

2024 Major General Plan Amendments

(GPA24-01, GPA24-02, GPA24-03 and GPA24-05)



Exhibit 7

From: Lorie Dever <Lorie.Dever@peoriaaz.gov>
Sent: Thursday, April 11, 2024 3:14 PM
To: Lorie Dever <Lorie.Dever@peoriaaz.gov>
Subject: City of Peoria - 2024 Major General Plan Updates

Good Afternoon,

You are receiving this email as an invitation to review and comment on the city-initiated amendments to the *Peoria General Plan*.

In accordance with ARS §9-461.06, all adjacent communities or other affected agencies are entitled to an opportunity to provide comment during a mandatory 60-day review period. During this time, you are encouraged to review the proposed modifications and submit any comments or questions you may have. Upon conclusion of this review period, all comments will be compiled and considered for incorporation into the final document, which will be evaluated by the City's Planning & Zoning Commission and acted upon by the Peoria City Council.

Please use the following link to access the proposed updates to the *Peoria General Plan* and to provide comments: www.peoriaaz.gov/generalplan

Additionally, you may submit your comments via email to Lorie.Dever@peoriaaz.gov or by replying to this email. If you require a hard copy, please contact me directly to make a request.

The 60-day review period will be as follows: **April 12, 2024 to June 19, 2024**

Thank you in advance for your participation and valued feedback.
Lorie

Lorie Dever
Deputy Director
623-773-5168
lorie.dever@peoriaaz.gov

City of Peoria | Planning Department
9875 N. 85th Avenue Peoria, AZ 85345
Monday through Thursday, 7am to 6pm | **Closed Friday**
Peoriaaz.gov/planning

Exhibit 7

From: Bernadette Martinez <bmartinez@azdot.gov>
Sent: Friday, April 12, 2024 10:27 AM
To: Lorie Dever <Lorie.Dever@peoriaaz.gov>
Cc: Peggy Fehlman <pfehlman@azdot.gov>
Subject: Re: City of Peoria - 2024 Major General Plan Updates

RE: Notice Number:
 Case Name: CITY OF PEORIA-GENERAL PLAN AMENDMENTS
 APN:
 Subject Address: CITY OF PEORIA

Thank you for the notification of the above-referenced proposed development. ADOT is neutral on this matter. As such, ADOT has no comment.

ADOT traffic engineering may offer additional comments, it is recommended that the developer ascertain if a traffic study or permit will be necessary. We appreciate receiving the notice, and the opportunity to review and comment. I am happy to assist with any other questions or concerns.

Bernadette Martinez
Transportation Construction Technician IV
Central District
2140 W. Hilton Ave, MD 700
Phoenix, AZ 85009
602.712.2086





June 19, 2024

Ms. Lorie Dever
Deputy Director
9875 N. 85th Ave
Peoria, AZ 85345

Electronically submitted to: Lorie.Dever@peoriaaz.gov

RE: City of Peoria 2024 Major General Plan Amendment

Dear Ms. Dever:

The Arizona Game and Fish Department (Department) appreciates the opportunity to review the City of Peoria (Peoria) 2024 Major General Plan Amendment (Plan). The Department understands the Plan would be amended to include a Special Land Use category for increased land-use flexibility, a reclassification of State Trust Land to Special Land Use, an update to the Peoria Circulation Plan for roadway revisions, refining the park classification guidelines, and changing the criteria for a “major” land use change from 80-acres to 640-acres.

Under Title 17 of the Arizona Revised Statutes, the Department, by and through the Arizona Game and Fish Commission (Commission), has jurisdictional authority and public trust responsibilities to conserve and protect the state fish and wildlife resources. In addition, the Department manages threatened and endangered species through authorities of Section 6 of the Endangered Species Act and the Department’s Section 10(a)(1)(A) permit. It is the mission of the Department to conserve and protect Arizona’s diverse fish and wildlife resources and manage for safe, compatible outdoor recreation opportunities for current and future generations. For your consideration, the Department provides the following comments based on the agency’s statutory authorities, public trust responsibilities, and special expertise related to wildlife resources and recreation.

