

2024 Major General Plan Amendments

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



Exhibit 9

Exhibit 9 - Errata Sheet

	Last Name	First Name	Date Received	Source	Case Specified?	Comment
1	Anjali	Angeli	6/19/2024	Email	None	Opposed - no specific comments on proposed changes
2	Barlow	James	4/27/2024	Email	GPA24-05	Opposed to threshold change from 80 to 640 acres
	Barlow	James	4/27/2024	Web	Same	Same
3	Bridgeman	Karen	6/10/2024	Email	None	Opposed to airpark - no specific comments on proposed changes
4	Briggs	Melissa	6/18/2024	Web	None	Opposed wants all General Plan changes to go to the voters - no specific comments on proposed changes
5	Brosse	Susan	6/11/2024	Email	None	Opposed to airpark - no specific comments on proposed changes
6	Burton	Ellen	4/20/2024	Email	GPA24-05	Opposed to industrial and commercial development - no specific comments on proposed changes
	Burton	Ellen	4/24/2024	Web	Same	Same
7	Chizum	Susan	6/18/2024	Email	None	Opposed to airpark - no specific comments on proposed changes
8	Cox	Lee	4/22/2024	Email	GPA24-05	Opposed to threshold change from 80 to 640 acres and concerned with exponential growth
	Cox	Lee	4/20/2024	Web	None	Opposed to industrial and commercial development - no specific comments
9	Drummond	Paula	6/14/2024	Web	None	Opposed to airpark and semi-conductor factories - no specific comments on proposed changes
10	Findley	Ramona	6/12/2024	Email	None	Opposed to airpark and Amkor - no specific comments on proposed changes
11	Foland	Catherine	6/19/2024	Web	None	Opposed to airpark - no specific comments on proposed changes
	Foland	Catherine	6/19/2024	Email	Same	Same
12	Friedman	Lorie A Bowlin	6/10/2024	Web	None	Opposed to airpark - no specific comments on proposed changes
13	Garcia	Theresa	4/23/2024	Web	GPA24-05	Opposed to threshold change from 80 to 640 acres
14	Gelster	Bryan	4/25/2024	Email	None	Opposed wants all General Plan changes to go to the voters - no specific comments on proposed changes
15	Goldberg	Sheila	4/23/2024	Email	None	Opposed wants all General Plan changes to go to the voters - no specific comments on proposed changes
16	Grimse	Denise	6/18/2024	Email	None	Opposed to airpark and purchasing state land - no specific comments on proposed changes
17	Hill	Kevin	6/10/2024	Email	None	Opposed to airpark - no specific comments on proposed changes
18	Jensen	Allyson	6/10/2024	Email	None	Opposed to airpark - no specific comments on proposed changes
19	Johnson	Paul	6/11/2024	Email	None	Opposed to airpark - no specific comments on proposed changes
20	Lane	Jan	4/24/2024	Email	GPA24-05	Opposed to minor / major criteria change for State Land parcels
21	Masterson	Annette	6/17/2024	Email	None	Opposed to airpark - no specific comments on proposed changes
22	Muha	Susan	4/23/2024	Web	GPA24-05	Opposed to threshold change from 80 to 640 acres
	Muha	Susan	4/27/2024	Email	GPA24-01 and GPA24-05	Opposed to changing land use for State Land and threshold change from 80 to 640 acres
23	Nunez	Joann	4/25/2024	Email	GPA24-05	Opposed to threshold change from 80 to 640 acres
24	Nunez	Ramon	4/27/2024	Email	GPA24-05	Opposed to threshold change from 80 to 640 acres
25	Orr	Jeff	6/19/2024	Email	None	Opposed to airpark - no specific comments on proposed changes
	Orr	Jeff	6/19/2024	Web	Same	Same
26	Orr	Sheri	6/19/2024	Email	All	Opposed to airpark - opposed to minor/major criteria changes, park changes to allow industrial, wants all changes to go to voters
	Orr	Sheri	6/19/2024	Web	Same	Same
27	Page	Laura	6/18/2024	Email	GPA24-01	Opposed - wants comparison of existing and proposed uses for transparency, changes do not meet amendment criteria
28	Perez	Kristina	6/18/2024	Web	None	Opposed to airpark - no specific comments on proposed changes
29	Phillips	Robin	6/8/2024	Email	None	Opposed wants all General Plan changes to go to the voters - no specific comments on proposed changes
30	Power	Doreen	4/24/2024	Email	None	Opposed wants all General Plan changes to go to the voters - no specific comments on proposed changes
	Power	Doreen	6/10/2024	Email	None	Opposed to airpark, scope not clearly communicated - no specific comments on proposed changes
31	Ready	Cheryl	6/19/2024	Email	None	Opposed to airpark - no specific comments on proposed changes
32	Ready	Tom	6/19/2024	Email	None	Opposed to airpark - no specific comments on proposed changes
33	Rupp	Michael	4/24/2024	Email	GPA24-05	Opposed to threshold change from 80 to 640 acres and airpark
34	Schwarzaupt	Albert	4/27/2024	Web	GPA24-05	Opposed to threshold change from 80 to 640 acres
35	Simpson	Linda	4/24/2024	Email	None	Opposed - no specific comments on proposed changes
	Simpson	Linda	4/20/2024	Email	None	Opposed - no specific comments on proposed changes
36	Ullery	Vicky	6/14/2024	Email	None	Opposed - no specific comments on proposed changes
37	Wilson	Skip	4/24/2024	Web	GPA24-05	Opposed wants all General Plan changes to go to the voters - no specific comments on proposed changes
38	Zumstein	Shari	4/24/2024	Email	GPA24-05	Opposed to threshold change from 80 to 640 acres
39	Alleman	Shaine	6/19/2024	Email	GPA24-02	Comments - Realign the 119th Avenue and Mariposa Grande alignment per access easement legal.

Lorie Dever

From: Cheryl Ready [REDACTED]
Sent: Wednesday, June 19, 2024 10:10 PM
To: Jennifer Crawford; Bill Patena; Michael Finn; denette.dun@peoriaaz.gov; Jon Edwards; City Clerk; Peoria Mayor; Lorie Dever; Brad Shafer
Subject: General Plan Proposal
Airport/Airpark Reconsideration

Dear Lorie Dever,
I hope this finds you well.

