</u>	\$ <u>20,475,100</u>
4. Property taxes collected*		
A. Primary property taxes		
(1) Current year's levy	\$ <u>10,873,200</u>	
(2) Prior years' levies	<u>162,900</u>	
(3) Total primary property taxes	\$ <u>11,036,100</u>	
B. Secondary property taxes		
(1) Current year's levy	\$ <u>8,395,300</u>	
(2) Prior years' levies		
(3) Total secondary property taxes	\$ <u>8,395,300</u>	
C. Total property taxes collected	\$ <u>19,431,400</u>	
5. Property tax rates		
A. City/Town tax rate		
(1) Primary property tax rate	<u>0.7591</u>	<u>0.7591</u>
Property tax judgment		
(2) Secondary property tax rate	<u>0.3880</u>	<u>0.3880</u>
Property tax judgment		
(3) Total city/town tax rate	<u>1.1471</u>	<u>1.1471</u>
B. Special assessment district tax rates		
Secondary property tax rates—As of the date the proposed budget was prepared, the city/town was operating <u>134</u> special assessment districts for which secondary property taxes are levied. For information pertaining to these special assessment districts and their tax rates, please contact the city/town.		

* Includes actual property taxes collected as of the date the proposed budget was prepared, plus estimated property tax collections for the remainder of the fiscal year.

CITY OF SURPRISE
Revenues Other Than Property Taxes
Fiscal Year 2024

SOURCE OF REVENUES	ESTIMATED REVENUES 2023	ACTUAL REVENUES 2023*	ESTIMATED REVENUES 2024
GENERAL FUND			
Charges for Services			
City Clerk	\$ 210,300	\$ 200,200	\$ 209,300
City Court	1,190,400	843,000	885,200
Community Development	8,734,900	12,673,200	12,926,600
Economic Development	268,100	258,900	398,200
Finance	55,700	67,200	69,700
Fire - Medical	51,800	85,800	87,600
General Operations	257,600	257,600	266,600
Human Svcs and Comm Vitality	85,700	98,300	118,400
Parks and Recreation	2,028,000	2,423,800	3,491,200
Police	84,300	518,700	533,200
Public Works	2,053,500	6,388,500	6,934,000
	\$ 15,020,300	\$ 23,815,200	\$ 25,920,000
Franchise Fees & Licenses			
APS Franchise Revenue	\$ 3,077,100	\$ 3,585,600	\$ 3,624,800
Business License Revenue	419,000	450,000	486,400
Cable TV Franchise Revenue	1,046,600	1,085,600	1,096,500
Right-of-Way Telecom Fee	0	11,400	12,000
Sanitation Haulers License Rev	75,800	100,000	111,100
Southwest Gas Franchise Rev	353,900	501,500	582,400
Water Franchise Revenue	513,000	600,100	616,600
	\$ 5,485,400	\$ 6,334,200	\$ 6,529,800
Intergovernmental			
Auto Lieu Tax (VLT)-County	\$ 7,436,600	\$ 7,618,100	\$ 7,564,600
Non-Grant Intergovtl Rev-Local	220,900	257,000	319,900
Non-Grant Intergovtl Rev-State	0	100	100
Non-Grant Intergovtl Rev-County	75,000	0	0
State Fire Ins Premium Tax Rev	375,400	354,400	400,000
State Shared Income Tax Rev	27,628,800	28,301,800	34,471,800
State Shared Sales Tax Rev	20,489,400	22,357,900	25,658,900
	\$ 56,226,100	\$ 58,889,300	\$ 68,415,300
Local Sales Tax			
Bed Tax Revenue	\$ 281,600	\$ 332,800	\$ 351,900
Local Sales Tax Revenue	78,814,600	82,755,300	85,782,600
	\$ 79,096,200	\$ 83,088,100	\$ 86,134,500
Other			
	\$ 316,400	\$ 625,700	\$ 735,100
General Fund Total	\$ 156,144,400	\$ 172,752,500	\$ 187,734,700

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF SURPRISE
Revenues Other Than Property Taxes
Fiscal Year 2024

SOURCE OF REVENUES	ESTIMATED REVENUES 2023	ACTUAL REVENUES 2023*	ESTIMATED REVENUES 2024
SPECIAL REVENUE FUND			
Arizona Office of Tourism			
Non-Grant Intergovtl Rev-State	\$ 230,000	\$ 239,400	\$ 230,000
Charges for Services/Other	0	400	0
	\$ 230,000	\$ 239,800	\$ 230,000
Contingency			
Charges for Services/Other	\$ 25,000,000	\$ 25,000,000	\$ 51,345,600
	\$ 25,000,000	\$ 25,000,000	\$ 51,345,600
Donations			
Charges for Services/Other	\$ 157,900	\$ 101,000	\$ 235,300
	\$ 157,900	\$ 101,000	\$ 235,300
Grants			
Area Agency on Aging-Federal	\$ 14,700	\$ 55,200	\$ 0
County Grant Revenue	95,000	0	95,000
Federal Grant Revenue	19,725,600	6,207,500	25,726,600
State Grant Revenue	0	1,600	0
Charges for Services/Other	4,009,800	19,400	14,100
	\$ 23,845,100	\$ 6,283,700	\$ 25,835,700
Ground Ambulance Capital Fund			
Charges for Services/Other	\$ 3,100	\$ 3,100	\$ 3,100
	\$ 3,100	\$ 3,100	\$ 3,100
Ground Ambulance Service			
Charges for Services/Other	\$ 5,014,800	\$ 5,540,000	\$ 5,977,900
	\$ 5,014,800	\$ 5,540,000	\$ 5,977,900
Highway User Revenue			
Highway User Tax Revenue-State	\$ 11,355,200	\$ 11,631,900	\$ 12,213,500
Charges for Services/Other	9,800	81,500	9,800
	\$ 11,365,000	\$ 11,713,400	\$ 12,223,300
LTAF II/ALF			
State Shared Lottery Tax Rev	\$ 400,000	\$ 400,000	\$ 400,000
	\$ 400,000	\$ 400,000	\$ 400,000
Municipal Court Enhancement			
Charges for Services/Other	74,400	100,500	74,400
	\$ 74,400	\$ 100,500	\$ 74,400
Municipal Court FARE			
Non-Grant Intergovtl Rev-State	\$ 2,000	\$ 3,000	\$ 2,000
Charges for Services/Other	0	100	0
	\$ 2,000	\$ 3,100	\$ 2,000

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF SURPRISE
Revenues Other Than Property Taxes
Fiscal Year 2024

SOURCE OF REVENUES	ESTIMATED REVENUES 2023	ACTUAL REVENUES 2023*	ESTIMATED REVENUES 2024
Municipal Court JCEF			
Charges for Services/Other	16,000	16,100	16,000
	\$ 16,000	\$ 16,100	\$ 16,000
Municipal Court MFTG			
Non-Grant Intergovtl Rev-State	\$ 9,400	\$ 9,500	\$ 9,400
Charges for Services/Other	0	100	0
	\$ 9,400	\$ 9,600	\$ 9,400
Neighborhood Revitalization			
Federal Grant Revenue	\$ 2,074,600	\$ 772,500	\$ 2,001,100
Grant Revenue-Program Income	1,012,200	70,000	1,058,700
	\$ 3,086,800	\$ 842,500	\$ 3,059,800
Net Premium Seating			
Charges for Services/Other	24,300	25,300	25,800
	\$ 24,300	\$ 25,300	\$ 25,800
Opioid Settlement			
Non-Grant Intergovtl Rev-County	\$ 212,500	\$ 0	\$ 0
	\$ 212,500	\$ 0	\$ 0
SB1398 Fines			
Charges for Services/Other	16,400	18,200	18,200
	\$ 16,400	\$ 18,200	\$ 18,200
SLIDs			
Charges for Services/Other	10,900	17,700	11,900
Special Improvement District	0	0	0
	\$ 10,900	\$ 17,700	\$ 11,900
Smart & Safe Fire-Medical			
State Shared Smart & Safe Rev	\$ 165,400	\$ 400,000	\$ 400,000
	\$ 165,400	\$ 400,000	\$ 400,000
Smart & Safe Police			
State Shared Smart & Safe Rev	\$ 176,500	\$ 400,000	\$ 400,000
	\$ 176,500	\$ 400,000	\$ 400,000
SPD DEA			
Charges for Services/Other	\$ 0	\$ 100	\$ 0
	\$ 0	\$ 100	\$ 0
SPD RICO			
Charges for Services/Other	249,900	268,300	268,000
	\$ 249,900	\$ 268,300	\$ 268,000

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF SURPRISE
Revenues Other Than Property Taxes
Fiscal Year 2024

SOURCE OF REVENUES	ESTIMATED REVENUES 2023	ACTUAL REVENUES 2023*	ESTIMATED REVENUES 2024
SPD Towing			
Charges for Services/Other	26,000	24,000	26,000
	\$ 26,000	\$ 24,000	\$ 26,000
Sports and Tourism Fund			
Charges for Services/Other	2,541,200	2,550,500	2,592,500
	\$ 2,541,200	\$ 2,550,500	\$ 2,592,500
Spring Trng Ticket Surcharge			
Charges for Services/Other	689,000	611,700	689,000
	\$ 689,000	\$ 611,700	\$ 689,000
Stadium Improvements			
Charges for Services/Other	137,200	137,200	137,200
	\$ 137,200	\$ 137,200	\$ 137,200
SW Gas Capital Expenditures			
Franchise Fees & Licenses	331,500	0	0
	\$ 331,500	\$ 0	\$ 0
Tourism			
Local Sales Tax	991,500	1,171,500	1,238,500
Charges for Services/Other	500,000	501,900	500,000
	\$ 1,491,500	\$ 1,673,400	\$ 1,738,500
Wildland Fire			
Non-Grant Intergovtl Rev-State	641,700	786,600	711,700
	\$ 641,700	\$ 786,600	\$ 711,700
Special Revenue Fund Total	\$ 75,918,500	\$ 57,165,800	\$ 106,431,300
DEBT SERVICE FUND			
Election 2017 Debt Service			
Charges for Services/Other	0	21,700	0
	\$ 0	\$ 21,700	\$ 0
Stadium Gov Debt Service 2015			
Charges for Services/Other	0	1,000	1,000
	\$ 0	\$ 1,000	\$ 1,000
Debt Service Fund Total	\$ 0	\$ 22,700	\$ 1,000

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF SURPRISE
Revenues Other Than Property Taxes
Fiscal Year 2024

SOURCE OF REVENUES	ESTIMATED REVENUES 2023	ACTUAL REVENUES 2023*	ESTIMATED REVENUES 2024
CAPITAL PROJECTS FUND			
163rd Ave Dev 2014 Law			
Charges for Services/Other	\$ 0	\$ 300	\$ 100
	\$ 0	\$ 300	\$ 100
Fire/EMS Dev Fee 2020			
Charges for Services/Other	2,491,600	3,191,400	2,747,300
	\$ 2,491,600	\$ 3,191,400	\$ 2,747,300
General Capital Projects Fund			
Local Sales Tax	\$ 14,893,200	\$ 23,932,200	\$ 23,034,700
Charges for Services/Other	59,100	336,200	339,600
	\$ 14,952,300	\$ 24,268,400	\$ 23,374,300
General Govt Dev Fee			
Charges for Services/Other	653,100	750,700	734,700
	\$ 653,100	\$ 750,700	\$ 734,700
Park & Rec Dev Fee			
Charges for Services/Other	\$ 0	\$ 14,100	\$ 13,000
	\$ 0	\$ 14,100	\$ 13,000
Parks/Rec Dev Fee 2020			
Charges for Services/Other	3,309,800	3,297,200	3,031,400
	\$ 3,309,800	\$ 3,297,200	\$ 3,031,400
Pavmnt Preservtn Election 2017			
Charges for Services/Other	\$ 100	\$ 1,300	\$ 0
	\$ 100	\$ 1,300	\$ 0
Police Dev Fee			
Charges for Services/Other	1,218,600	1,559,600	1,513,300
	\$ 1,218,600	\$ 1,559,600	\$ 1,513,300
Public Safety Election 2017			
Charges for Services/Other	\$ 20,000	\$ 9,800	\$ 0
	\$ 20,000	\$ 9,800	\$ 0
Traffic Election 2017			
Charges for Services/Other	\$ 100	\$ 1,900	\$ 0
	\$ 100	\$ 1,900	\$ 0
Transportation Improvement			
Local Sales Tax	\$ 10,127,800	\$ 16,317,400	\$ 15,705,500
Charges for Services/Other	883,100	70,700	298,400
	\$ 11,010,900	\$ 16,388,100	\$ 16,003,900

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF SURPRISE
Revenues Other Than Property Taxes
Fiscal Year 2024

SOURCE OF REVENUES	ESTIMATED REVENUES 2023	ACTUAL REVENUES 2023*	ESTIMATED REVENUES 2024
Vehicle Replacement			
Charges for Services/Other	\$ 59,100	\$ 0	\$ 0
	\$ 59,100	\$ 0	\$ 0
Capital Projects Fund Total	\$ 33,715,600	\$ 49,482,800	\$ 47,418,000
ENTERPRISE FUNDS			
Sewer Operations			
Charges for Services/Other	20,514,300	21,004,400	24,330,100
	\$ 20,514,300	\$ 21,004,400	\$ 24,330,100
Sewer System Dev Impact Fees			
Charges for Services/Other	1,752,600	4,006,400	3,086,600
	\$ 1,752,600	\$ 4,006,400	\$ 3,086,600
Sewer Utility Capital			
Charges for Services/Other	\$ 50,800	\$ 59,200	\$ 50,800
	\$ 50,800	\$ 59,200	\$ 50,800
Solid Waste Capital			
Charges for Services/Other	\$ 26,000	\$ 74,800	\$ 18,700
	\$ 26,000	\$ 74,800	\$ 18,700
Solid Waste Operations			
Charges for Services/Other	12,481,500	13,726,100	14,181,400
	\$ 12,481,500	\$ 13,726,100	\$ 14,181,400
Stormwater Capital			
Charges for Services/Other	\$ 3,100	\$ 3,100	\$ 3,100
	\$ 3,100	\$ 3,100	\$ 3,100
Stormwater Operations			
Charges for Services/Other	2,737,300	2,807,800	3,006,100
	\$ 2,737,300	\$ 2,807,800	\$ 3,006,100
Water Operations			
Charges for Services/Other	21,348,400	21,236,400	23,413,100
Groundwater Savings Facility	170,000	109,400	120,600
	\$ 21,518,400	\$ 21,345,800	\$ 23,533,700
Water Resource Dev Impact Fees			
Charges for Services/Other	\$ 2,300	\$ 10,000	\$ 10,400
	\$ 2,300	\$ 10,000	\$ 10,400