The Department has prepared the attached comment matrix (AZGFD Comment Matrix Peoria 2024 Major General Plan Amendment) that includes the Department’s page specific comments and recommendations. In addition, the Department provides the following overarching recommendations:

- Based on statutory authorities, the Arizona Game and Fish Department manages all wildlife within the State of Arizona. This includes private, state, and Federal lands.
- Arizona has recently seen an increase in the number of proposed and in-development renewable energy generation projects, storage facilities, and associated infrastructure.

azgfd.gov | 480.981.9400

MESA OFFICE: 7200 E. UNIVERSITY DRIVE, MESA AZ 85207

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Although each of these projects individually may have a minimal impact on the broader landscape, these projects cumulatively could result in loss of habitat, impact wildlife movements, and affect wildlife-related recreation. Additionally, long-term effects to wildlife can extend several kilometers beyond the footprint of a solar project area ([Sawyer et al. 2022](#)¹). The Department recommends that Peoria consider all potential cumulative effects and to evaluate each proposed project in association with other projects in the area. Department staff are available to assist in identifying potential cumulative impacts to wildlife and associated voluntary conservation measures that can be implemented.

- The Department would also like to encourage Peoria to use the [Arizona Online Environmental Review Tool](#)² as part of their standard operating procedure for review of new construction and development. This tool is a useful resource that provides baseline information on special status species such as Arizona's Species of Greatest Conservation Need and Species of Economic and Recreational Importance.

Thank you for the opportunity to provide input on the City of Peoria 2024 Major General Plan Amendment. For further coordination, please contact Bobby Lamoureux at rlamoureux@azgfd.gov or 480-262-9427

Sincerely,



Joshua Hurst
Regional Supervisor

cc: Ginger Ritter - Project Evaluation Program Supervisor
Kelly Wolff – Habitat, Evaluation, and Lands Program Manager, Region 6

Attachment: AZGFD Comment Matrix Peoria 2024 Major General Plan Amendment

AZGFD #M24-04120430

¹ <https://esajournals.onlinelibrary.wiley.com/doi/10.1002/fee.2498>

² <https://ert.azgfd.gov/>

AZGFD Comment Matrix Peoria 2024 General Plan Amendment

Section	Page	Recommendation/Comment
Request Map Changes: (PIC)	6	Please clarify if the 6.6 acres being changed to office and local commerce will reduce the acreage designated for Open Space. If so, will there be an increase of open space elsewhere to offset this decrease?
3.2 Walkability	3-3	Recommend including open space within the "walkability" framework, as open space can greatly improve upon walkability by adding a more natural experience to the landscape.
3.4	3-8	The Department would like further explanation why the following statement was removed: "State Trust Land parcels with high scenic value or habitat attributes may be designated or otherwise preserved for conservation, pursuant to applicable state laws and city ordinances."
Sense of Place	3-14	Recommend including open space and wildlife movement corridors as an example of a smart growth community. Please work with the Department if needed to identify known movement corridors within the area.
Character	3-26	Where possible, recommend considering including "no light" ordinances during nighttime hours to reduce interferences with nocturnal wildlife.
ASLD Special Land Use	3-39	Please coordinate with AZGFD for general recommendations when developing within State trust lands. This includes species records, areas with identified movement corridors, and best management practices when building near ephemeral streams and washes.
Park and Open Space	3-41	Recommend including that open space areas are also integral for wildlife movement and can help reduce unwanted human-wildlife interactions.
LUC-7	3-43	Recommend stating Peoria will coordinate with local state and federal agencies to identify specific areas of interest.
CN-3	3-44	Recommend including a new CN for native landscaping to compliment surrounding land.
Transit Network	4-16	Recommend ensuring areas are properly signed for wildlife crossings, especially for wild burro along the northern portions of Peoria.
Open Space / Conservation Lands	6-19	Recommend including habitat connectivity as an item desired to be protected.
Recreational Enrichment	6-29	Recommend creating a new bullet (RE-16): Ensure landscaping is done with native plant species, or non-invasive species to avoid invasive encroachment into natural areas.