My husband and I are residents of Peoria, making this our full time home since 2018 after snow-birding here for 5 years. We made this decision because we love our community and its surrounding areas. We knew when we bought there would be changes. In everything we had read and had been told it would be residential, retail and commercial, along with a public HS. There was never any mention of industrial companies in the middle of neighborhoods and definitely not an Airport/Airpark.

There are several reasons why we do not want an Airport/Airpark in the City of Peoria, I will just list a few:
We love our surrounding natural spaces; the trails, Lake Pleasant and Paloma Park
Paloma Park would have been a great addition for the youth in North Peoria.

Noise pollution and water issues are a concern along with the impact on the wildlife in the area; especially the Bald Eagle Nesting area in the Lake Pleasant area.

A project of this size and cost will have a huge impact on the residents of Peoria and should be put on a ballot for the voters to decide. This is not a minor change but a major change.

One thing I keep hearing from some who are in favor...it will be like Scottsdale, just like Kierland. We had that opportunity and chose here for a reason and an Airport/Airpark being built in the area was not one of them. I hope you reconsider this proposed project by listening to the concerns of the residents.

Sincerely,
Tom and Cheryl Ready Peoria, Mesquite District

Sent from my iPad

Lorie Dever

From: Angeli Anjali [REDACTED]
Sent: Wednesday, June 19, 2024 6:28 PM
To: Lorie Dever <Lorie.Dever@peoriaaz.gov>
Cc: assuredadequate@azwater.gov; jgould@usbr.gov; 2555@cap-az.com; lgrignano@cap-az.com; aginfo@azag.gov; rsahid@azland.gov; safewater@epa.gov
Subject: Peoria General Plan Amendments are troubling to Community Water

Hello Lorie,

As a North Peoria resident, I'm deeply troubled by the [Peoria General Plan 2040 Amendments](#). It is frustratingly vague with major changes and does not reflect recent City Council changes in its points.

Community Priorities:

- GS-1 Although the Special Land Use is understood to explain Peoria's housing needs for our community, Exhibits 2a-2c show "Mixed Use" & "Employment Park" spaces being completely different from housing,
- spending easily 3x the amount of water during the separate
- [CIP talk of \\$6 Million Vistancia Feasibility Report \(June 11 2024\)](#).
- There is no explanation how Peoria can afford this additional water allotment, especially
- when Peoria is supposed to have a CAP 21% water reduction. (Page 46) (Page 58-60)
-
- Economic Prosperity EP-21 Mayor Beck touts "Growth pays for Growth" but it does not recognize
- our Superior Public Services EP-9. Jomax Treatment Facility only takes care of biowaste, not chemicals.
- Our community's water infrastructure is not made for these Mixed Use/Commercial Core/Employment Parking spaces being requested.
-
- Smart Growth 4 Ensure Compatibility- At no point am I seeing City of Peoria [RES. 2024-62, recognizing the upcoming semiconductor factory AMKOR as a Foreign Trade Zone](#)#75 with the City of Phoenix, to agree for the creation of their own self-sustaining wastewater treatment facilities separate from the City of Peoria, per South Korea's Wastes Control Act. There are no known additional security measures for Jomax Treatment Facility or any other facility. This semiconductor wastewater gives high probability of not being properly treated from chemical contaminants like PFAS before it gets reintroduced back into our groundwater. How is this making our drinking water safe?

Community and Environmental Impact:

- RE-8 At no point is there sustainable allotment or our federally-protected saguaro cacti and state-protected bald eagle nests at Lake Pleasant, which may be adversely affected alongside the water siphoning by these Amendment changes. (Page 116)
-

- Central Arizona Project, Bureau of Reclamation, and EPA
- [have not been consulted to recognize how the proposed Mixed Use/ Commercial Core/Employment Parks economic developments like Peoria Airport sites](#) are above the Land Use Bureau of Reclamation reservoirs.
-
- The General Plan does not talk about the [drilling & rental of private groundwater wells in July 2024 from the Phoenix Catholic Archdiocese private land](#), set on the Peoria Council Meeting June 18 2024 found adjacent to CAP & Lake Pleasant reservoir space. As such, I'm cc'ing different state and federal agencies here for more input on water security measures. I am also requesting a scheduled appointment from each key authority, including yourself, for better clarity.

Financial Concerns:

- Balanced Land Uses LUC-13
-
- [The \\$150 million proposed budget for an Airpark is anathema to General Plan 2040 goals](#), especially when Peoria schools need funding and proposing a \$120 million bond in November 2024.
-
- LUC-3 The possible
- [land purchase price for a Peoria Airport \(\\$35-50 million\)](#) is troubling as it has not yet been auctioned and not talked about in this General Plan.
-
- LUC-9 The Community Centers mentioned don't state where they could be located near the
- dismal 5 public transportation, removing Peoria On The Go transportation services without explanation, nor giving water allotment for additional projects like this.
-

Misleading Statements:

- The claim of "Community By Design" is a farce when the community was not told of AMKOR
- land purchase & who are "The Applicant" set to purchase these Special Land Use projects.
-

In light of these concerns, I urge you to reconsider the proposed General Plan Amendments and prioritize our community's needs with adequate communication first. Especially when none of these Council approved changes to water use reflect input from key authorities. Thank you for your attention.

Your ever well-wisher & Willow District resident,

Angeli "Anjali" Wesson, C. Hyp
Licensed Hypnotherapist

Lorie Dever

From: Jeff Orr [REDACTED]
Sent: Wednesday, June 19, 2024 4:46 PM
To: Lorie Dever
Subject: Comments on Amendments to the General Plan

I want to make my voice known as to the proposed direction for the zoning and planning for North Peoria by this committee and the current Mayor, Jason Beck.

There are many wonderful benefits to living in Peoria and is what attracts many people to our city. Some of them are the quiet neighborhoods, the natural beauty of the desert, the recreation amenities such as hiking, biking, parks, and the open desert. To protect this way of life, and the economic benefits that come with it, the previous city officials have put limits in the Planning and Zoning regarding what size parcel of land requires more or less rigorous public hearings when those areas are proposed to be changed.

It seems that now, the current planning and zoning committee wants to redefine those limits on that land. Clearly, it is to make it easier for a few (planning and zoning) to make major changes to the General Plan and way of life for the rest of the residents of Peoria with minimal public opposition. Based on previous statements made by Jason Beck before he was Mayor, he had attempted to pursue building an airport in North Peoria to further his business interests. This plan was abandoned when he couldn't get the funding or investor interest, and his pursuit of the Mayoral race took precedence. He made the airport a part of his campaign, but the residents of Peoria never asked for an airport.