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF SURPRISE
Revenues Other Than Property Taxes
Fiscal Year 2024

SOURCE OF REVENUES	ESTIMATED REVENUES 2023	ACTUAL REVENUES 2023*	ESTIMATED REVENUES 2024
Water System Dev Impact Fees			
Charges for Services/Other	9,343,300	6,628,000	5,076,800
	\$ 9,343,300	\$ 6,628,000	\$ 5,076,800
Water Utility Capital			
Charges for Services/Other	\$ 312,000	\$ 73,700	\$ 312,000
	\$ 312,000	\$ 73,700	\$ 312,000
Wtr Res Dev Fee 2020			
Charges for Services/Other	4,803,900	3,191,700	3,316,400
	\$ 4,803,900	\$ 3,191,700	\$ 3,316,400
Enterprise Funds Total	\$ 73,545,500	\$ 72,931,000	\$ 76,926,100
INTERNAL SERVICE FUND			
Employee Healthcare - Int Svc			
Charges for Services/Other	17,398,600	17,546,400	19,746,800
	\$ 17,398,600	\$ 17,546,400	\$ 19,746,800
Risk Management - Int Svc Fd			
Charges for Services/Other	4,902,900	4,576,700	5,176,800
	\$ 4,902,900	\$ 4,576,700	\$ 5,176,800
Workers' Compensation			
Charges for Services/Other	2,376,300	2,363,300	3,188,400
	\$ 2,376,300	\$ 2,363,300	\$ 3,188,400
Internal Service Fund Total	\$ 24,677,800	\$ 24,486,400	\$ 28,112,000
TOTAL ALL FUNDS	\$ 364,001,800	\$ 376,841,200	\$ 446,623,100

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF SURPRISE
Other Financing Sources/<Uses> and Interfund Transfers
Fiscal Year 2024

FUND	OTHER FINANCING 2024		INTERFUND TRANSFERS 2024	
	SOURCES	<USES>	IN	<OUT>
GENERAL FUND				
General Fund (Cost Allocation)	\$	\$	\$ 6,710,400	\$
General Fund (PILOT)			697,300	
General Fund (Franchise Fee In Lieu)			901,700	
General Fund (Other Transfers)				(45,314,100)
General Fund (Debt)				(1,501,000)
Total General Fund	\$	\$	\$ 8,309,400	\$ (46,815,100)
SPECIAL REVENUE FUND				
Ground Ambulance Capital Fund (Other Transfers)	\$	\$	\$ 207,100	\$
Ground Ambulance Service (Other Transfers)				(207,100)
Highway User Revenue (Other Transfers)			4,723,200	
Highway User Revenue Capital (Other Transfers)				(4,723,200)
Municipal Art Fund (Other Transfers)			696,000	
Net Premium Seating (Other Transfers)			124,700	
Public Safety Pension Fund (Other Transfers)			2,000,000	
Sports and Tourism Fund (Other Transfers)			4,020,300	
Tourism (Debt)				(928,900)
Total Special Revenue Fund	\$	\$	\$ 11,771,300	\$ (5,859,200)
CAPITAL PROJECTS FUND				
Communications Asset Repl (Other Transfers)	\$	\$	\$ 175,000	\$
Facilities Asset Replacement (Other Transfers)			3,757,900	
Fire/EMS Dev Fee 2020 (Debt)				(67,000)
General Capital Projects Fund (Other Transfers)			24,161,200	(3,709,600)
General Govt Dev Fee (Debt)				(366,900)
HSCV Asset Replacement (Other Transfers)			19,700	
IT Asset Replacement (Other Transfers)			2,241,600	
Parks & Recreation Asset Repl (Other Transfers)			1,359,500	
Parks/Rec Dev Fee 2020 (Debt)				(437,100)
Police Dev Fee (Debt)				(135,400)
Sports and Tourism Asset Repl (Other Transfers)			2,724,000	
Transportation Improvement (Other Transfers)				(264,100)
Vehicle Replacement (Other Transfers)			8,007,900	
Total Capital Projects Fund	\$	\$	\$ 42,446,800	\$ (4,980,100)
DEBT SERVICE FUND				
Refunded Gov Debt Service 2015 (Debt)	\$	\$	\$ 1,850,300	\$
Stadium Gov Debt Service 2015 (Debt)			1,586,000	
Total Debt Service Fund	\$	\$	\$ 3,436,300	\$

CITY OF SURPRISE
Other Financing Sources/<Uses> and Interfund Transfers
Fiscal Year 2024

FUND	OTHER FINANCING 2024		INTERFUND TRANSFERS 2024	
	SOURCES	<USES>	IN	<OUT>
ENTERPRISE FUNDS				
Refund Sewer Debt Service 2015 (Debt)	\$	\$	\$ 803,100	\$
Sewer Loan 2023 (Bond Proceeds)	35,000,000			
Sewer Operations (Franchise Fee In Lieu)				(448,100)
Sewer Operations (Cost Allocation)				(1,784,400)
Sewer Operations (PILOT)				(452,500)
Sewer Operations (Other Transfers)				(11,629,900)
Sewer System Dev Impact Fees (Debt)				(2,954,200)
Sewer System Dev Impact Fees (Other Transfers)			212,700	(212,700)
Sewer Utility Capital (Other Transfers)			11,629,900	
Solid Waste Capital (Other Transfers)			3,478,600	
Solid Waste Operations (PILOT)				(15,200)
Solid Waste Operations (Franchise Fee In Lieu)				(31,000)
Solid Waste Operations (Cost Allocation)				(2,194,400)
Solid Waste Operations (Other Transfers)				(3,478,600)
Sr Util. Refund Oblig Ser 2018 (Debt)			2,151,100	
Stormwater Capital (Other Transfers)			5,157,000	
Stormwater Operations (Cost Allocation)				(237,700)
Stormwater Operations (PILOT)				(11,200)
Stormwater Operations (Other Transfers)				(5,157,000)
Water Operations (PILOT)				(218,400)
Water Operations (Other Transfers)				(23,776,800)
Water Operations (Cost Allocation)				(2,493,900)
Water Operations (Franchise Fee In Lieu)				(422,600)
Water Utility Capital (Other Transfers)			23,776,800	
Total Enterprise Funds	\$ 35,000,000	\$	\$ 47,209,200	\$ (55,518,600)
TOTAL ALL FUNDS	\$ 35,000,000	\$	\$ 113,173,000	\$ (113,173,000)

CITY OF SURPRISE
Expenditures/Expenses by Fund
Fiscal Year 2024

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2023	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2023	ACTUAL EXPENDITURES/ EXPENSES 2023*	BUDGETED EXPENDITURES/ EXPENSES 2024
GENERAL FUND				
General Fund				
Arts, Culture & Library	\$	\$ 2,467,500	\$ 1,458,400	\$ 4,945,700
City Attorney	2,880,800		2,768,800	3,224,600
City Auditor	500,800		435,400	484,800
City Clerk	807,300		702,000	1,078,300
City Court	2,972,400		2,686,000	3,364,500
City Manager	2,212,300	(121,200)	2,256,400	2,172,600
Community Development	7,650,200		6,590,800	7,838,200
Contingency	30,000,000			5,290,900
Economic Development	2,396,700	(4,700)	2,350,200	2,655,200
Finance	5,757,200		4,891,200	5,837,700
Fire - Medical	31,085,600		31,435,400	37,910,200
General Operations	14,567,700		14,167,700	15,896,600
Human Resources	3,286,800		2,786,800	3,212,100
Human Svcs and Comm Vitality	2,942,500	(25,400)	2,574,500	2,935,800
Information Technology	7,771,900		7,178,300	8,461,800
Marketing and Communications	1,334,600		1,319,100	1,660,800
Mayor and Council	697,300		556,600	756,500
Parks and Recreation	15,949,100	(1,283,100)	14,413,700	13,147,500
Police	39,079,300		39,493,700	45,771,100
Public Works	14,368,200	(106,900)	13,234,800	15,790,600
Transportation				4,383,700
General Fund Total	\$ 186,260,700	\$ 926,200	\$ 151,299,800	\$ 186,819,200
SPECIAL REVENUE FUND				
Arizona Office of Tourism				
Sports and Tourism	\$ 230,000	\$ 74,300	\$ 239,400	\$ 361,900
Contingency				
Contingency	\$ 25,000,000	\$ (3,768,300)	\$ 25,000,000	\$ 51,345,600
Donations				
Arts, Culture & Library	\$	\$	\$	\$ 15,300
Contingency	160,400			123,400
Economic Development	15,000		12,700	15,000
Fire - Medical	17,800		7,000	10,300
Human Svcs and Comm Vitality	71,300		23,000	144,000
Parks and Recreation	189,000		16,200	189,500
Police	86,800		87,300	65,700
Sports and Tourism	157,000		3,700	166,900

CITY OF SURPRISE
Expenditures/Expenses by Fund
Fiscal Year 2024

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2023	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2023	ACTUAL EXPENDITURES/ EXPENSES 2023*	BUDGETED EXPENDITURES/ EXPENSES 2024
Grants				
City Attorney	\$	\$ 1,600	\$	\$
Contingency	4,000,000	(814,100)		4,000,000
Fire - Medical	574,500	(109,700)	67,700	82,500
Human Svcs and Comm Vitality	24,235,000	779,500	428,100	25,152,500
Parks and Recreation		3,200	1,200	2,000
Police	586,600	136,500	144,800	481,000
Sports and Tourism		120,000		120,000
Ground Ambulance Capital Fund				
Contingency	\$ 522,000	\$	\$	\$ 169,900
Fire - Medical				550,000
Public Works	902,000		106,100	796,000
Ground Ambulance Service				
Contingency	\$ 173,100	\$	\$	\$ 9,200
Fire - Medical	4,520,500	625,300	4,671,300	6,703,000
General Operations	19,100		19,100	19,100
Highway User Revenue				
General Operations	\$ 154,300	\$	\$ 154,300	\$ 27,000
Public Works	7,821,000		7,511,700	
Transportation				13,621,400
Highway User Revenue Capital				
Contingency	\$ 2,201,200	\$ 314,600	\$	\$
Public Works	5,675,400	(314,600)	2,850,300	
Water Resource Management	38,800		6,100	
LTAF II/ALF				
Public Works	\$ 401,100	\$	\$ 400,000	\$ 400,000
Municipal Art Fund				
Contingency	\$ 545,900	\$ (457,000)	\$	\$ 778,900
Human Svcs and Comm Vitality		457,000	6,000	451,000
Municipal Court Enhancement				
City Court	\$ 65,000	\$	\$	\$ 200,000
Contingency	277,500			277,500
Neighborhood Revitalization				
Human Svcs and Comm Vitality	\$ 3,021,400	\$ (138,100)	\$ 837,000	\$ 3,059,800
Net Premium Seating				
Sports and Tourism	\$ 281,600	\$	\$ 180,100	\$ 302,200
Opioid Settlement				
General Operations	\$ 425,000	\$	\$	\$
Program 1033 Auction Proceeds				
Police	\$ 8,500	\$	\$ 2,000	\$ 6,400

CITY OF SURPRISE
Expenditures/Expenses by Fund
Fiscal Year 2024

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2023	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2023	ACTUAL EXPENDITURES/ EXPENSES 2023*	BUDGETED EXPENDITURES/ EXPENSES 2024
SB1398 Fines				
Police	\$ 45,400	\$	\$ 45,400	\$ 30,500
SLIDs				
Contingency	\$	\$	\$	\$ 184,800
General Operations	3,319,000		2,417,100	3,498,400
Smart & Safe Fire-Medical				
Fire - Medical	\$ 378,400	\$	\$	\$ 1,197,000
Smart & Safe Police				
Police	\$ 418,500	\$	\$	\$ 1,207,500
SPD DEA				
Police	\$ 16,900	\$	\$ 16,900	\$
SPD RICO				
Contingency	\$ 346,700	\$	\$	\$ 346,700
Police	510,800		310,800	510,800
SPD Towing				
Police	\$ 77,400	\$	\$ 21,100	\$ 71,000
Sports and Tourism Fund				
General Operations	\$	\$	\$	\$ 2,500
Sports and Tourism	6,376,600		5,949,900	6,559,000
Spring Trng Ticket Surcharge				
Contingency	\$	\$	\$	\$ 600,000
Sports and Tourism	689,000		575,400	689,000
SW Gas Capital Expenditures				
Contingency	\$ 620,800	\$ 13,200	\$	\$
Water Resource Management	13,200	(13,200)		
Tourism				
Contingency	\$ 1,431,700	\$	\$	\$ 1,431,700
Sports and Tourism	595,000		595,000	595,000
Unclaimed Property Disposal				
Police	\$ 7,100	\$	\$ 1,000	\$ 2,900
Wildland Fire				
Fire - Medical	\$ 783,600	\$ 50,000	\$ 709,400	\$ 1,058,000
Special Revenue Fund Total	\$ 98,006,900	\$ (3,039,800)	\$ 53,417,100	\$ 127,631,800
DEBT SERVICE FUND				
Election 2017 Debt Service				
General Operations	\$ 6,000,000	\$	\$ 5,215,100	\$ 6,494,300

CITY OF SURPRISE
Expenditures/Expenses by Fund
Fiscal Year 2024

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2023	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2023	ACTUAL EXPENDITURES/ EXPENSES 2023*	BUDGETED EXPENDITURES/ EXPENSES 2024
Refunded Gov Debt Service 2015				
General Operations	\$ 1,850,500	\$	\$ 1,850,500	\$ 1,850,300
Stadium Gov Debt Service 2015				
General Operations	\$ 1,586,800	\$	\$ 1,587,000	\$ 1,586,000
Debt Service Fund Total	\$ 9,437,300	\$	\$ 8,652,600	\$ 9,930,600
CAPITAL PROJECTS FUND				
163rd Ave Dev 2014 Law				
Public Works	\$ 125,000	\$	\$	\$
Transportation				114,700
Communications Asset Repl				
Contingency	\$ 118,700	\$	\$	\$ 118,700
Marketing and Communications	179,900	(30,700)	20,400	303,900
Facilities Asset Replacement				
Public Works	\$ 3,048,500	\$ (308,600)	\$ 463,800	\$ 6,034,100
Fire/EMS Dev Fee 2020				
Fire - Medical	\$ 3,175,500	\$ 1,224,100	\$ 1,727,900	\$ 15,287,600
General Operations	10,037,400	(1,224,100)		16,100
FS Package Replacement Reserve				
Contingency	\$ 25,700	\$	\$	\$
Fire - Medical	68,500			93,000
General Capital Projects Fund				
City Court	\$	\$	\$	\$ 135,000
City Manager	6,199,700	(863,100)		5,766,200
Community Development	863,300	(373,200)	30,200	449,600
Contingency	52,417,700	3,426,100		49,417,700
Economic Development	1,099,800	(29,400)	118,200	498,600
Fire - Medical	356,700		265,700	5,599,700
Human Svcs and Comm Vitality	3,354,000	33,300		2,354,000
Information Technology	538,900	250,000	206,900	431,200
Parks and Recreation	19,128,300	1,073,600	10,702,300	29,939,700
Police	3,085,500	(58,700)	1,351,900	2,350,400
Public Works	9,615,000	231,700	3,425,600	956,400
Sports and Tourism	1,188,000			3,688,000
Transportation				19,132,700
Water Resource Management	37,900		7,100	125,000
General Govt Dev Fee				
General Operations	\$ 1,475,900	\$	\$	\$ 1,484,900
HSCV Asset Replacement				
Human Svcs and Comm Vitality	\$ 14,100	\$ (500)	\$ 2,400	\$ 31,000

