

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

**February 15, 2023
6:00-8:00 PM**

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

GENERAL PLAN ADVISORY GROUP MEETING #5

GPAG MEMBERS IN ATTENDANCE:

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

CITY OF SURPRISE STAFF IN ATTENDANCE:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Jason Moquin, Planning Manager | <input checked="" type="checkbox"/> Lloyd Abrams, Comm. Dev. Director |
| <input checked="" type="checkbox"/> Trever Fleetham, Planner-Senior | <input checked="" type="checkbox"/> Jeanine Jerkovic, Econ. Dev. Director |
| <input type="checkbox"/> Tiffany Copp, Asst. Comm. Dev. Director | <input checked="" type="checkbox"/> Eric Fitzer, Transportation Director |

MICHAEL BAKER INTERNATIONAL (CONSULTANT STAFF) IN ATTENDANCE:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Matthew Klyszeiko, Consultant Project Manager | <input checked="" type="checkbox"/> Steven Sifferman, Consultant Planner |
| <input checked="" type="checkbox"/> Judie Scalise, Consultant (ESI Corp.) | |

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

Current Events and Reports:

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

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

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

Consent Agenda:

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

Approved

Regular Agenda Item – Non-Public Hearing:

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

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

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

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

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

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

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

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

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

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

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

Transportation Circulation

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

Economic Development

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

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

ADJOURNMENT:

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

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

ATTEST BY: _____
Jason Moquin, Planning Manager

DATE: April 4, 2023