Mayor Beck's economic plan of developing the North Peoria 303 corridor into an industrial complex was never a part of the voted on General Plan, or is an idea that supports what makes Peoria attractive to new residents.

Why isn't the city revitalizing the existing industrial areas in South Peoria? Why is money from the budget that was supported by the voters (regarding expansion of parks) being diverted? Why is a feasibility study for an airport being conducted when the outcome will only be listened to if it falls in line with what this Mayor wants?

An airport/airport is not desired by the residents of Peoria. An industrial zone in North Peoria is not desired by the residents of Peoria. It is time for the Planning and Zoning committee to listen to those residents and be the leaders you claim to be; public servants. Serve the people not your own interests or those of the Mayor.

Sincerely, Jeff Orr

--

Jeff Orr, MBA, MS Leadership
Leadership Performance Coach / Transformational Speaker

Lorie Dever

From: webmaster@peoriaaz.gov
Sent: Wednesday, June 19, 2024 4:45 PM
To: InetPlanning
Subject: NEW Public Comment on Development

A new entry to a form/survey has been submitted.

Form Name: Planning - Public Comment Form
Date & Time: 06/19/2024 4:44 PM
Response #: 51
Submitter ID: 83045
IP address: 70.176.242.36
Time to complete: 4 min. , 57 sec.

Survey Details

Page 1

1. Name

Jeff Orr

2. Phone Number

[REDACTED]

3. Email Address

[REDACTED]

4. Project Name

General Plan Amendment

5. Project Case Number

Not answered

6. Project Location

Not answered

7. Please provide your feedback on this project:

I want to make my voice known as to the proposed direction for the zoning and planning for North Peoria by this committee and the current Mayor, Jason Beck.

There are many wonderful benefits to living in Peoria and is what attracts many people to our city. Some of them are the

quiet neighborhoods, the natural beauty of the desert, the recreation amenities such as hiking, biking, parks, and the open desert. To protect this way of life, and the economic benefits that come with it, the previous city officials have put limits in the Planning and Zoning regarding what size parcel of land requires more or less rigorous public hearings when those areas are proposed to be changed.

It seems that now, the current planning and zoning committee wants to redefine those limits on that land. Clearly, it is to make it easier for a few (planning and zoning) to make major changes to the General Plan and way of life for the rest of the residents of Peoria with minimal public opposition. Based on previous statements made by Jason Beck before he was Mayor, he had attempted to pursue building an airpark in North Peoria to further his business interests. This plan was abandoned when he couldn't get the funding or investor interest, and his pursuit of the Mayoral race took precedence. He made the airport a part of his campaign, but the residents of Peoria never asked for an airport.

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An airpark/airport is not desired by the residents of Peoria. An industrial zone in North Peoria is not desired by the residents of Peoria. It is time for the Planning and Zoning committee to listen to those residents and be the leaders you claim to be; public servants. Serve the people not your own interests or those of the Mayor.

Thank you,
City of Peoria

This is an automated message generated by Granicus. Please do not reply directly to this email.



From: Sheri Orr <[REDACTED]>
Sent: Wednesday, June 19, 2024 4:38 PM
To: Lorie Dever
Subject: General Plan Proposed Amendments Comments

To whom it may concern,

1) I am opposed to any amendments or changes that open the door to an airport in North Peoria. The residents did not ask for an airport, nor do we want one. A few politicians should not be making significant changes to what voters voted on in 2020. Any proposed airport should be voted on by Peoria citizens.

2) I am opposed to changing the definitions of minor or major changes. The city council represents the people of our great city and shouldn't try to shortchange the approval process for what happens around our homes. We need transparency and the ability for our voices to be heard. The current process allows for that. There is no ethical need to try to stifle the voices of Peoria residents by making the proposed modifications.

3) I am opposed to changing the classification of parks and open spaces. What makes Peoria a phenomenal community is the natural desert environment that has been incorporated into the development of North Peoria. Our parks, hiking and biking trails, and overall development have helped us maintain a consistent respect for and inclusion of our surrounding Sonoran desert environment. The worst thing our city could do is add industrial zoning to North Peoria. Why would you have Peoria bookended with industrial? The city's culture and landscape would be destroyed by doing that.

4) The city council and planning and zoning committee should be focusing on revitalizing South Peoria. There are abandoned buildings along Grand Avenue where the industrial expansions should be happening. This would help improve the districts in the southern part of our city. Any development along the northern corridor should be commercial and residential only. And North Peoria should continue to be a focus of including open spaces.

5) Any changes to the General Plan should go to the voters with an official vote, period!

6) The city should be focusing on serving the residents of our great community by returning the money to the expansion of parks. Taxpayer money has already been wasted on an airport feasibility study. There is a distrust in our community over the agenda of our new mayor and new chair of the planning and zoning committee. They both made public comments prior to their new positions about wanting to fund their own airport. This should not now become something taxpayers fund. It is a blatant conflict of interest for these two individuals to be pushing forward a plan for an airport.

Sheri Orr Peoria Resident
Mesquite District

From: webmaster@peoriaaz.gov
Sent: Wednesday, June 19, 2024 4:37 PM
To: InetPlanning
Subject: NEW Public Comment on Development

A new entry to a form/survey has been submitted.

Form Name: Planning - Public Comment Form
Date & Time: 06/19/2024 4:36 PM
Response #: 50
Submitter ID: 83043
IP address: 70.176.242.36
Time to complete: 47 min. , 25 sec.

Survey Details

Page 1

1. Name

Sheri Orr

2. Phone Number

[REDACTED]

3. Email Address

[REDACTED]

4. Project Name

General Plan Amendment

5. Project Case Number

Not answered

6. Project Location

Not answered

7. Please provide your feedback on this project:

1) I am opposed to any amendments or changes that open the door to an airport in North Peoria. The residents did not ask for an airport, nor do we want one. A few politicians should not be making significant changes to what voters voted on in 2020. Any proposed airport should be voted on by Peoria citizens.

2) I am opposed to changing the definitions of minor or major changes. The city council represents the people of our great city and shouldn't try to shortchange the approval process for what happens around our homes. We need transparency and the ability for our voices to be heard. The current process allows for that. There is no ethical need to try to stifle the voices of Peoria residents by making the proposed modifications.