CITY OF SURPRISE
Expenditures/Expenses by Fund
Fiscal Year 2024

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2023	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2023	ACTUAL EXPENDITURES/ EXPENSES 2023*	BUDGETED EXPENDITURES/ EXPENSES 2024
IT Asset Replacement				
Contingency	\$ 570,000	\$	\$	\$ 570,000
Information Technology	3,403,900	(439,000)	987,200	4,219,400
Park & Rec Dev Fee				
Parks and Recreation	\$	\$	\$	\$ 1,336,800
Parks & Recreation Asset Repl				
Parks and Recreation	\$ 2,959,000	\$ (255,000)	\$ 881,800	\$ 3,181,800
Parks/Rec Dev Fee 2020				
General Operations	\$ 7,496,600	\$	\$ 129,500	\$ 3,116,700
Parks and Recreation	2,000,000		1,922,300	6,871,000
Pavmnt Preservtn Election 2017				
General Operations	\$ 2,400	\$	\$	\$
Human Svcs and Comm Vitality	105,800		390,900	
Public Works	59,400	(20,700)		
Police Dev Fee				
General Operations	\$ 3,154,700	\$ 90,600	\$ 14,600	\$ 5,356,100
Police	2,299,000	(56,900)		2,242,100
Public Works	436,900	(33,700)	330,000	105,300
Public Safety Election 2017				
Fire - Medical	\$ 3,043,300	\$	\$ 3,710,700	\$
General Operations	4,000			
Human Svcs and Comm Vitality	39,300	(32,300)		
Police	131,600	(1,800)	129,900	
Public Works	28,100	(28,100)		
Sports and Tourism Asset Repl				
Sports and Tourism	\$ 4,218,700	\$ (459,100)	\$ 2,304,500	\$ 4,179,200
Traffic Election 2017				
General Operations	\$ 3,100	\$	\$	\$
Human Svcs and Comm Vitality	172,800	(900)	171,900	
Transportation Improvement				
Contingency	\$ 9,560,500	\$ 1,569,000	\$	\$ 20,423,200
General Operations				134,900
Public Works	19,223,200	(1,569,000)	6,463,100	2,300
Transportation				23,557,200
Vehicle Replacement				
Contingency	\$	\$ 405,300	\$	\$
Fire - Medical	44,200			2,847,200
Public Works	5,298,700	(405,300)	1,882,800	8,095,900
Capital Projects Fund Total	\$ 180,409,200	\$ 2,113,600	\$ 37,641,600	\$ 230,567,300

CITY OF SURPRISE
Expenditures/Expenses by Fund
Fiscal Year 2024

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2023	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2023	ACTUAL EXPENDITURES/ EXPENSES 2023*	BUDGETED EXPENDITURES/ EXPENSES 2024
ENTERPRISE FUNDS				
Refund Sewer Debt Service 2015				
General Operations	\$ 802,600	\$	\$ 803,200	\$ 803,100
Sewer Loan 2023				
Water Resource Management	\$ 26,300,000	\$	\$	\$ 35,000,000
Sewer Operations				
Contingency	\$ 5,172,300	\$	\$	\$ 5,514,300
Finance	1,929,000		1,820,500	1,969,000
General Operations	3,961,500		3,961,500	3,969,400
Information Technology	47,000		47,500	51,900
Marketing and Communications	37,500		37,400	40,800
Public Works	328,800		272,500	359,300
Water Resource Management	10,950,900	19,100	9,717,800	11,369,300
Sewer System Dev Impact Fees				
General Operations	\$ 83,200	\$	\$ 76,200	\$ 1,553,800
Water Resource Management	300,000			300,000
Sewer Utility Capital				
City Manager	\$ 100,300	\$	\$	\$ 100,300
Contingency	7,370,600	1,342,900		7,370,600
Public Works	1,613,800		51,100	1,358,300
Transportation				985,700
Water Resource Management	17,501,200	(1,362,000)	2,129,300	12,960,200
Solid Waste Capital				
Contingency	\$ 508,000	\$	\$	\$ 508,000
Public Works	3,344,900	(15,900)	1,237,900	4,101,300
Solid Waste Operations				
City Manager	\$ 400	\$	\$ 400	\$ 400
Contingency	2,977,700			3,369,900
Finance	817,800		752,800	835,500
General Operations	96,600		96,600	104,800
Information Technology	20,000		19,900	21,900
Public Works	9,858,400	15,900	9,164,100	10,771,000
Sr Util. Refund Oblig Ser 2018				
General Operations	\$ 3,751,400	\$	\$ 2,150,300	\$ 2,151,100
Stormwater Capital				
Contingency	\$ 365,100	\$ 2,900	\$	\$ 365,100
Information Technology				75,000
Public Works	1,326,300	(2,900)	3,100	
Transportation				1,331,700
Water Resource Management	15,900	(15,900)		

CITY OF SURPRISE
Expenditures/Expenses by Fund
Fiscal Year 2024

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2023	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2023	ACTUAL EXPENDITURES/ EXPENSES 2023*	BUDGETED EXPENDITURES/ EXPENSES 2024
Stormwater Operations				
Contingency	\$ 334,900	\$	\$	\$ 366,900
Finance	209,300		177,700	213,000
General Operations	2,500		2,500	2,700
Information Technology	4,700		4,400	5,100
Public Works	487,500		436,500	
Transportation				509,900
Water Resource Management	539,900	15,900	469,000	615,600
Water Operations				
City Manager	\$ 4,000	\$	\$ 4,000	\$ 4,000
Contingency	4,534,000	46,900		4,792,500
Finance	3,181,700		3,125,800	3,279,600
General Operations	345,100		345,100	352,200
Information Technology	39,100		39,500	43,100
Marketing and Communications	37,500		37,400	40,800
Public Works	828,900	(46,900)	635,900	814,700
Water Resource Management	10,259,100	19,100	8,738,400	10,595,100
Water Resource Dev Impact Fees				
General Operations	\$ 186,800	\$	\$	\$ 430,700
Water Resource Management	691,100		80,100	691,100
Water System Dev Impact Fees				
General Operations	\$ 9,886,900	\$ 9,000	\$ 42,300	\$ 5,672,000
Water Resource Management	1,610,700	(9,000)	1,600	11,181,600
Water Utility Capital				
City Manager	\$ 100,100	\$	\$	\$ 100,100
Contingency	3,616,500	1,549,600		3,616,500
Finance	360,100	(30,000)	52,300	277,900
Public Works	61,300			226,300
Water Resource Management	8,289,800	(1,538,700)	706,200	10,168,500
Wtr Res Dev Fee 2020				
General Operations	\$ 7,885,900	\$ 27,300	\$ 39,400	\$ 10,430,500
Water Resource Management	1,864,500	(27,300)	84,700	2,322,600
Enterprise Funds Total	\$ 154,943,100	\$	\$ 47,364,900	\$ 174,094,700
INTERNAL SERVICE FUND				
Employee Healthcare - Int Svc				
Contingency	\$ 2,646,300	\$	\$	\$ 4,554,300
General Operations	3,180,100			
Human Resources	17,389,200		17,654,200	19,745,400

CITY OF SURPRISE
Expenditures/Expenses by Fund
Fiscal Year 2024

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2023	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2023	ACTUAL EXPENDITURES/ EXPENSES 2023*	BUDGETED EXPENDITURES/ EXPENSES 2024
Risk Management - Int Svc Fd				
City Attorney	\$ 8,839,000	\$	\$ 4,193,900	\$ 8,601,400
Contingency	973,600			2,667,600
Workers' Compensation				
City Attorney	\$ 2,453,800	\$	\$ 2,218,000	\$ 3,188,400
Contingency	3,276,100			3,276,200
Internal Service Fund Total	\$ 38,758,100	\$	\$ 24,066,100	\$ 42,033,300
TOTAL ALL FUNDS	\$ 667,815,300	\$	\$ 322,442,100	\$ 771,076,900

* Includes actual expenditures/expenses recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated expenditures/expenses for the remainder of the fiscal year.

CITY OF SURPRISE
Expenditures/Expenses by Department
Fiscal Year 2024

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2023	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2023	ACTUAL EXPENDITURES/ EXPENSES 2023*	BUDGETED EXPENDITURES/ EXPENSES 2024
ARTS, CULTURE & LIBRARY				
Donations	\$	\$	\$	\$ 15,300
General Fund		2,467,500	1,458,400	4,945,700
Department Total	\$	\$ 2,467,500	\$ 1,458,400	\$ 4,961,000
CITY ATTORNEY				
General Fund	\$ 2,880,800	\$	\$ 2,768,800	\$ 3,224,600
Grants		1,600		
Risk Management - Int Svc Fd	8,839,000		4,193,900	8,601,400
Workers' Compensation	2,453,800		2,218,000	3,188,400
Department Total	\$ 14,173,600	\$ 1,600	\$ 9,180,700	\$ 15,014,400
CITY AUDITOR				
General Fund	\$ 500,800	\$	\$ 435,400	\$ 484,800
Department Total	\$ 500,800	\$	\$ 435,400	\$ 484,800
CITY CLERK				
General Fund	\$ 807,300	\$	\$ 702,000	\$ 1,078,300
Department Total	\$ 807,300	\$	\$ 702,000	\$ 1,078,300
CITY COURT				
General Capital Projects Fund	\$	\$	\$	\$ 135,000
General Fund	2,972,400		2,686,000	3,364,500
Municipal Court Enhancement	65,000			200,000
Department Total	\$ 3,037,400	\$	\$ 2,686,000	\$ 3,699,500
CITY MANAGER				
General Capital Projects Fund	\$ 6,199,700	\$ (863,100)	\$	\$ 5,766,200
General Fund	2,212,300	(121,200)	2,256,400	2,172,600
Sewer Utility Capital	100,300			100,300
Solid Waste Operations	400		400	400
Water Operations	4,000		4,000	4,000
Water Utility Capital	100,100			100,100
Department Total	\$ 8,616,800	\$ (984,300)	\$ 2,260,800	\$ 8,143,600
COMMUNITY DEVELOPMENT				
General Capital Projects Fund	\$ 863,300	\$ (373,200)	\$ 30,200	\$ 449,600
General Fund	7,650,200		6,590,800	7,838,200
Department Total	\$ 8,513,500	\$ (373,200)	\$ 6,621,000	\$ 8,287,800

CITY OF SURPRISE
Expenditures/Expenses by Department
Fiscal Year 2024

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2023	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2023	ACTUAL EXPENDITURES/ EXPENSES 2023*	BUDGETED EXPENDITURES/ EXPENSES 2024
CONTINGENCY				
Communications Asset Repl	\$ 118,700	\$	\$	\$ 118,700
Contingency	25,000,000	(3,768,300)	25,000,000	51,345,600
Donations	160,400			123,400
Employee Healthcare - Int Svc	2,646,300			4,554,300
FS Package Replacement	25,700			
General Capital Projects Fund	52,417,700	3,426,100		49,417,700
General Fund	30,000,000			5,290,900
Grants	4,000,000	(814,100)		4,000,000
Ground Ambulance Capital Fund	522,000			169,900
Ground Ambulance Service	173,100			9,200
Highway User Revenue Capital	2,201,200	314,600		
IT Asset Replacement	570,000			570,000
Municipal Art Fund	545,900	(457,000)		778,900
Municipal Court Enhancement	277,500			277,500
Risk Management - Int Svc Fd	973,600			2,667,600
Sewer Operations	5,172,300			5,514,300
Sewer Utility Capital	7,370,600	1,342,900		7,370,600
SLIDs				184,800
Solid Waste Capital	508,000			508,000
Solid Waste Operations	2,977,700			3,369,900
SPD RICO	346,700			346,700
Spring Trng Ticket Surcharge				600,000
Stormwater Capital	365,100	2,900		365,100
Stormwater Operations	334,900			366,900
SW Gas Capital Expenditures	620,800	13,200		
Tourism	1,431,700			1,431,700
Transportation Improvement	9,560,500	1,569,000		20,423,200
Vehicle Replacement		405,300		
Water Operations	4,534,000	46,900		4,792,500
Water Utility Capital	3,616,500	1,549,600		3,616,500
Workers' Compensation	3,276,100			3,276,200
Department Total	\$ 159,747,000	\$ 3,631,100	\$ 25,000,000	\$ 171,490,100
ECONOMIC DEVELOPMENT				
Donations	\$ 15,000	\$	\$ 12,700	\$ 15,000
General Capital Projects Fund	1,099,800	(29,400)	118,200	498,600
General Fund	2,396,700	(4,700)	2,350,200	2,655,200
Department Total	\$ 3,511,500	\$ (34,100)	\$ 2,481,100	\$ 3,168,800

CITY OF SURPRISE
Expenditures/Expenses by Department
Fiscal Year 2024

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2023	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2023	ACTUAL EXPENDITURES/ EXPENSES 2023*	BUDGETED EXPENDITURES/ EXPENSES 2024
FINANCE				
General Fund	\$ 5,757,200	\$	\$ 4,891,200	\$ 5,837,700
Sewer Operations	1,929,000		1,820,500	1,969,000
Solid Waste Operations	817,800		752,800	835,500
Stormwater Operations	209,300		177,700	213,000
Water Operations	3,181,700		3,125,800	3,279,600
Water Utility Capital	360,100	(30,000)	52,300	277,900
Department Total	\$ 12,255,100	\$ (30,000)	\$ 10,820,300	\$ 12,412,700
FIRE - MEDICAL				
Donations	\$ 17,800	\$	\$ 7,000	\$ 10,300
Fire/EMS Dev Fee 2020	3,175,500	1,224,100	1,727,900	15,287,600
FS Package Replacement	68,500			93,000
General Capital Projects Fund	356,700		265,700	5,599,700
General Fund	31,085,600		31,435,400	37,910,200
Grants	574,500	(109,700)	67,700	82,500
Ground Ambulance Capital Fund				550,000
Ground Ambulance Service	4,520,500	625,300	4,671,300	6,703,000
Public Safety Election 2017	3,043,300		3,710,700	
Smart & Safe Fire-Medical	378,400			1,197,000
Vehicle Replacement	44,200			2,847,200
Wildland Fire	783,600	50,000	709,400	1,058,000
Department Total	\$ 44,048,600	\$ 1,789,700	\$ 42,595,100	\$ 71,338,500