3) I am opposed to changing the classification of parks and open spaces. What makes Peoria a phenomenal community is the natural desert environment that has been incorporated into the development of North Peoria. Our parks, hiking and biking trails, and overall development have helped us maintain a consistent respect for and inclusion of our surrounding Sonoran desert environment. The worst thing our city could do is add industrial zoning to North Peoria. Why would you have Peoria bookended with industrial? The city's culture and landscape would be destroyed by doing that.

4) The city council and planning and zoning committee should be focusing on revitalizing South Peoria. There are abandoned buildings along Grand Avenue where the industrial expansions should be happening. This would help improve the districts in the southern part of our city. Any development along the northern corridor should be commercial and residential only. And North Peoria should continue to be a focus of including open spaces.

5) Any changes to the General Plan should go to the voters with an official vote, period!

6) The city should be focusing on serving the residents of our great community by returning the money to the expansion of parks. Taxpayer money has already been wasted on an airport feasibility study. There is a distrust in our community over the agenda of our new mayor and new chair of the planning and zoning committee. They both made public comments prior to their new positions about wanting to fund their own airport. This should not now become something taxpayers fund. It is a blatant conflict of interest for these two individuals to be pushing forward a plan for an airport.

Thank you,
City of Peoria

This is an automated message generated by Granicus. Please do not reply directly to this email.

From: webmaster@peoriaaz.gov
Sent: Wednesday, June 19, 2024 4:16 PM
To: InetPlanning
Subject: NEW Public Comment on Development

A new entry to a form/survey has been submitted.

Form Name: Planning - Public Comment Form
Date & Time: 06/19/2024 4:16 PM
Response #: 49
Submitter ID: 83039
IP address: 2600:8800:5081:b200:65ff:99fc:81b9:cae5
Time to complete: 4 min. , 11 sec.

Survey Details

Page 1

1. Name

Catherine Foland

2. Phone Number

[REDACTED]

3. Email Address

[REDACTED]

4. Project Name

General Plan Update

5. Project Case Number

Not answered

6. Project Location

Not answered

7. Please provide your feedback on this project:

Good afternoon. I am writing to voice my concern over the proposed General Plan Update. I applaud your hard work in updating the General Plan for voter approval in 2020. I believe in the General Plan's original purpose to provide "a vision and policies for the growth and development of the city." As such, the General Plan should be the guide for future development. That does not seem to be happening, as certain city leaders are now trying to change Peoria's General Plan to fit their vision.

That is not the way it should work.

This General Plan update is simply one step in the mayor's checklist to be able to acquire state land for his boondoggle airport. That is not fiscally responsible, and I do not support this General Plan update.

(This was also sent as an email to Lorie Dever.)

Thank you,
City of Peoria

This is an automated message generated by Granicus. Please do not reply directly to this email.

Lorie Dever

From: Catherine Foland [REDACTED]
Sent: Wednesday, June 19, 2024 4:11 PM
To: Lorie Dever
Subject: General Plan Update--Public Comment
Importance: High

Good afternoon. I am writing to voice my concern over the proposed General Plan Update. I applaud your hard work in updating the General Plan for voter approval in 2020. I believe in the General Plan's original purpose to provide "a vision and policies for the growth and development of the city." As such, the General Plan should be the guide for future development. That does not seem to be happening, as certain city leaders are now trying to change Peoria's General Plan to fit their vision. That is not the way it should work.

This General Plan update is simply one step in the mayor's checklist to be able to acquire state land for his boondoggle airport. That is not fiscally responsible, and I do not support this General Plan update.

Thank you.

Catherine Foland
[REDACTED]

Lorie Dever

From: webmaster@peoriaaz.gov
Sent: Tuesday, June 18, 2024 2:20 PM
To: InetPlanning
Subject: NEW Public Comment on Development

A new entry to a form/survey has been submitted.

Form Name: Planning - Public Comment Form
Date & Time: 06/18/2024 2:20 PM
Response #: 44
Submitter ID: 83006
IP address: 38.9.227.52
Time to complete: 19 min. , 40 sec.

Survey Details

Page 1

1. Name

Melissa Briggs

2. Phone Number

[REDACTED]

3. Email Address

[REDACTED]

4. Project Name

General Plan

5. Project Case Number

Not answered

6. Project Location

Not answered

7. Please provide your feedback on this project:

If there is one thing I want the city leadership to do in regards to the general plan and any changes, it is to listen to the people who live here! I am not going to go through the plan line by line - you know what you are proposing. If you want to make significant changes, they need to be voted on by the residents. I wish to see the city preserve the peacefulness of residential areas and make parks and green spaces a priority. Attracting businesses is also important, but it needs to be

targeting appropriate areas, away from existing residential and community spaces. The quality of life of the people already living here and paying taxes here should be first and foremost in all decision making. I am opposed to the proposed zoning changes that I have seen making it significantly easier for city leaders to infringe on residential areas without community involvement. I am also opposed to the proposed airport and the amount of money the city is already wasting on this project without even seeking the input of residents who will have to pay for it. If something is a good idea it will always pass a transparency test - you don't have to be one-sided or use scripted, deceptive language if something is truly mutually beneficial for everyone involved. We have lived in Peoria for over 12 years and this is the first time I have felt I needed to worry that the city leaders were making decisions without the best interest of the residents in mind.

Thank you,
City of Peoria

This is an automated message generated by Granicus. Please do not reply directly to this email.

From: webmaster@peoriaaz.gov
Sent: Tuesday, June 18, 2024 2:00 PM
To: InetPlanning
Subject: NEW Public Comment on Development

A new entry to a form/survey has been submitted.

Form Name: Planning - Public Comment Form
Date & Time: 06/18/2024 2:00 PM
Response #: 42
Submitter ID: 83004
IP address: 38.142.104.74
Time to complete: 5 min. , 6 sec.

Survey Details

Page 1

1. Name

Kristina Perez

2. Phone Number

[REDACTED]

3. Email Address

[REDACTED]

4. Project Name

General Plan/Airpark

5. Project Case Number

Not answered

6. Project Location

Not answered

7. Please provide your feedback on this project:

While I understand development and economic development is inevitable and important to the future of the city, I do not support using city resources and taxpayer funds to develop an airpark and/or airport in Peoria. There are many other priorities that should be properly funded and supported (streets, water, sustainability, technology, infrastructure, police, fire, education, etc.) before an airpark is considered. Thank you!