CITY OF SURPRISE
Expenditures/Expenses by Department
Fiscal Year 2024

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2023	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2023	ACTUAL EXPENDITURES/ EXPENSES 2023*	BUDGETED EXPENDITURES/ EXPENSES 2024
GENERAL OPERATIONS				
Election 2017 Debt Service	\$ 6,000,000	\$	\$ 5,215,100	\$ 6,494,300
Employee Healthcare - Int Svc	3,180,100			
Fire/EMS Dev Fee 2020	10,037,400	(1,224,100)		16,100
General Fund	14,567,700		14,167,700	15,896,600
General Govt Dev Fee	1,475,900			1,484,900
Ground Ambulance Service	19,100		19,100	19,100
Highway User Revenue	154,300		154,300	27,000
Opioid Settlement	425,000			
Parks/Rec Dev Fee 2020	7,496,600		129,500	3,116,700
Pavmnt Preservtn Election 2017	2,400			
Police Dev Fee	3,154,700	90,600	14,600	5,356,100
Public Safety Election 2017	4,000			
Refund Sewer Debt Service 2015	802,600		803,200	803,100
Refunded Gov Debt Service 2015	1,850,500		1,850,500	1,850,300
Sewer Operations	3,961,500		3,961,500	3,969,400
Sewer System Dev Impact Fees	83,200		76,200	1,553,800
SLIDs	3,319,000		2,417,100	3,498,400
Solid Waste Operations	96,600		96,600	104,800
Sports and Tourism Fund				2,500
Sr Util. Refund Oblig Ser 2018	3,751,400		2,150,300	2,151,100
Stadium Gov Debt Service 2015	1,586,800		1,587,000	1,586,000
Stormwater Operations	2,500		2,500	2,700
Traffic Election 2017	3,100			
Transportation Improvement				134,900
Water Operations	345,100		345,100	352,200
Water Resource Dev Impact Fees	186,800			430,700
Water System Dev Impact Fees	9,886,900	9,000	42,300	5,672,000
Wtr Res Dev Fee 2020	7,885,900	27,300	39,400	10,430,500
Department Total	\$ 80,279,100	\$ (1,097,200)	\$ 33,072,000	\$ 64,953,200
HUMAN RESOURCES				
Employee Healthcare - Int Svc	\$ 17,389,200	\$	\$ 17,654,200	\$ 19,745,400
General Fund	3,286,800		2,786,800	3,212,100
Department Total	\$ 20,676,000	\$	\$ 20,441,000	\$ 22,957,500

CITY OF SURPRISE
Expenditures/Expenses by Department
Fiscal Year 2024

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2023	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2023	ACTUAL EXPENDITURES/ EXPENSES 2023*	BUDGETED EXPENDITURES/ EXPENSES 2024
HUMAN SVCS AND COMM VITALITY				
Donations	\$ 71,300	\$	\$ 23,000	\$ 144,000
General Capital Projects Fund	3,354,000	33,300		2,354,000
General Fund	2,942,500	(25,400)	2,574,500	2,935,800
Grants	24,235,000	779,500	428,100	25,152,500
HSCV Asset Replacement	14,100	(500)	2,400	31,000
Municipal Art Fund		457,000	6,000	451,000
Neighborhood Revitalization	3,021,400	(138,100)	837,000	3,059,800
Pavmnt Preservtn Election 2017	105,800		390,900	
Public Safety Election 2017	39,300	(32,300)		
Traffic Election 2017	172,800	(900)	171,900	
Department Total	\$ 33,956,200	\$ 1,072,600	\$ 4,433,800	\$ 34,128,100
INFORMATION TECHNOLOGY				
General Capital Projects Fund	\$ 538,900	\$ 250,000	\$ 206,900	\$ 431,200
General Fund	7,771,900		7,178,300	8,461,800
IT Asset Replacement	3,403,900	(439,000)	987,200	4,219,400
Sewer Operations	47,000		47,500	51,900
Solid Waste Operations	20,000		19,900	21,900
Stormwater Capital				75,000
Stormwater Operations	4,700		4,400	5,100
Water Operations	39,100		39,500	43,100
Department Total	\$ 11,825,500	\$ (189,000)	\$ 8,483,700	\$ 13,309,400
MARKETING AND COMMUNICATIONS				
Communications Asset Repl	\$ 179,900	\$ (30,700)	\$ 20,400	\$ 303,900
General Fund	1,334,600		1,319,100	1,660,800
Sewer Operations	37,500		37,400	40,800
Water Operations	37,500		37,400	40,800
Department Total	\$ 1,589,500	\$ (30,700)	\$ 1,414,300	\$ 2,046,300
MAYOR AND COUNCIL				
General Fund	\$ 697,300	\$	\$ 556,600	\$ 756,500
Department Total	\$ 697,300	\$	\$ 556,600	\$ 756,500

CITY OF SURPRISE
Expenditures/Expenses by Department
Fiscal Year 2024

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2023	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2023	ACTUAL EXPENDITURES/ EXPENSES 2023*	BUDGETED EXPENDITURES/ EXPENSES 2024
PARKS AND RECREATION				
Donations	\$ 189,000	\$	\$ 16,200	\$ 189,500
General Capital Projects Fund	19,128,300	1,073,600	10,702,300	29,939,700
General Fund	15,949,100	(1,283,100)	14,413,700	13,147,500
Grants		3,200	1,200	2,000
Park & Rec Dev Fee				1,336,800
Parks & Recreation Asset Repl	2,959,000	(255,000)	881,800	3,181,800
Parks/Rec Dev Fee 2020	2,000,000		1,922,300	6,871,000
Department Total	\$ 40,225,400	\$ (461,300)	\$ 27,937,500	\$ 54,668,300
POLICE				
Donations	\$ 86,800	\$	\$ 87,300	\$ 65,700
General Capital Projects Fund	3,085,500	(58,700)	1,351,900	2,350,400
General Fund	39,079,300		39,493,700	45,771,100
Grants	586,600	136,500	144,800	481,000
Police Dev Fee	2,299,000	(56,900)		2,242,100
Program 1033 Auction Proceeds	8,500		2,000	6,400
Public Safety Election 2017	131,600	(1,800)	129,900	
SB1398 Fines	45,400		45,400	30,500
Smart & Safe Police	418,500			1,207,500
SPD DEA	16,900		16,900	
SPD RICO	510,800		310,800	510,800
SPD Towing	77,400		21,100	71,000
Unclaimed Property Disposal	7,100		1,000	2,900
Department Total	\$ 46,353,400	\$ 19,100	\$ 41,604,800	\$ 52,739,400

CITY OF SURPRISE
Expenditures/Expenses by Department
Fiscal Year 2024

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2023	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2023	ACTUAL EXPENDITURES/ EXPENSES 2023*	BUDGETED EXPENDITURES/ EXPENSES 2024
PUBLIC WORKS				
163rd Ave Dev 2014 Law	\$ 125,000	\$	\$	\$
Facilities Asset Replacement	3,048,500	(308,600)	463,800	6,034,100
General Capital Projects Fund	9,615,000	231,700	3,425,600	956,400
General Fund	14,368,200	(106,900)	13,234,800	15,790,600
Ground Ambulance Capital Fund	902,000		106,100	796,000
Highway User Revenue	7,821,000		7,511,700	
Highway User Revenue Capital	5,675,400	(314,600)	2,850,300	
LTAF II/ALF	401,100		400,000	400,000
Pavmnt Preservtn Election 2017	59,400	(20,700)		
Police Dev Fee	436,900	(33,700)	330,000	105,300
Public Safety Election 2017	28,100	(28,100)		
Sewer Operations	328,800		272,500	359,300
Sewer Utility Capital	1,613,800		51,100	1,358,300
Solid Waste Capital	3,344,900	(15,900)	1,237,900	4,101,300
Solid Waste Operations	9,858,400	15,900	9,164,100	10,771,000
Stormwater Capital	1,326,300	(2,900)	3,100	
Stormwater Operations	487,500		436,500	
Transportation Improvement	19,223,200	(1,569,000)	6,463,100	2,300
Vehicle Replacement	5,298,700	(405,300)	1,882,800	8,095,900
Water Operations	828,900	(46,900)	635,900	814,700
Water Utility Capital	61,300			226,300
Department Total	\$ 84,852,400	\$ (2,605,000)	\$ 48,469,300	\$ 49,811,500
SPORTS AND TOURISM				
Arizona Office of Tourism	\$ 230,000	\$ 74,300	\$ 239,400	\$ 361,900
Donations	157,000		3,700	166,900
General Capital Projects Fund	1,188,000			3,688,000
Grants		120,000		120,000
Net Premium Seating	281,600		180,100	302,200
Sports and Tourism Asset Repl	4,218,700	(459,100)	2,304,500	4,179,200
Sports and Tourism Fund	6,376,600		5,949,900	6,559,000
Spring Trng Ticket Surcharge	689,000		575,400	689,000
Tourism	595,000		595,000	595,000
Department Total	\$ 13,735,900	\$ (264,800)	\$ 9,848,000	\$ 16,661,200

CITY OF SURPRISE
Expenditures/Expenses by Department
Fiscal Year 2024

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2023	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2023	ACTUAL EXPENDITURES/ EXPENSES 2023*	BUDGETED EXPENDITURES/ EXPENSES 2024
TRANSPORTATION				
163rd Ave Dev 2014 Law	\$	\$	\$	\$ 114,700
General Capital Projects Fund				19,132,700
General Fund				4,383,700
Highway User Revenue				13,621,400
Sewer Utility Capital				985,700
Stormwater Capital				1,331,700
Stormwater Operations				509,900
Transportation Improvement				23,557,200
Department Total	\$	\$	\$	\$ 63,637,000
WATER RESOURCE MANAGEMENT				
General Capital Projects Fund	\$ 37,900	\$	\$ 7,100	\$ 125,000
Highway User Revenue Capital	38,800		6,100	
Sewer Loan 2023	26,300,000			35,000,000
Sewer Operations	10,950,900	19,100	9,717,800	11,369,300
Sewer System Dev Impact Fees	300,000			300,000
Sewer Utility Capital	17,501,200	(1,362,000)	2,129,300	12,960,200
Stormwater Capital	15,900	(15,900)		
Stormwater Operations	539,900	15,900	469,000	615,600
SW Gas Capital Expenditures	13,200	(13,200)		
Water Operations	10,259,100	19,100	8,738,400	10,595,100
Water Resource Dev Impact Fees	691,100		80,100	691,100
Water System Dev Impact Fees	1,610,700	(9,000)	1,600	11,181,600
Water Utility Capital	8,289,800	(1,538,700)	706,200	10,168,500
Wtr Res Dev Fee 2020	1,864,500	(27,300)	84,700	2,322,600
Department Total	\$ 78,413,000	\$ (2,912,000)	\$ 21,940,300	\$ 95,329,000
Total All Departments	\$ 667,815,300	\$	\$ 322,442,100	\$ 771,076,900

* Includes actual expenditures/expenses recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated expenditures/expenses for the remainder of the fiscal year.

CITY OF SURPRISE
Full-Time Employees and Personnel Compensation
Fiscal Year 2024

FUND	Full-time Equivalent (FTE) 2024	Employee Salaries and Hourly Costs 2024	Retirement Costs 2024	Healthcare Costs 2024	Other Benefit Costs 2024	Total Estimated Personnel Compensation 2024
GENERAL FUND	914.60	\$ 88,465,300	\$ 21,132,300	\$ 14,310,900	\$ 7,907,800	= \$ 131,816,300
SPECIAL REVENUE FUND						
Grants		\$ 628,900	\$	\$	\$	\$ 628,900
Ground Ambulance Service	44.00	3,963,300	719,000	670,000	440,900	5,793,200
Highway User Revenue	4.90	442,400	59,500	102,300	75,100	679,300
Neighborhood Revitalization		453,900				453,900
Smart & Safe Fire-Medical		400,000				400,000
Smart & Safe Police		400,000				400,000
SPD Towing	0.50	31,300	5,000	11,200	2,600	50,100
Sports and Tourism Fund	40.40	2,383,900	257,200	382,400	232,000	3,255,500
Wildland Fire		675,800	229,300		40,900	946,000
Total Special Revenue Fund	89.80	\$ 9,379,500	\$ 1,270,000	\$ 1,165,900	\$ 791,500	= \$ 12,606,900
ENTERPRISE FUNDS						
Sewer Operations	53.20	\$ 4,075,000	\$ 544,500	\$ 845,600	\$ 422,300	\$ 5,887,400
Solid Waste Operations	48.90	3,349,200	452,800	840,100	463,000	5,105,100
Stormwater Operations	7.50	542,100	73,500	103,800	62,400	781,800
Water Operations	46.70	3,648,200	492,400	780,000	363,600	5,284,200
Total Enterprise Funds	156.30	\$ 11,614,500	\$ 1,563,200	\$ 2,569,500	\$ 1,311,300	= \$ 17,058,500
INTERNAL SERVICE FUND						
Employee Healthcare - Int	1.00	\$ 87,800	\$ 11,800	\$ 21,500	\$ 7,000	\$ 128,100
Risk Management - Int Svc	3.00	305,800	41,200	60,100	22,800	429,900
Workers' Compensation	1.00	75,800	10,200	21,400	6,000	113,400
Total Internal Service Fund	5.00	\$ 469,400	\$ 63,200	\$ 103,000	\$ 35,800	= \$ 671,400
TOTAL ALL FUNDS	1165.70	\$ 109,928,700	\$ 24,028,700	\$ 18,149,300	\$ 10,046,400	= \$ 162,153,100



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: May 2, 2023 Contact Person: Lloyd Abrams
Submitting Department: Community Development District: Citywide
Staff Recommendations: None

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

Agenda Wording:

Discussion and review of Redistricting public comment and Committee recommendation.

Motion:

Discussion only.

Background:

The results of the 2020 Census were released to Arizona municipalities late in the year. Upon receipt of these numbers, federal law required that the City of Surprise review its election districts to ensure that federal election and representation laws are met.

Objective Analysis:

The US Constitution, the Voting Rights Act, and state law require redistricting due to district population shifts over time, and redrawing district boundaries ensures that each person's vote is equally weighted, "one-person, one-vote".