Thank you,
City of Peoria

This is an automated message generated by Granicus. Please do not reply directly to this email.

Lorie Dever

From: Denise Grimse [REDACTED]
Sent: Tuesday, June 18, 2024 1:33 PM
To: Lorie Dever
Cc: Jon Edwards
Subject: 2024 Major General Plan 60-Day Review

Ms. Dever,

I reviewed the 2024 Major General Plan Updates.

I am opposed to the changes that remove citizen approval for million dollar tax payer projects. I oppose the changes that increase traffic and pollution along Lake Pleasant Parkway.

I am opposed to the airpark/airport at taxpayer expense totaling millions that could be spent elsewhere.

There is no need for an airpark/airport in Peoria that the tax payers will have to support for years and years.

I oppose purchasing state land only to then potentially sell it at a loss like at the Peoria Sports Complex.

These are not responsible changes and do not serve the needs of the citizens of Peoria.

Sincerely,

Denise Grimse

Lorie Dever

From: Susan Chizum [REDACTED]
Sent: Tuesday, June 18, 2024 12:21 PM
To: Lorie Dever
Subject: No to general plan 2040

Lorie, I live in North Peoria and do not want or need an Airpark . We moved purposefully away from Scottsdale's traffic and hustle and bustle. Although I know change is inevitable, the kind of development should be well thought out; currently it is not. The fact that the council has taken moneys from the parks, a bond we passed, to put back in the general fund so our mayor can push forward an "airpark ", is simply reckless and self serving. Paying 500,000 for an airport feasibility study , that is absolutely one sided; it didn't address any negative impacts an airport will have on North Peoria, Vistancia, and Lake Pleasant. From the wildlife, the ground water, noise pollution, light pollution and the quality way of life of its current residents. I believe the Airpark should be decided by the citizens of Peoria and not the 7 people on the city council . When we were told the Vistancia master plan would be a Kierland Commons concept has been changed to an industrial complex it was very disappointing, I felt manipulated and lied to.

Now the City of Peoria is looking to buy state trust land for further commercial and manufacturing development all around us. As a citizen of Peoria, I value the outdoor lifestyle; love hiking at Lake Pleasant, boating and having lunch at Scorpion Bay without the noise pollution of planes. They can say what they want about how the small planes don't make a lot of noise. I have lived in a flight path and can tell you with certainty, they do.

I believe the \$150 million set aside for the "Airpark" for the few people or businesses with planes , is excessive considering the schools need funding and we are in desperate need of a hospital in North Peoria. A believe the question that should be asked is, Who exactly will be benefiting from this Airpark? Not the everyday citizen. The claim of it generating 1 billion is a reckless exaggeration; Deer Valley and Scottsdale are being subsidized by Sky Harbor. People in Scottsdale chose to buy a house near an already existing airport, I did not!

In light of these concerns, I beg you to reconsider the proposed Airpark project and prioritize the needs of our community.

Thank you for your time.

Sincerely, Susan Chizum
Peoria Resident, Mesquite District Sent from my iPhone

Lorie Dever

From: Laura Page for Peoria City Council [REDACTED]
Sent: Tuesday, June 18, 2024 8:57 AM
To: Brad Shafer; Michael Finn; Denette Dunn; Jon Edwards; major@peoriaaz.gov; Bill Patena; Jennifer Crawford
Cc: Lorie Dever; Agnes Goodwine
Subject: Public Comment Submission for 2040 General Plan Major Amendment
Attachments: Copy of Public Comment 2040 General Plan Major Amendment.06.17.24.pdf

Good morning,

The attached document includes my comments on the subject matter. Please share with the Planning Commission.

Thank you,

[Laura Page for Peoria City Council](#) [Experience.Focus.Results](#)
www.PageforPeoria.com

Good Afternoon,

I would like to submit the following comments regarding the 2040 General Plan Proposed Major Amendment.

A. Land Use Designations on Maps and Corresponding Definitions

Page 3-7, shows the Land Use Map from the current 2040 General Plan, but there is a large text box covering the Mesquite District that states, "See Proposed Changes to Land Use Plan in Exhibit 2". The Exhibit 2 map shows the proposed land use updates only. There isn't any comparison provided to what currently exists. The city clearly shows text updates in context of the current document, but these map updates do not accomplish the same. For transparency and the ability to accurately review the proposed changes, the current map in the 2040 General Plan needs to also be shown. Perhaps, a side by side comparison or overlay would be helpful.

The recent decision by the council to approve the Amkor operation in Vistancia has caused a lot of confusion amongst residents. A lot of this stems from the lack of clarification regarding these land use designations. I would like to use this decision as an example to illustrate my point regarding the difficulty of residents to understand exactly what is proposed for development in their neighborhood. They were shown a map at a community meeting where the now Amkor location was labeled as Office Space. According to the general plan the definition of Office Space and Typical Uses for such are:

1. **The Office and Local Commercial-** category supports low-intensity commercial development consisting of a variety of small to moderate in scale professional offices, medical and legal services, and ancillary retail uses. Office buildings and complexes are characteristic of this category, providing services and employment to the larger community area. Office and Local Commercial areas provide convenient access to goods and services such as office and locally-oriented neighborhood uses. For example, medical offices, financial institutions, convenience stores, pharmacies, personal services such as dry cleaners, and restaurants.
2. **Typical Uses-** Administrative and professional offices, clinics, neighborhood-scale retail, dining and services. Retail, office and service uses serving the neighborhood within two miles. Office and commercial uses are typically under 50,000 square feet (Amkor 500,000) in floor area on property ranging from 2 to 5 acres -Amkor is 56 acres.

The current designation of 'Office Space' for the Amkor operation seems inaccurate. While the definition mentions office spaces under 50,000 square feet on 2-5 acre lots, Amkor's size and needs are significantly larger, 500,000 sq ft on 56 acres.

Using the land use definitions provided in the current General Plan, it appears the more correct definition would be:

Industrial-Industrial areas are specific to heavy industrial activities including warehouse uses, manufacturing, processing, repairing and packaging of goods, and distribution. Industrial uses typically require easy access to regional highways and freeways and/or locations convenient to rail service given the delivery and shipping of goods.

If the land use had been labeled correctly, residents would not have been misled when purchasing their homes and making their decision to move to the Vistancia planned community.