Policy Compliant:

This item is a policy complaint.

Financial Impact:

There is no direct financial impact relating to this item. Any costs associated with this item will be covered by the existing operating budget.

Budget Impact:

There is no direct budget impact relating to this item. Any costs associated with this item will be covered by the existing operating budget.

FTE Impact:

This item does not have an impact on current staff levels.

ATTACHMENTS:

1. Redistricting Meeting Minutes

2. Surprise City Council Workshop 5-2-23 v2
 3. 23.04.25 Redistricting CC Work Session -v3
-

**CITY OF SURPRISE
Redistricting Advisory Committee
MEETING MINUTES**

February 8, 2023 / 6:00 PM

**SURPRISE CITY HALL COMMUNITY ROOM
16000 N Civic Center Plaza
Surprise, AZ 85374**

CALL TO ORDER.

Lloyd Abrams called the Redistricting Advisory Committee Meeting to order at 6:00 p.m. at Surprise City Hall Community Room, 16000 N Civic Center Plaza Surprise, AZ 85374, on February 8, 2023.

A. ROLL CALL

In attendance was Ken Johanson, Michelle Watson, Andy Cepon, Steve Wright, Terry Murphy, Nate Pomeroy, Kerrie Hanzel, Ron Boen, and Chris Eastburn.

STAFF PRESENT:

Ellen Van Riper, Deputy Chief City Attorney; Lloyd Abrams, Director of Community Development; Alyssa Carpenter Planning and Zoning Secretary

COUNCIL MEMBERS PRESENT:

None.

NDC REPRESENTATIVES PRESENT:

Douglas Johnson and Shalice Tilton.

B. PLEDGE OF ALLEGIANCE

REGULAR AGENDA ITEM:

Introductions and Role of the Committee

After the new Census numbers are complete, City's must re-map their City Council electoral districts to account for the growth in new population. With the help of our consultants, National Demographics Corporation (NDC), and city staff, this committee is charged with developing alternate equal population redistricting maps; soliciting public input; and ultimately, making a recommendation to Council regarding the preferred district map.

Overview on Redistricting and timeline

Douglas Johnson and Shalice Tilton from NDC reviewed the following information:

- Current district mapping and population imbalances
- High growth and future growth in current districts
- Population balance math and appropriate deviation totals
- New legal interpretations implemented in 2011 and 2020
- Federal voting rights act
- Mapping based off visible boundaries and landmarks while keeping compact

- Neighborhood and community strategies for redistricting map lines
- Dave's redistricting app tool

The overall goal for the NDC is to identify challenges and provide options for an educated decision to be formed by the redistricting Committee.

Wednesday, March 8th – 6 pm OTS Senior Center – Citizen Outreach and Input Sessions:
Address: 15832 N Hollyhock Street, Surprise, AZ 85378

Thursday, March 9th – 6 pm @ Sierra Montana Rec Center – Citizen Outreach and Input Sessions:
Address: 14861 N Spring Ln, Surprise, AZ 85388

Friday, March 10th – 6 pm @ Sun City Grand Chaparral Center – Pima Room – Citizen Outreach and Input Sessions:

Address: 19781 N Remington Drive, Surprise, AZ 85374

Wednesday, March 29th – 6 pm @ Surprise City Hall Community Room – Committee Meeting – First discussion of draft maps

Monday, April 17th – 6 pm @ Surprise City Hall Community Room – Committee Meeting – Consider draft maps and adopt recommended map

Tuesday, May 2nd, TBD (4-6 pm) – City Council Chamber – City Council Work Session – Review Public Input and Committee Recommendation

Tuesday, June 6th, 6:00 p.m. – City Council Meeting – Final Vote

Citizen Engagement Strategies

- City of Surprise website, www.surpriseaz.gov
- Social Media posting
- News release
- Redistricting map input email, redistricting@surpriseaz.gov
- Word of mouth

ADJOURNMENT:

Meeting adjourned at 7:25 p.m.



The foregoing instrument is a full, true, and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY: Alyssa Carpenter
Alyssa Carpenter, Commission Secretary

DATE: 2/8/26

**CITY OF SURPRISE
Redistricting Advisory Committee
MEETING MINUTES**

March 8, 2023 / 6:00 PM

**SURPRISE SENIOR CENTER
15832 N Hollyhock St
Surprise, AZ 85378**

CALL TO ORDER.

Lloyd Abrams called the Redistricting Advisory Committee Meeting to order at 6:00 p.m. at Surprise Senior Center 15832 N Hollyhock St Surprise, AZ 85378, on March 8, 2023.

A. ROLL CALL

In attendance was Ken Johanson, Michelle Watson, Andy Cepon, Steve Wright, Terry Murphy, Nate Pomeroy, Kerrie Hanzel, and Chris Eastburn. Ron Boen was not in attendance.

STAFF PRESENT:

Lloyd Abrams, Director of Community Development; Tiffany Copp, Assistant Director of Community Development, Alyssa Carpenter Planning and Zoning Secretary

COUNCIL MEMBERS PRESENT:

None.

NDC REPRESENTATIVES PRESENT:

Shalice Tilton.

B. PLEDGE OF ALLEGIANCE

REGULAR AGENDA ITEM:

Overview on Redistricting and timeline

Shalice Tilton from NDC reviewed the following information:

- Redistricting process, seeking public input in the March 8th-10th meetings
- Timeline overview for redistricting
 - March 24th is the deadline for submitted maps
 - April 7th is the date a map will be adopted
 - May 2nd Council will overlook the map and finalize
- Current district mapping and population imbalances
- High growth and future growth in current districts
- Population balance math and appropriate deviation totals
- Laws for redistricting, federal and Arizona statute
- Mapping based off visible boundaries and landmarks while keeping compact
- Neighborhood, community interest, community demographics, defining characteristics
- Dave's redistricting app tool

Citizen Engagement

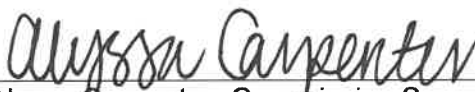
- Keep OTS together, defining OTR boundaries

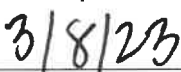
ADJOURNMENT:

Meeting adjourned at 7:45 p.m.



The foregoing instrument is a full, true, and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY: 
Alyssa Carpenter, Commission Secretary

DATE: 
3/8/23

**CITY OF SURPRISE
Redistricting Advisory Committee
MEETING MINUTES**

March 9, 2023 / 6:00 PM

**SIERRA MONTANA RECREATION CENTER
14861 N Spring Lane
Surprise, AZ 85388**

CALL TO ORDER.

Lloyd Abrams called the Redistricting Advisory Committee Meeting to order at 6:00 p.m. at Sierra Montana Recreation Center, 14861 N Spring Lane Surprise, AZ 85388, on March 9, 2023.

A. ROLL CALL

In attendance was Ken Johanson, Michelle Watson, Andy Cepon, Steve Wright, Kerrie Hanzel, and Chris Eastburn. Ron Boen, Terry Murphy, and Nate Pomeroy was not in attendance.

STAFF PRESENT:

Lloyd Abrams, Director of Community Development; Tiffany Copp, Assistant Director of Community Development, Alyssa Carpenter Planning and Zoning Secretary

COUNCIL MEMBERS PRESENT:

None.

NDC REPRESENTATIVES PRESENT:

Shalice Tilton.

B. PLEDGE OF ALLEGIANCE

REGULAR AGENDA ITEM:

Overview on Redistricting

Shalice Tilton from NDC reviewed the following information:

- Continue seeking public input in the March 9th and 10th meetings
- Review information on the first publicly submitted map

Citizen Engagement

- None

ADJOURNMENT:

Meeting adjourned at 6:30 p.m.



The foregoing instrument is a full, true, and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY:



Alyssa Carpenter, Commission Secretary

DATE:



**CITY OF SURPRISE
Redistricting Advisory Committee
MEETING MINUTES**

March 9, 2023 / 6:00 PM

**SUN CITY GRAND
19781 N Remington Dr
Surprise, AZ 85374**

CALL TO ORDER.

Lloyd Abrams called the Redistricting Advisory Committee Meeting to order at 6:00 p.m. at Surprise Senior Center 19781 N Remington Dr Surprise, AZ 85374, on March 10, 2023.

A. ROLL CALL

In attendance was Ken Johanson, Michelle Watson, Andy Cepon, Steve Wright, Kerrie Hanzel, and Chris Eastburn. Ron Boen, Terry Murphy, and Nate Pomeroy was not in attendance.

STAFF PRESENT:

Lloyd Abrams, Director of Community Development; Tiffany Copp, Assistant Director of Community Development, Alyssa Carpenter Planning and Zoning Secretary

COUNCIL MEMBERS PRESENT:

None.

NDC REPRESENTATIVES PRESENT:

Shalice Tilton.

B. PLEDGE OF ALLEGIANCE

REGULAR AGENDA ITEM:

Overview on Redistricting

Shalice Tilton from NDC reviewed the following information:

- Maps preferences to see
 - Similar, minimal change with balanced population
 - Integrating neighborhoods across Bell Road
 - Not separating HOA's if possible

Citizen Engagement

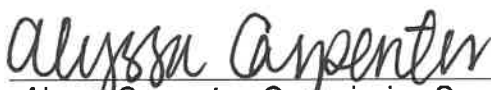
- None

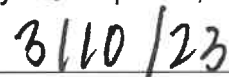
ADJOURNMENT:

Meeting adjourned at 6:30 p.m.



The foregoing instrument is a full, true, and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY: 
Alyssa Carpenter, Commission Secretary

DATE: 

**CITY OF SURPRISE
Redistricting Advisory Committee
MEETING MINUTES**

March 29, 2023 / 6:00 PM

**CITY HALL COMMUNITY ROOM
16000 N Civic Center Plaza
Surprise, AZ 85374**

CALL TO ORDER.

Lloyd Abrams called the Redistricting Advisory Committee Meeting to order at 6:00 p.m. at City Hall Community Room, 16000 N Civic Center Plaza Surprise, AZ 85374, on March 9, 2023.

A. ROLL CALL

In attendance was Ken Johanson, Michelle Watson, Andy Cepon, Steve Wright, Kerrie Hanzel, Terry Murphy, Nate Pomeroy, and Chris Eastburn. Ron Boen was not in attendance.

STAFF PRESENT:

Lloyd Abrams, Director of Community Development; Alyssa Carpenter Planning and Zoning Secretary

COUNCIL MEMBERS PRESENT:

None.

NDC REPRESENTATIVES PRESENT:

Shalice Tilton.

B. PLEDGE OF ALLEGIANCE

REGULAR AGENDA ITEM:

Ken Johanson moved to approve the March 8, 9, 10th regular meeting minutes and Nate Pomeroy seconded the motion.

Review of all maps

- Map 101 (slightly not population balanced); D1 is entirely north of Bell Rd; D2, D3, & D4 cross over Bell Rd.; D5 is entirely south of Bell Rd.; D6 extends west to SR-303.
- Maps submitted by NDC based on public and committee input:
- Map 101b Population balanced version of Map 101 (adjusts the NW border of D4)
- Map 102 Minimal changes
- Map 103 More compactness
- Map 104 All districts cross over Bell Rd
- Map 105 (not population balanced); Submitter focused on original town site boundaries; desires to extend D4 westerly to include new multi-family developments.
- Map 106 D1 is entirely north of Bell Rd; D2 is entirely east of SR-303 and places the original town site and Coyote Lakes with Sun City Grand and Sun City West; D6 keeps Surprise Farms together.

Andy Cepon moved to have maps 101 and 105 not in focus, Nate Pomeroy seconded the motion.

- Map 102B Population balanced, version of 102 with Arizona Traditions in district 1 and Happy Trails in district 2
- Expressed Sun City and voice within retirement community
- Map 104, north and south of bell cohesiveness
- Polling locations within districts
- Maps need to stay tighter in boundaries for council members
- Keeping neighborhoods together, compactness and preserving the core of existing maps
- Minimize disruption for voters
- Plan for future growth in district 1, 3 and 6
- Map 102, 102B and 103 will be the focus maps

Lloyd Abrams motioned to adjourn and Nate Pomeroy seconded to adjourn.

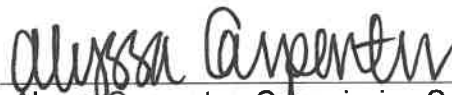
ADJOURNMENT:

Meeting adjourned at 7:49 p.m.



The foregoing instrument is a full, true, and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY:



Alyssa Carpenter, Commission Secretary

DATE:

3/29/23

**CITY OF SURPRISE
Redistricting Advisory Committee
MEETING MINUTES**

April 17, 2023 / 6:00 PM

**CITY HALL COMMUNITY ROOM
16000 N Civic Center Plaza
Surprise, AZ 85374**

CALL TO ORDER.

Lloyd Abrams called the Redistricting Advisory Committee Meeting to order at 6:00 p.m. at City Hall Community Room, 16000 N Civic Center Plaza Surprise, AZ 85374, on March 9, 2023.

A. ROLL CALL

In attendance was Ken Johanson, Michelle Watson, Andy Cepon, Steve Wright, Kerrie Hanzel, Terry Murphy, Nate Pomeroy, Chris Eastburn and Ron Boen.

STAFF PRESENT:

Lloyd Abrams, Director of Community Development; Alyssa Carpenter Planning and Zoning Secretary

COUNCIL MEMBERS PRESENT:

None.

NDC REPRESENTATIVES PRESENT:

Shalice Tilton.

B. PLEDGE OF ALLEGIANCE

REGULAR AGENDA ITEM:

Correction needed in meeting minutes from March 29th, 2023, all committee members anonymously voted in favor.

Call to the Public:

Lynn Peters – City Council districts, criteria used for redistricting, political and/or ethnic parties used in defining districts.

- Nate Pomeroy wanted to clarify map 106 was drawn by a committee member, currently this is recorded as from the public.
- Discussion was conducted on how to rank focus maps.

Andy Cepon made a motion to move maps 102, 102B and 103 to recommend to council. Michelle Watson seconded the motion.

Andy Cepon made a motion to concurrent to the previous motion to have each individual vote for the top map. Nate Pomeroy seconded the motion.

Through anonymous vote from the committee members, map 103 had five votes making map 103 the recommended map to City Council. Maps 102 and 102B each had two votes.

Andy Cepon motioned to adjourn and Nate Pomeroy seconded to adjourn.