For the benefit of the public, the proposed land use maps for the General Plan amendment should be presented alongside the existing maps. This **side-by-side comparison** will allow residents to **easily see** the proposed changes in land use designations. The land use labels and their corresponding definitions and typical uses also need to be represented in close proximity to these maps.

B. Residents Want to be Heard

The 2040 General Plan states, "The planning process leading up to the adoption of a General Plan is a rigorous process involving many formal and informal public meetings and hearings over a considerable period of time. These meetings are typically supplemented with individual interviews, surveys, and other methods that are used to determine the community's goals regarding the development of Peoria. The amendment process is less comprehensive in scope."

The 2040 General Plan was on the 2020 general election ballot as Proposition 445. It passed by a yes vote by 67%. Now, only a few years later these significant changes are being considered. The proposed major amendment changes the land use designation for 8,300 acres, the majority being owned by the Arizona State Land Trust.

These proposed changes don't fit within all six criteria for consideration when proposing a General Plan major amendment. These six factors must be considered altogether in order to determine the merit of the amendment.

I have issues with three of the six not being properly addressed:

- “The amendment constitutes an overall improvement to the General Plan and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.” The land use designation change on 8,300 acres directly benefits one large landowner, the Arizona State Land Trust.
- “The amendment will not adversely impact the community as a whole or a portion of the community by: Significantly altering acceptable existing land use patterns, requiring larger and more expensive improvements to roads, sewer or water delivery systems than are needed to support the prevailing land uses and which, therefore, may impact developments in other areas, adversely impacting existing uses because of increased traffic on existing systems, or affecting the livability of the area or the health and safety of the residents.” These changes WILL alter acceptable existing land use patterns that require larger and more expensive improvements to roads, sewer or water delivery systems than are needed to support the prevailing land uses. It appears the current land designations are mostly Rural, Estate, or Traditional Residential and Waterways.
- “Provides a positive benefit to the community without unduly impacting the City’s water supplies as demonstrated through the application of the economic value per gallon of water measure contained within the City’s adopted Principles of Sound Water Management.” This information has not been provided. It has not been demonstrated in the proposed amendment as an exhibit or addendum. It hasn’t been provided at the Council, Planning Commission or Community meetings.

This proposed amendment would significantly impact the Mesquite District of the City of Peoria changing the quality of life the residents currently enjoy. For example, it fails to address the above mentioned bullet points. Therefore, I urge you to **reject** this amendment in its current form. However, if the Council insists on moving forward, a

public vote would be the best way to ensure transparency and reflect the will of the community on this important issue.

Sincerely,

Laura Page
30335 N 130th Drive
Peoria, AZ 85383

Lorie Dever

From: Laura Page for Peoria City Council [REDACTED]
Sent: Monday, June 17, 2024 1:43 PM
To: Lorie Dever
Subject: Re: Planning Commission Study Session
Attachments: Public Comment 2040 General Plan Major Amendment.06.17.24.docx

Hi Lorie,

I've attached the document that contains my public comment on the 2040 General Plan Proposed Major Amendment. Please officially incorporate them into the comments for the Council and Planning Commission. Also, I would appreciate it if you could confirm the receipt of this email and the attached document.

I hope you have a lovely day! Thank you,
Laura

On Wed, Jun 5, 2024 at 11:27 AM Laura Page for Peoria City Council

[REDACTED] wrote:

Thank you, Lorie! I do plan on submitting formal comments before the deadline.

Best, Laura
Sent from my iPhone

> On Jun 5, 2024, at 11:18 AM, Lorie Dever <Lorie.Dever@peoriaaz.gov> wrote:

>

> Good Morning Laura,

>

> Thank you for reaching out. Based on your question below, I believe you are referring to the study session related to the 2024 Major General Plan Amendment cycle slated for this Thursday's Planning & Zoning Commission meeting. This item is effectively a staff update to and for Commission, so it is more of an informational session. No commission action will be taken at Thursday's meeting.

>

> I did notice that you attended the open house in April, so thank you for your participation in the process. Please know that we are currently summarizing comments received during those events into an errata sheet, which will be transmitted for Commission and Council's consideration as the cases move forward in the public hearing process. Additionally, you have the ability to provide written comments for inclusion for Commission and Council's consideration by emailing those directly. Lastly, if you would like to offer up comments at Thursday's meeting, you may submit a speaker's requestcard and the chair will call on you at the appropriate time during the meeting.

>

> Again thank you for your interest and be sure to stay up to date by visiting the city's website at: <https://www.peoriaaz.gov/government/departments/planning-and-zoning/general-plan>

>
> Regards,
> 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

>
>
>
> -----Original Message-----

> From: Laura Page for Peoria City Council [REDACTED]
> Sent: Tuesday, June 4, 2024 7:55 PM
> To: Lorie Dever <Lorie.Dever@peoriaaz.gov>
> Subject: Planning Commission Study Session

>
> Hi Lori,
> Is the public allowed to address the commission at the Study Session on June 6th?
>
> Can they submit a card to speak or ask questions?

>
> Thank you,
> Laura Page
>
> Sent from myiPhone

--

Laura Page for Peoria City Council

Lorie Dever

From: Annette Masterson [REDACTED]
Sent: Monday, June 17, 2024 8:40 AM
To: Lorie Dever
Subject: General Plan

I am a Peoria resident and one very opposed to an airport that will result in many noisy flights occurring over my home ruining my peace and quiet. Therefore I cannot support the proposed General Plan.

Annette Masterson

Annette Masterson Sent from my iPhone

Lorie Dever

From: webmaster@peoriaaz.gov
Sent: Friday, June 14, 2024 3:18 PM
To: InetPlanning
Subject: NEW Public Comment on Development

A new entry to a form/survey has been submitted.

Form Name: Planning - Public Comment Form
Date & Time: 06/14/2024 3:17 PM
Response #: 40
Submitter ID: 82915
IP address: 207.171.233.213
Time to complete: 6 min. , 24 sec.

Survey Details

Page 1

1. Name

Paula Drummond

2. Phone Number

[REDACTED]

3. Email Address

[REDACTED]

4. Project Name

Peoria General plan

5. Project Case Number

Not answered

6. Project Location

Peoria Az

7. Please provide your feedback on this project:

STOP! The proposal is not right. It's proposing pollution, damage to the environment and wildlife and water table and humans. It's a super fund in the making.
I'm against these changes!!!!

No airport. No semi conductor factory. No factories.
Thank you for stopping these changes.

Thank you,
City of Peoria

This is an automated message generated by Granicus. Please do not reply directly to this email.

Lorie Dever

From: Vicki Ullery [REDACTED]
Sent: Friday, June 14, 2024 6:41 AM
To: Lorie Dever
Cc: 'Vicki Ullery'
Subject: General Plan

I would like to say NO on the general plan.

Vicki Ullery [REDACTED]

Lorie Dever

From: Susan Brosse [REDACTED]
Sent: Tuesday, June 11, 2024 11:01 AM
To: Lorie Dever
Cc: Susan and Joel Brosse
Subject: General Plan 2024

Subject: Concerns About Proposed Airport Project in Peoria Dear Lorie Dever,

I hope this message finds you well. As a concerned Peoria resident, I am writing to express my thoughts on the proposed airport project.

Community Needs: Our community values outdoor lifestyles and natural spaces. Projects like La Paloma Park and a Major Trauma Hospital are essential and should not be sidelined.

Approval and Legitimacy: It's concerning that key authorities (FAA, DOD, Luke AFB, City of Phoenix) have not approved this project. Their approval should precede any significant investment.

Impact on Community and Environment: Increased noise from helicopters and aircraft, potential harm to wildlife, and decreased property values are major concerns.

Financial Concerns: The \$4.8 million down payment and \$2.8 million annual interest for ten years, alongside a \$35 million land price for an unauctioned property, are troubling. Diverting funds from parks and hospitals is also problematic.

Unrealistic Expectations: Claims that the project will generate \$3-\$4 billion for schools are unrealistic. Additionally, companies like TSMC and AMKOR have no stated need for another airport. And although it is too late, I am outraged how AMKOR was snuck into our neighborhood. It should have been on the many undeveloped areas along the 303 north of Lone Mountain.

I urge you to reconsider the airport project and prioritize our community's needs. Thank you for your attention. Sincerely,

Susan Brosse, Trilogy at Vistancia Peoria Resident
Sent from my iPhone

Lorie Dever

From: Paul Johnson [REDACTED]
Sent: Tuesday, June 11, 2024 8:58 AM
To: Lorie Dever
Cc: Paul Johnson; Brad Shafer
Subject: Airport and General Plan

Good morning,

As a Resident of Peoria and Ironwood District. I would vote a resounding NO to the General Plan to approve the airport. I know that the feasibility study is being pushed through to get the approval and as such, you are circumventing the process of law...the people of Peoria deserve to know the airport is being shoved down their throats no matter what. No say so in the matter and even if we speak up...it falls on deaf ears since only one of the city council members has the backbone to stand up to the Mayor.

I am military retired and as such advocate for the veterans in this community. I have reached out to many of the residents in this community that are veterans and urged them to also voice their displeasure over this black hole of a project. Many of the current airports surrounding this city are expanding to accommodate larger aircraft and as such this will increase the traffic over our skies. This airport project does NOT SERVE the community or the state. It only serves the select few that would be available to the airport. The ONLY reason that this airport is being built or looked at is because the MAYOR has an alternate plan for his business. Maybe he can take his business back to Montana or Canada. So my answer to the airport project is NO!

--

Paul G. Johnson HMC(SW/FMF/AW), USN, Ret. MBA, M.Ed.
[REDACTED]

From: webmaster@peoriaaz.gov
Sent: Monday, June 10, 2024 10:07 PM
To: InetPlanning
Subject: NEW Public Comment on Development

A new entry to a form/survey has been submitted.

Form Name: Planning - Public Comment Form
Date & Time: 06/10/2024 10:06 PM
Response #: 39
Submitter ID: 82780
IP address: 98.165.247.244
Time to complete: 38 min. , 42 sec.

Survey Details

Page 1

1. Name

Lorie Bowlin Friedmann

2. Phone Number

[REDACTED]

3. Email Address

[REDACTED]

4. Project Name

Not answered

5. Project Case Number

Not answered

6. Project Location

Not answered

7. Please provide your feedback on this project:

Good Evening,
I would like to comment to discuss my concerns about the General Plan Amendments to purchase land from AZ Land Trust to also include a proposed Airport and Industrial Park, etc

I oppose this proposal and plan and listed are some of my concerns.

Firstly, an Airport is not needed when Deer Valley Airport is so close, as well as, further east is the Scottsdale Airport.

Secondly, I am very concerned about the airspace traffic and noise as its flight path could be over or near my home in Westwing. Luke AFB has priority of this airspace and I fully understand their maneuvers.

Thirdly, how this development will impact our desert, and all inhabitants, depletion of natural resources, especially water and the effects on Lake Pleasant Recreational Park , etc.

Fourthly, I am a tax payer and do not want an increase in my taxes to fund a project of this endeavor and multitude. I do not see it generating the revenue that we're being told. If anything, my property will be devalued and taxes increased. Also, The Feasibility Study that took place did not get any public input or survey its investigation.

In conclusion, I vehemently oppose the North Peoria Gateway, Peoria Innovation Core, AZ Land Trust Purchase all within the General Plan Amendments. There are other far more community projects that will provide fantastic reasons for living the our best lives in Peoria, such as, continuation of downtown renovations, public park improvements, and a possible trauma hospital.

Thank you for allowing me to voice my opinion.

Sincerely, Lorie A Bowlin Friedman

Thank you,
City of Peoria

This is an automated message generated by Granicus. Please do not reply directly to this email.

Lorie Dever

From: Karen Bridgeman [REDACTED]
Sent: Monday, June 10, 2024 9:05 PM
To: Lorie Dever
Subject: Peoria Major General Plan

Dear Lorie Dever

As a concerned Peoria resident, I am writing to express what I feel about the proposed airport project. When we moved here we were looking for outdoor activities for us and our grandkids in a quiet, serene area.

We were told that a new high school and a major hospital were planned and that some of the open land would be used for that and a wonderful, upscale shopping and dining area would be added in the near future. We were not told an airport would be in our backyard. I lived in Chicago and know first hand what an airport does to a neighborhood. If the city of Peoria is taking money away from the schools and hospital plan and the expanded parks, I am totally against the plan. I DO NOT want an airport in Peoria! I expect to be able to vote on these major changes.

Sincerely,
Karen and Gary Bridgeman Peoria Residents
Mesquite District Sent from my iPad

Lorie Dever

From: Allyson Jensen [REDACTED]
Sent: Monday, June 10, 2024 8:18 PM
To: Lorie Dever
Cc: [REDACTED]
Subject: General Plan Amendment: Concerns Regarding Proposal of an Airport

Importance: High

Dear Lorie,

I'm taking this opportunity to express my concerns during the 60-day review period for the Major General Plan Amendment.