ADJOURNMENT:

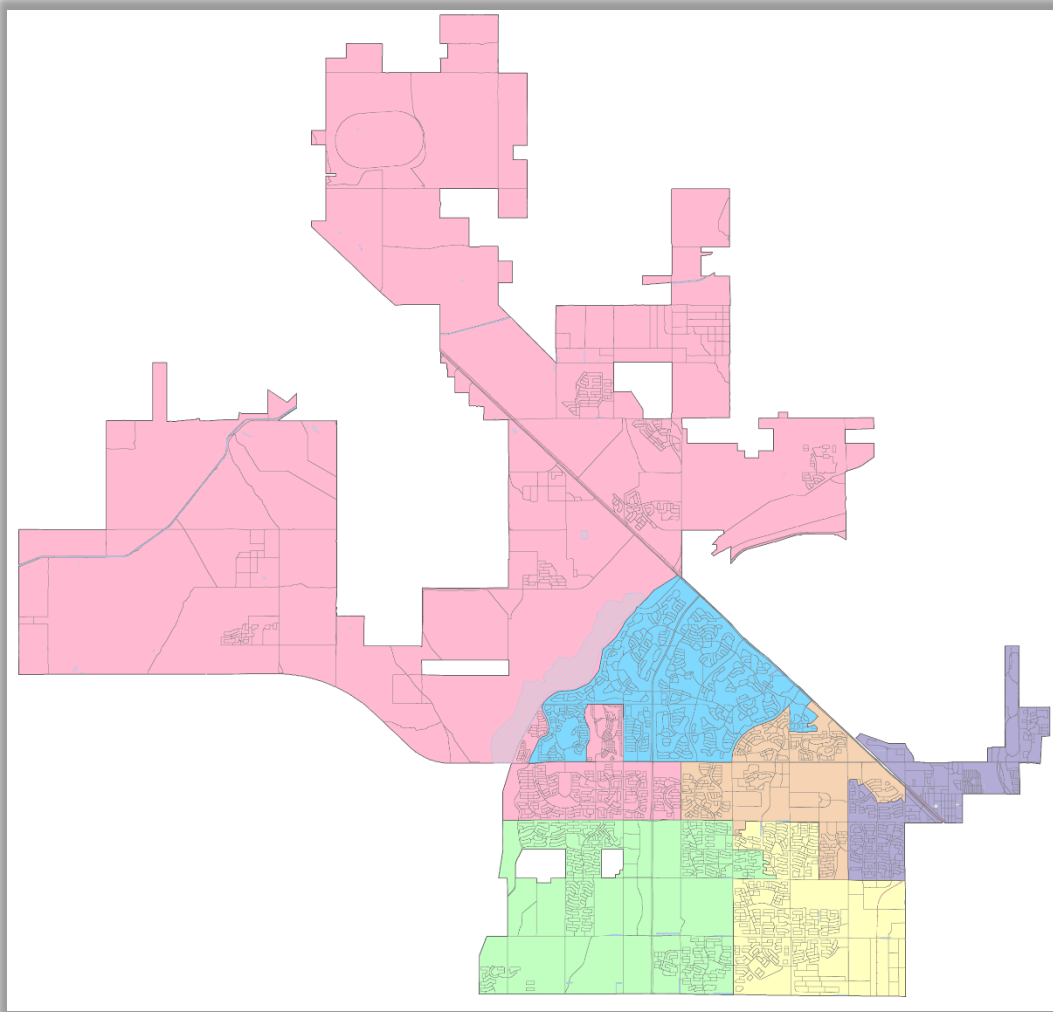
Meeting adjourned at 6:34 p.m.



The foregoing instrument is a full, true, and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY: Alyssa Carpenter
Alyssa Carpenter, Commission Secretary

DATE: 4/17/23



City of Surprise

Committee Map Recommendation

May 2, 2023

Shalice Tilton, Sr. Consultant
National Demographics Corporation

Redistricting Advisory Committee

At its January 17 meeting, City Council selected the following representatives for the Redistricting Advisory Committee. The Committee held six public meetings between February 8 and April 17 to discuss and receive input on the composition of new district boundaries.

Committee Member Ken Johanson

At Large (Mayor Hall)

Committee Member Michelle Watson

At Large (Mayor Hall)

Committee Member Andy Cepon

At Large (Mayor Hall)

Committee Member Steve Wright

District 1 (Council Member Haney)

Committee Member Terry Murphy

District 2 (Council Member Cline)

Committee Member Nate Pomeroy

District 3 (Council Member Duffy)

Committee Member Kerrie Hanzel

District 4 (Council Member Remley)

Committee Member Ron Boen

District 5 (Council Member Hastings)

Committee Member Chris Eastburn

District 6 (Vice Mayor Judd)

Redistricting Process

Date	Event
3 January 2023	Council meeting 1: • Report on population balance of existing districts • Council informational hearing • Council appoints and directs committee
8 February 2023	Advisory Committee meeting 1: • Focus on organization, timeline, public mapping tools and outreach
8-10 March 2023	Advisory Committee meetings 2, 3 and 4: • Public education and opportunity for public to weigh in with any concerns about existing districts
24 March 2023 29 March 2023 17 April 2023	Deadline for public to submit maps. Advisory Committee meeting 5: • first discussion of draft maps (narrow options; request revisions to be drawn by NDC) Advisory Committee meeting 6: • consider draft maps and adopt recommended map(s)
2 May 2023	Council work session to review public input, draft maps and committee recommendation. Opportunity for Councilmembers to request any desired changes.
6 June 2023	Council meeting 2: vote on recommended or revised map

Redistricting Rules and Goals

Federal Laws

Equal Population
Federal Voting Rights Act
No Racial Gerrymandering

Arizona Statute 9-473.B.

Nearly equal number of inhabitants
Contiguous territory in as compact form as possible

Traditional Redistricting Principles

Communities of interest
Compact
Contiguous
Visible (Natural & man-made) boundaries
~~Continuity in office~~
Planned future growth
Minimize voters shifted to different election years
Preserving the core of existing election areas

Draft Maps

On March 29, the committee reviewed the following seven maps:

Maps submitted by the public:

Map 101 (slightly not population balanced); D1 is entirely north of Bell Rd; D2, D3, & D4 cross over Bell Rd.; D5 is entirely south of Bell Rd.; D6 extends west to SR-303.

Map 105 (not population balanced); Submitter focused on original town site; desires to extend D4 westerly to include new multi-family developments

Maps submitted by Committee Member Pomeroy:

Map 106 D1 is entirely north of Bell Rd; D2 is entirely east of SR-303 and places original town site and Coyote Lakes with Sun City Grand and Sun City West; D6 keeps Surprise Farms together.

Maps submitted by NDC based on public and committee input:

Map 101b Population balanced version of Map 101 (adjusts the NW border of D4)

Map 102 Minimal changes

Map 103 More compactness

Map 104 All districts cross over Bell Rd

Focus Maps

On March 29, the committee identified the following three focus maps:

Focus Maps:

Map 102 Minimal changes

Map 102b Version of Map 102 that places Arizona Traditions in D1 and Happy Trails in D2

Map 103 More compactness

The committee discussion included consideration of desired features such as:

Uniting the community, keeping HOAs and similar neighborhoods together, compactness, preserving the core of existing districts, minimizing disruption for voters, and planned future growth.

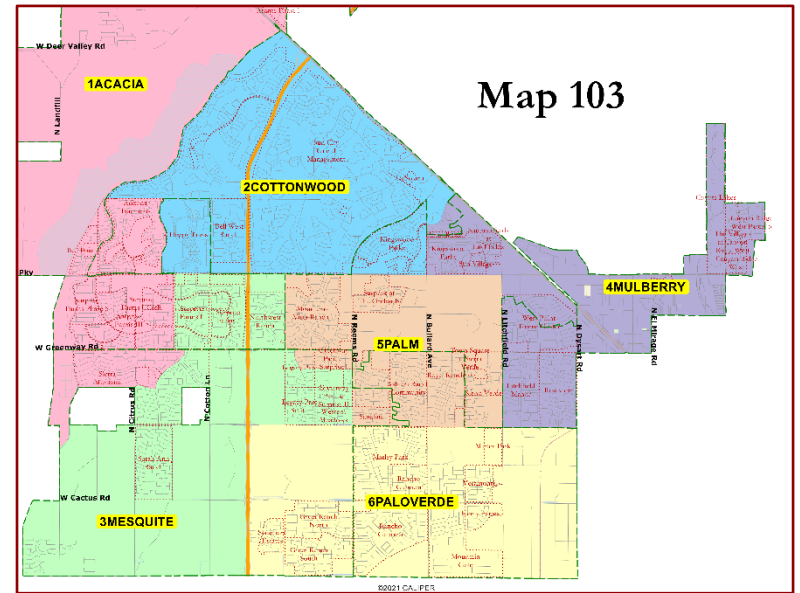
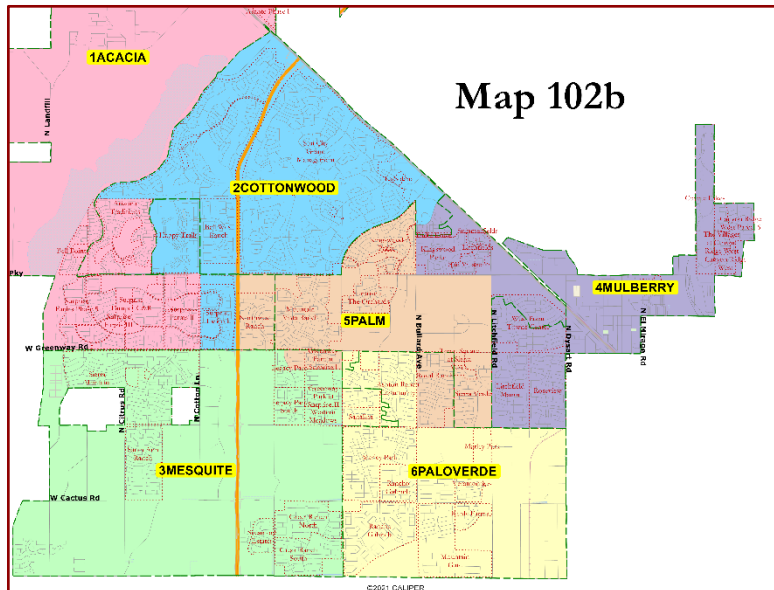
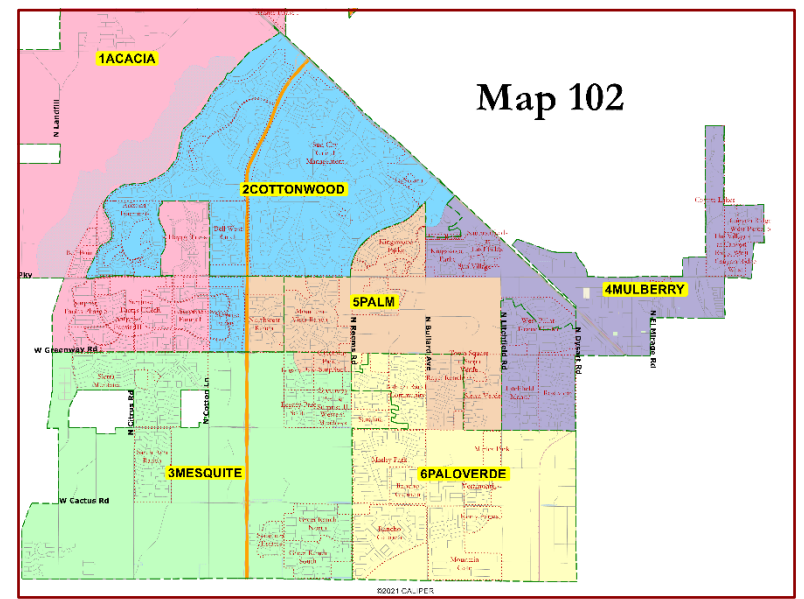
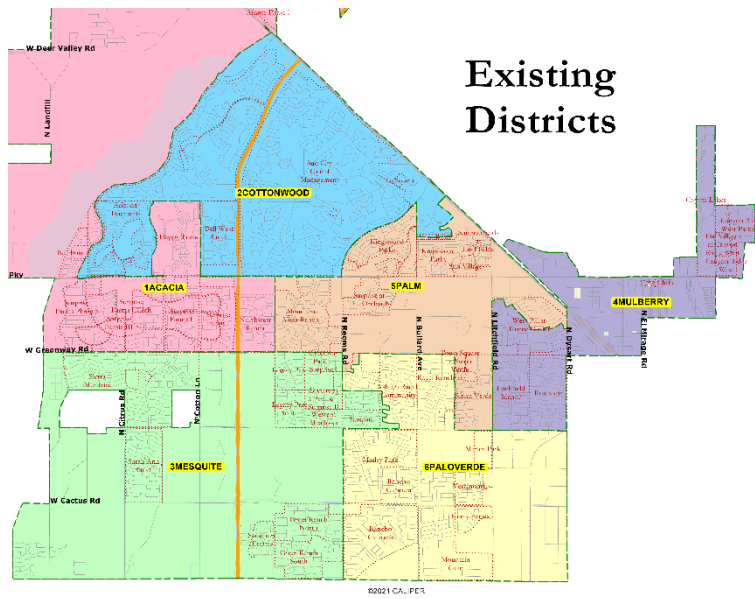
Recommended Maps

On April 17 the committee voted to recommend all three focus maps with a roll call vote of each committee member's preferred map choice:

Roll call vote of committee member's preferred map choice:

Map 102	Boen, Murphy
Map 102b	Eastburn, Wright
Map 103	Cepon, Hanzel, Johanson, Pomeroy, Watson

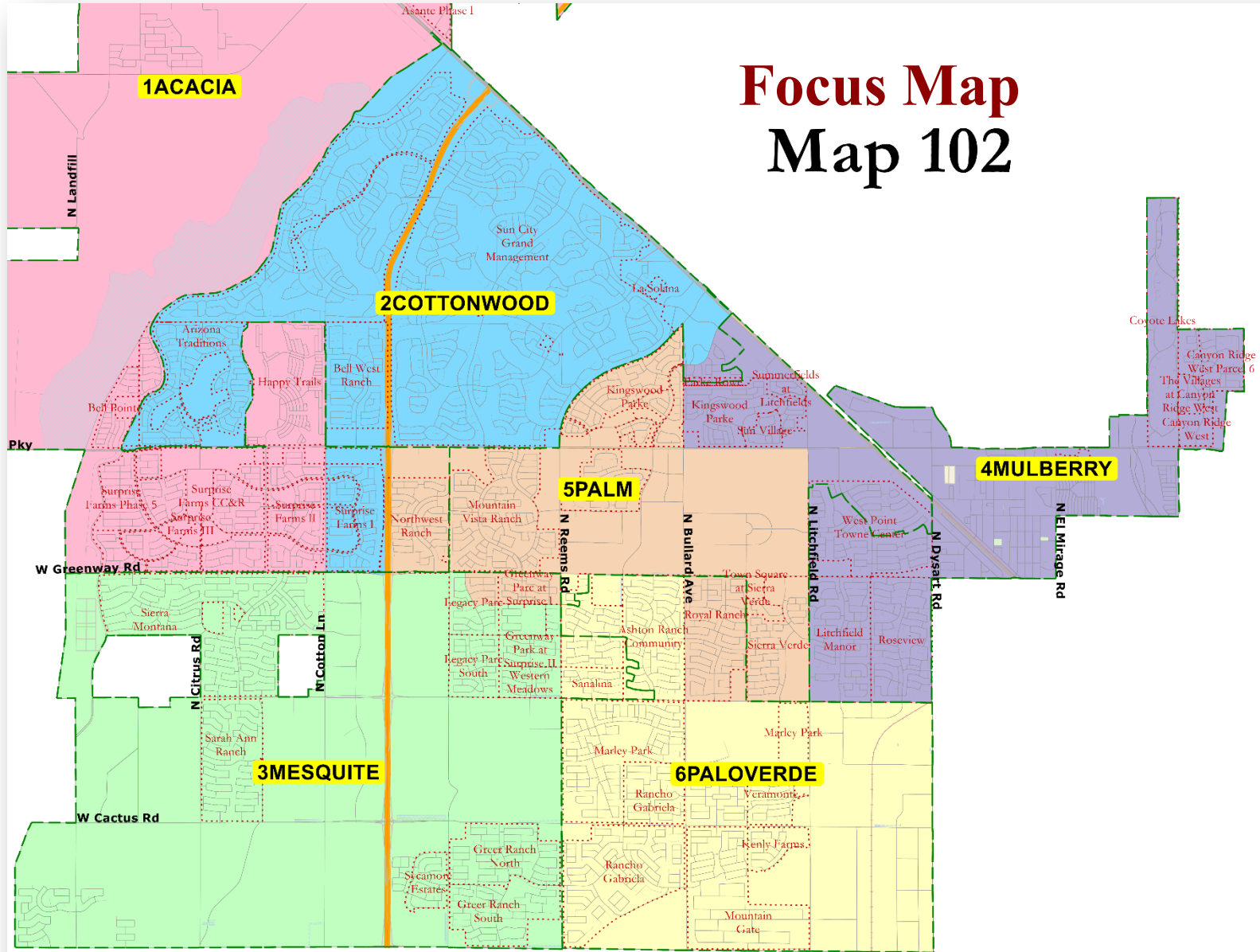
Committee's recommended map: Map 103



Focus Maps

Focus Map

Map 102



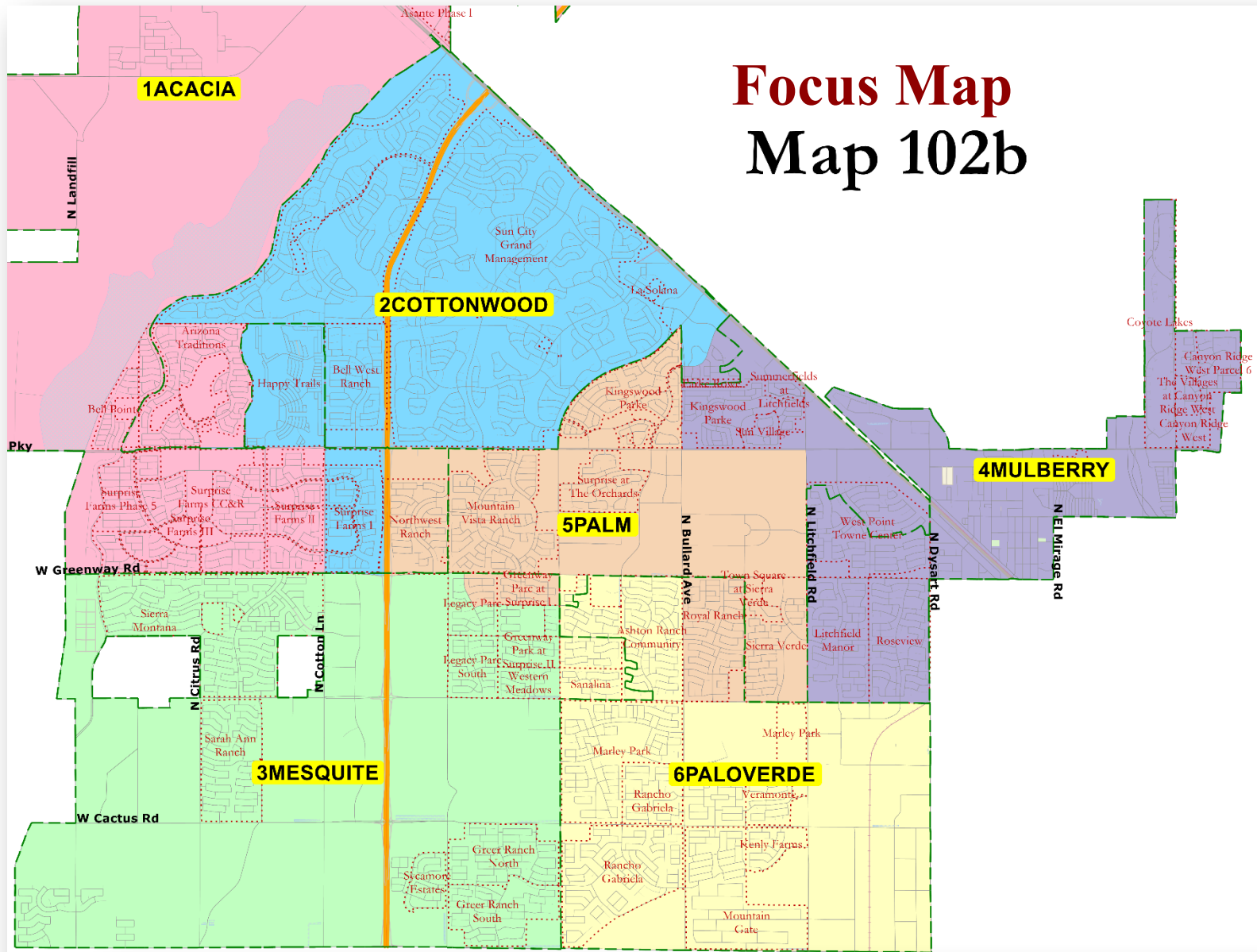
©2021 CALIPER

City of Surprise - Map 102

Field	1 ACACIA	2 COTTONWOOD	3 MESQUITE	4 MULBERRY	5 PALM	6 PALO VERDE	Total
Total Population	23,497	23,034	24,309	24,808	23,906	23,594	143,148
Deviation	-361	-824	451	950	48	-264	1,774
Pct. Deviation	-1.51%	-3.45%	1.89%	3.98%	0.20%	-1.11%	1.24%

Focus Map

Map 102b

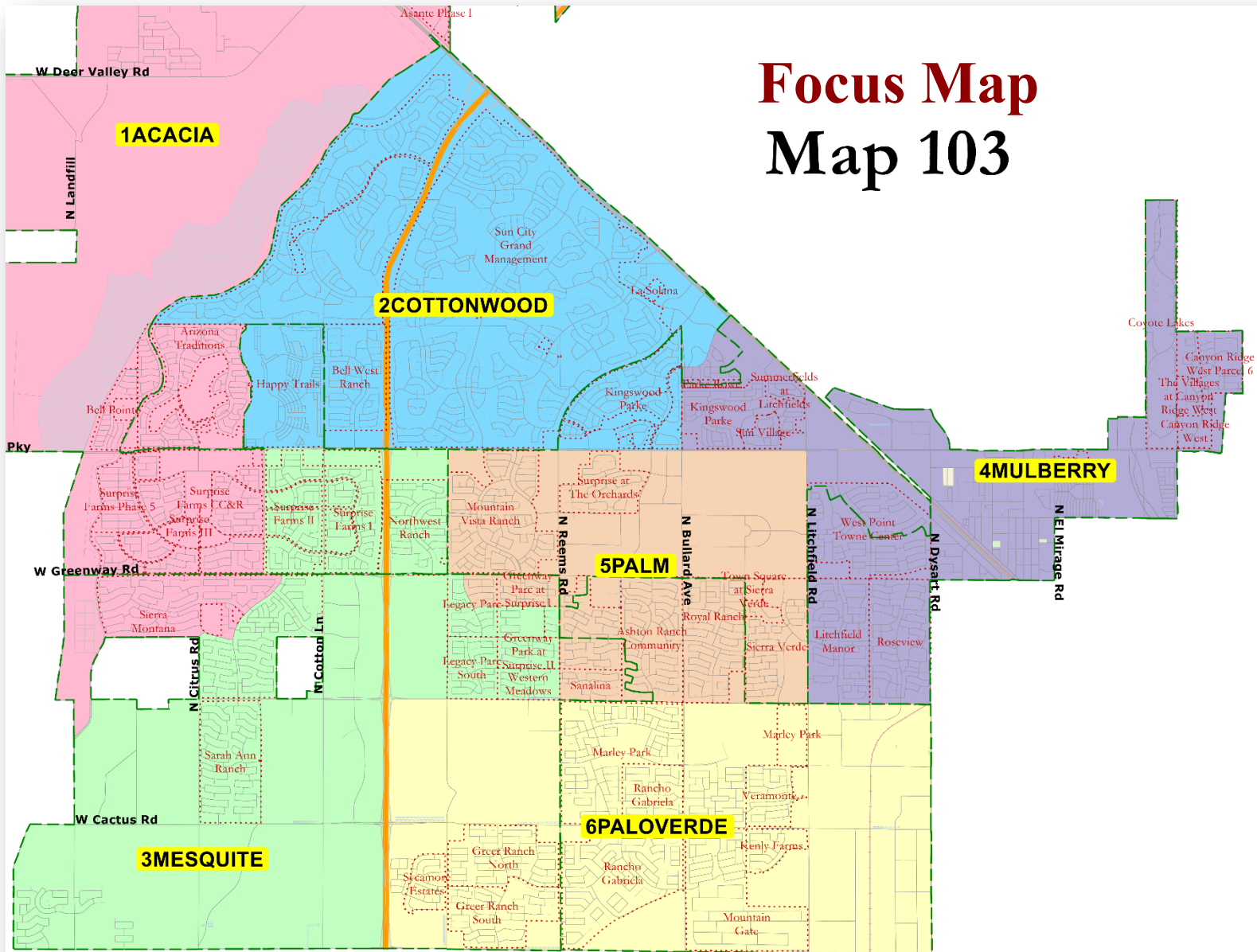


City of Surprise - Map 102b

Field	1 ACACIA	2 COTTONWOOD	3 MESQUITE	4 MULBERRY	5 PALM	6 PALO VERDE	Total
Total Population	23,689	22,842	24,309	24,808	23,906	23,594	143,148
Deviation	-169	-1,016	451	950	48	-264	1,966
Pct. Deviation	-0.71%	-4.26%	1.89%	3.98%	0.20%	-1.11%	8.24%

Focus Map

Map 103



©2021 CALIPER

City of Surprise - Map 103

Field	1 ACACIA	2 COTTONWOOD	3 MESQUITE	4 MULBERRY	5 PALM	6 PALO VERDE	Total
Total Population	23,926	23,292	23,183	24,808	23,894	24,045	143,148
Deviation	68	-566	-675	950	36	187	1,625
Pct. Deviation	0.29%	-2.37%	-2.83%	3.98%	0.15%	0.78%	6.81%

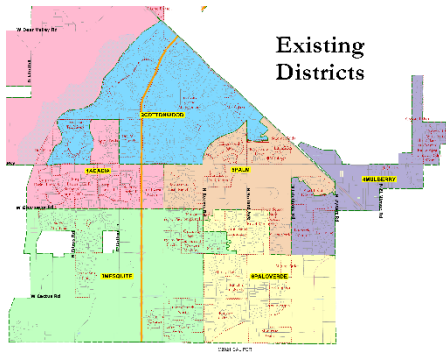
Draft Maps

All maps are also available on the

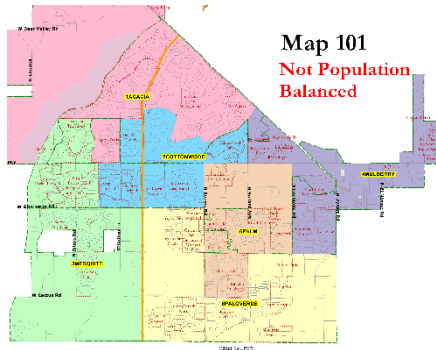
[Interactive Review Map](#)

Printable maps and demographic summaries
are available at

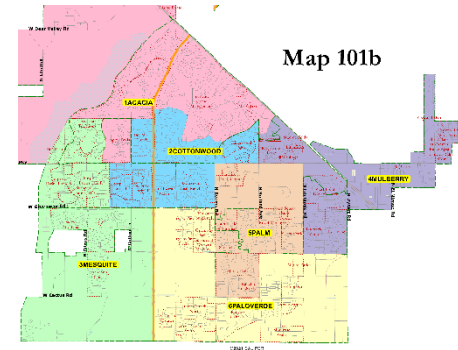
surpriseaz.gov/redistricting/maps-data-input



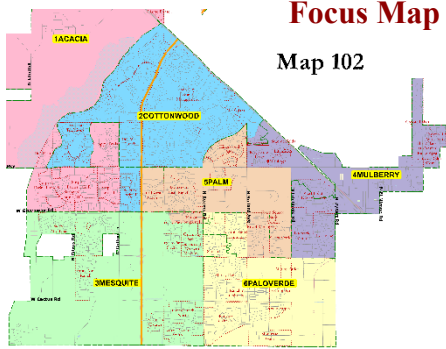
Existing Districts



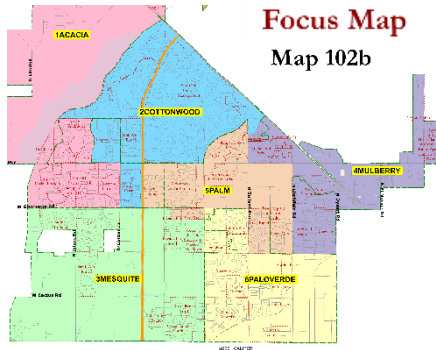
Map 101
Not Population
Balanced



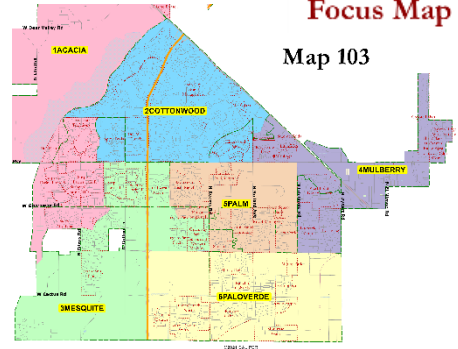
Map 101b



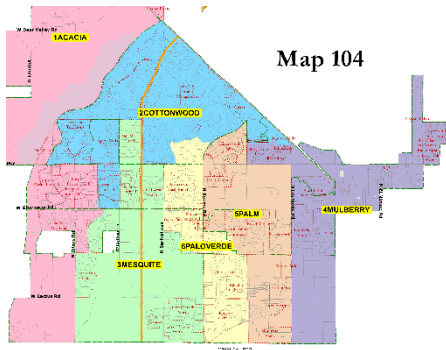
Focus Map
Map 102



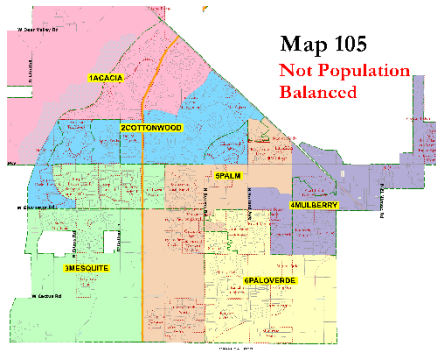
Focus Map
Map 102b



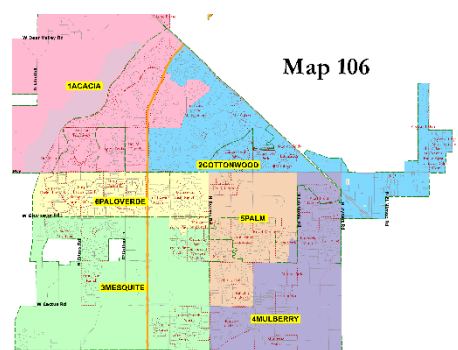
Focus Map
Map 103



Map 104



Map 105
Not Population
Balanced



Map 106

Proposed Sequencing

- **Election Year 2024: Districts 2, 3, 4**
- **Election Year 2026: Districts 1, 5, 6**
- **After the preferred map is identified, it is recommended the City Council review and, if needed, adjust the district number and election year assignments.**

Next Steps

- ❑ **June 6, 2023, City Council approval of map.**
- ❑ **The new council district map will be effective for the November 2024 election.**

Public Contacts and Website

Website

surpriseaz.gov/redistricting

Phone

623-222-3000

Email

redistricting@surpriseaz.gov



Community Development
16000 N. Civic Center Plaza
Surprise, AZ 85374
Ph 623-222-3000
Fax 623-222-3001
TTY: 623-222-1002

Date: May 2, 2023

To: Mayor and City Council

From: Lloyd Abrams, Community Development Director

Re: Redistricting - Review of Public Comment and Committee Recommendation

Introduction

In late 2021, the results of the 2020 Census were released to Arizona municipalities. Upon receipt of these numbers federal law requires that the City of Surprise review its election districts to ensure federal election and representation laws are met. This “re-districting” process ultimately requires approval by the Mayor and City Council.

Goals

The goals of City Council's preliminary review and consideration of the Committee's recommendation is to:

- Provide a quick review of redistricting guidelines
- Review the work of the redistricting committee
- Consider the public input on the redistricting process to date
- Discuss the redistricting map as proposed by the committee
- Considering the numbering of the new districts

Based on Council discussion, a resolution will be brought forward to Council for consideration and adoption at a regular meeting.

Redistricting Guidelines

There are several redistricting guidelines that must be followed as new districts maps are drawn. These guidelines include:

- Population Equality – nearly equal number of population within each district (less than a 10 percent difference between the most populous and least populous districts).
- Minority Representation – geographic areas that have a concentration of voters from a “protected class” should not be divided in a way that dilutes their voting power.
- Compactness – districts should be as compact as possible; avoid bypassing nearby areas of population in favor of more distant populations when practicable.
- Contiguousness – districts must be whole, not in parts and separated by other districts.
- Communities of Interests – like communities should be kept together within the same district as much as practicable.



Community Development
16000 N. Civic Center Plaza
Surprise, AZ 85374
Ph 623-222-3000
Fax 623-222-3001
TTY: 623-222-1002

Appointment and Role of Redistricting Committee

A nine-member redistricting committee was appointed by the Mayor and City Council on January 3, 2023. The committee was comprised of residents living throughout the city with representation from every district.

The role of the Redistricting Committee was as follows:

1. Develop alternative redistricting maps;
2. Solicit public input; and ultimately,
3. Recommend to Council its preferred district map.

Outlined below is a summary of the committee's work. The meeting notes from each Redistricting Committee Meeting are attached.

Wednesday, February 8, 2023 – Orientation – The committee met each other for the first time at an orientation meeting. Outlined were the role of the committee and NDC gave an overview on redistricting and the timeline and outreach strategies.

Citizen Outreach and Input Sessions – The public was provided with an online interactive review map, public participation kits, and the DRA 2020 online mapping tool to create their own public input maps.

Three public input sessions were held in the month of March at the following locations:

Tuesday, March 8, 2023 – Surprise Senior Center

Wednesday, March 9, 2023 – Sierra Montana Recreation Center

Thursday, March 10, 2023 – Sun City Grand

At each meeting, attendees were provided with a presentation regarding the redistricting process. Questions and comments were then requested from participants. The only public comments were to keep Original Town Site ("OTS") together and defining the boundaries.

Wednesday, March 29, 2023 – The committee was presented with the draft maps. All the maps were reviewed keeping in mind public input. Different committee members offered their thoughts and suggestions on which map they preferred and their reasoning. After extended discussion there were three focus maps selected to move forward. Maps 102, 102B and 103.

Monday, April 17, 2023 – Focus maps were finalized in discussion in addition to adopting a top ranked recommended map. The initial vote yielded the following votes from the committee: Map 102 – 2 votes; Map 102B – 2 votes; Map 103 – 5 votes.



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Surprise, AZ 85374
Ph 623-222-3000
Fax 623-222-3001
TTY: 623-222-1002

Public Input on Final Recommended Map

The final redistricting map recommended by the Redistricting Committee was posted on the City of Surprise website and publicized by the Communications team.

Final Recommended Map

Staff recommends that City Council review the final map and ask the consultant and staff for clarifications and comments. If Council agrees with the recommended map, then the map with the accompanying resolution will be placed on the June 6th City Council agenda for final consideration and approval.



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: May 2, 2023

Contact Person: Michael Boule, ASST
DIRECTOR-UTILITY OPERATION

Submitting Department: Water Resource
Management

District: Citywide

Staff Recommendations: None

Consent: No

Regular: No

Public Hearing: No

Report/Discussion: Yes

Agenda Wording:

Presentation and discussion regarding an update on the Water Resource Management Biosolids Dryer capital improvement project.

Motion:

Not applicable

Background:

The purpose of the Work Session item is to provide an update on the Phase 1 biosolids dryer improvements, and discuss the proposed Phase 2 improvements. The presentation will overview the Phase 1 improvements, performance metrics, capital costs, and opportunities for the future.

Objective Analysis:

Brief City Council and our residents on the ongoing efforts related to advanced biosolids drying.

Policy Compliant:

This item is policy compliant and is consistent with the Water Resource Management Policies along with established Municipal Code.

Financial Impact:

Not applicable

Budget Impact:

Not applicable

FTE Impact:

Not applicable

ATTACHMENTS:

1. Biosolids Council Work Session_Draft



Biosolids Dryer Capital Project Update

2023

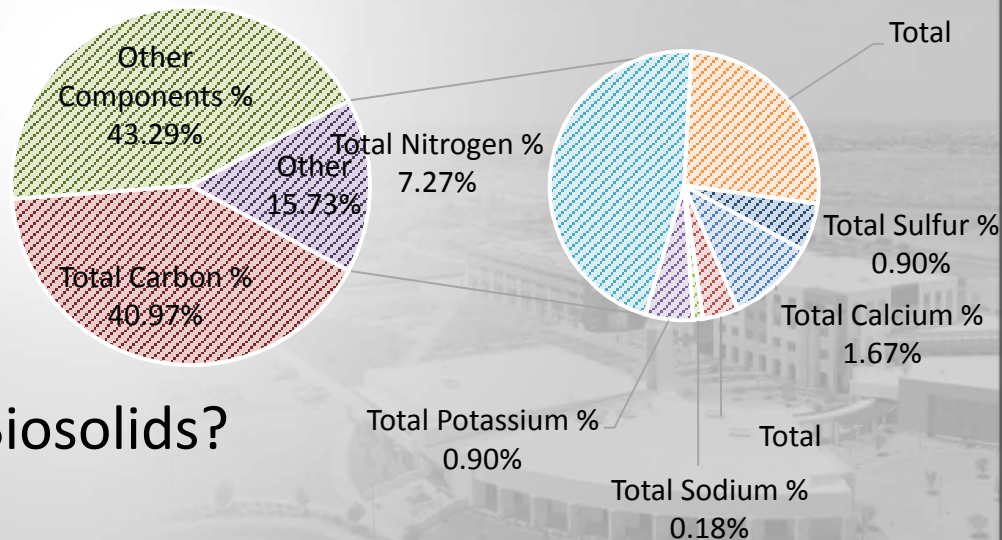
Biosolids Overview

➤ How Are Biosolids Produced?

- When micro organisms are no longer needed for the treatment of wastewater they must be removed from the system.

➤ Constitutes of Biosolids?

- Comprised of dewatered micro organisms
- Made up of essential nutrients
- Contains metal, plastic, hair, inorganics



➤ What can a utility do with Biosolids?

- Disposal
- Fertilizer
- Fuel

Biosolid Disposal

- 85% water content
- $\$250/\text{load} \times 3.5 \text{ loads/day} = \875
- $\$33/\text{ton} \times 34 \text{ tons} = \1122
- $34 \text{ tons/day} = \$1,997/\text{day}$



Annually \$728,905



Pilot Project



Phase 1 Improvements

- Five Wet Tons Per Day
- Fed From Existing Centrifuge
- Existing Solar Collectors
- 200° F Max Water Temperature
- >85% Water Removal Rate



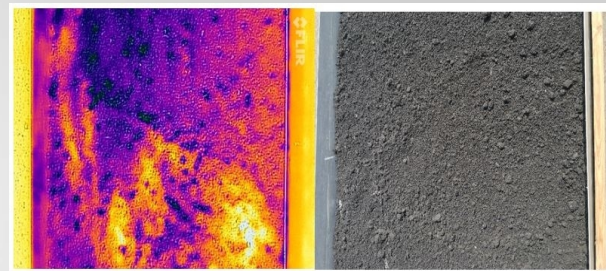
Phase 1 Improvements



Additional Solar Collectors



Additional Thermal Storage



Additional Capacity and Savings

Month	Loading, Wton/Day	Loading, lbs/Day	Measured Solids Remaining, lbs/day	Water Removed, lbs/day	Water Mass Removed	Cost Per Ton	MONTHLY SAVINGS
March	6.8	13,600	2117	11,483	84%	\$32.79	\$5,836.18
April	7.5	15,000	1898	13,102	87%	\$32.79	\$6,444.22
May	7.7	15,400	1213	14,187	92%	\$32.79	\$7,210.47
June	9.4	18,800	2176	16,624	88%	\$32.79	\$8,176.51

FY24 Phase 2 Improvements



Permitting Requirements

EPA 503 Class A Requirements

- Time and Temperature hold defined by equation/curve below
 - ✓ 150 F, Hold is 2.1 hours for a kill
 - ✓ 160 F, Hold for 21 minutes for a kill
- Dryness >90% to meet vector attraction reduction (VAR) in undigested sludge
- Fecal count below 1000 MPN/g

ADEQ
Arizona Department of Environmental Quality

STATE OF ARIZONA
AQUIFER PROTECTION PERMIT NO. P-102478
PLACE ID 1916, LTF 9167
OTHER AMENDMENT

1.0 AUTHORIZATION

In compliance with the provisions of Arizona Revised Statutes (A.R.S.) Title 49, Chapter 2, Articles 1, 2, and 3, Arizona Administrative Code (A.A.C.) Title 18, Chapter 9, Articles 1 and 2, A.A.C. Title 18, Chapter 11, Article 4 and amendments thereto, and the conditions set forth in this permit, the Arizona Department of Environmental Quality (ADEQ) hereby authorizes City of Surprise to operate the Special Planning Area 1 (SPA-1) Water Reclamation Facility, located at 11410 North 136th Ave., in the City of Surprise, Arizona, in Maricopa County, over groundwater of the Phoenix Active Management Area groundwater basin in Township 3 North, Range 1 West, Section 22 of the Gila and Salt River Base Line and Meridian.

This permit becomes effective on the date of the Water Quality Division Director's signature and shall be valid for the life of the facility (operational, closure, and post-closure periods) unless suspended or revoked pursuant to A.A.C. R18-9-A213. The permittee shall construct, operate and maintain the permitted facilities:

- Following all the conditions of this permit including the design and operational information documented or referenced below; and
- Such that Aquifer Water Quality Standards (AWQS) are not violated at the applicable point(s) of compliance (POC) set forth below or if an AWQS for a pollutant has been exceeded in an aquifer at the time of permit issuance, that no additional degradation of the aquifer relative to that pollutant and as determined at the applicable POC occurs as a result of the discharge from the facility.

1.1 PERMITTEE INFORMATION

Facility Name: City of Surprise SPA-1 Water Reclamation Facility (WRF)
Facility Address: 11410 N. 136th Avenue
City of Surprise, Arizona, 85374
County: Maricopa

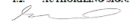
Permitted Flow Rate: 16,300,000 gallons per day (gpd)

Permittee: City of Surprise
Permittee Address: 16000 N. Civic Center Plaza
City of Surprise, Arizona 85374

Facility Contact: Wastewater Manager
Emergency Phone No.: (623) 222-7126

Latitude/Longitude: 33° 35' 13" N 112° 21' 12" W
Legal Description: Township 3 North, Range 1 West, Section 22 of the Gila and Salt River Base Line and Meridian.

1.2 AUTHORIZING SIGNATURE


Randall Matos, Deputy Director
Water Quality Division
Arizona Department of Environmental Quality
Signed this 23rd day of March, 2022

THIS AMENDED PERMIT SUPERCEDES ALL PREVIOUS PERMITS

Page 1 of 31

Phase 2- Sustainable Use

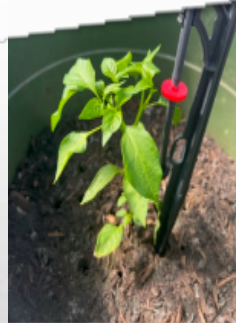
Alternatives to Disposal

Fuel

Equivalent to burning wood



A
N
D



Land Application



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You