As a resident in the Mesquite District in Peoria since 2014, I have *several* concerns regarding the proposed airport project.

We bought our property in Vistancia to escape urban sprawl, have a safe environment for our kids to grow up in, and enjoy the tranquil desert beauty and nature. We specifically chose Vistancia as it was an affluent community and we worked very hard for 35 years so we could afford to live in such a wonderful area. It provided a quality of life that most other cities in Maricopa County couldn't even compare.

For several years, the Master Planned Community of Vistancia has been ranked among the top-selling master planned communities in the U.S. by two of the real estate industry's leading analysts, RCLCO Real Estate Advisors and John Burns Real Estate Consulting. Vistancia has an average household income of \$151,905 per year and according to Realtor.com the median price of a home in Vistancia is \$641,300 as of May 2024. If the proposed airport location becomes that of the previously closed Pleasant Valley Airport, the distance between it and Vistancia is 8.6 miles.

The airport will negatively affect this affluent community by way of *external obsolescence*. A few examples of those are:

1. Proximity to Negative Influences - a property located near such things as a factory emitting pollutants or a noisy airport which decreases a home's desirability and value,
2. Zoning Changes - a residential property is negatively impacted by nearby commercial or industrial development due to changes in zoning laws which affects its living environment and appeal, and

3. Infrastructure Changes - a property that loses value due to changes in traffic patterns which increases noise and congestion

Furthermore, the negative impacts of an airport can also include:

- the potential for airplane crashes/accidents in populated areas (in May 2024, one plane crashed into a travel trailer after missing the runway near Lake Pleasant and in the same month, another plane landed on state route 74 and New River Road)
- increased noise and air pollution (Arizona is already one of the most air polluted cities by year-round particulate matter)
- further limiting already reduced water resources (Arizona's current drought is approaching 15 years in length and has surpassed the worst drought in more than 110 years of recordkeeping)
- the potential of displacing, harming, and/or killing wildlife including animals which are Federally protected by the Endangered Species Act (ESA) of 1973.
- the potential harming and/or killing of protected native plants which have exclusive protections according to Arizona Legislature, the Arizona Department of Agriculture, and the Arizona Game and Fish Department

I suspect key authorities, such as the FAA, Luke AirForce Base, the City of Phoenix and several others, will also have very important feedback and a long list of potential concerns in addition to the ones highlighted above. In fact, the Phoenix Aviation Department director, Chad Makovsky already did. He expressed worries on how a new Peoria airport could negatively affect operations at Phoenix Deer Valley Airport (which it runs) as well as Luke Air Force Base. Makovsky wrote a letter to the Peoria Assistant City Manager, Rick Buss, stating he wanted to ensure an airport in Peoria wouldn't, "constrain the safety, efficiency or capacity of Deer Valley, Luke, or any other area airports". Furthermore, Makovsky said Phoenix's airspace is, "among the most complex and congested in the nation".

Should this airport be located even remotely close to our house, we will choose to sell our home in Vistancia and move out of Peoria altogether. It would sadden us even more so because we've enjoyed and utilized so many of the City of Peoria's Services – Sunrise Mountain Library, Peoria Public Library, teen summer programs, Sustain and Gain programs, Rio Vista, Earth Day celebrations, City swimming lessons, and so many other programs over the last 10 years. It would be so unfortunate to have all of that tarnished as a result of an airport.

Given all the concerns listed above, I urge you to strongly reconsider the proposed airport project. Please take the time to listen to the constituents who live in the City of Peoria and understand the rationale for our opposition.

Sincerely, Allyson Jensen

Lorie Dever

From: Kevin Hill [REDACTED]
Sent: Monday, June 10, 2024 5:24 PM
To: Lorie Dever
Cc: Kevin Hill
Subject: Opposed to the general plan

Hi Lorie,

I for one am opposed to an airport in peoria. I have never seen an airport installed near homes that improves the value and quality of life for a cities residents who reside near such places. In fact one can make the case that an airport damages home values and tax base.

I know I will be applying for a reduction in the value of my home if this continues to move through the system, and I will also endeavor to share that process with anyone affected negatively.

I also know that most airports in the phx area, particularly smaller airports cost the tax payer money.

I request that you remove this from the general plan, as I and many of my neighbors and friends in Vistancia are not happy with this direction.

All the best, Kevin Hill

Sent from my iPhone

Lorie Dever

From: Doreen P [REDACTED]
Sent: Monday, June 10, 2024 3:53 PM
To: Lorie Dever
Subject: Peoria General Plan Amendment Feedback

In addition to the massive development projects such as NPG and PIC that include a high percentage of potential 'industrial or employment' very close to current or future residential developments I am concerned that the General Plan Amendments failed to include the huge effort by the city to purchase 500 acres of land for an intended airport and supporting industrial park in order to generate Return on Investment. The tax payers will be paying for this land now diverting the money from other desired projects yet there has been no vote let alone even a simple survey to all residents of Peoria asking if they support tax payer dollars being used for an airport that has yet to be determined financially beneficial to most without more sizable investments or possible subsidies. This administration only won the last Election results by 3% and not give this administration the green light assuming that even everyone that voted for him already supports the airport or everything else on Mayor Beck's platform.

This major of a project should likely be in the General Plan and should be brought to the voters for input before land is purchased and a vote by citizens on what they desire for the future of our city.

Sincerely, Doreen Power Peoria Resident

Lorie Dever

From: Doreen P [REDACTED]
Sent: Saturday, June 8, 2024 10:04 AM
To: Lorie Dever
Subject: Peoria General Plan Amendment Feedback

I understand the city wanting to influence the ~8300 acres of state land ASLD will be making available by putting the land into a Master Plan to avoid a more disjointed approach but I urge the city to put more safeguards and better balance between generation of tax revenues with environmental and lifestyle goals of residents desiring open space, parks and limited congestion.

NPG includes 911 acres or 56% zoned as "Mixed Use, Commercial or Employment" which the presenter at the NPG townhall shared could be 'anywhere people work' all placed adjacent to existing or future residential communities while Parks/Open Space is only 7% of NPG. PIC adds another 6700 acres and the proposed airport/industrial park another 500 acres.

Assuming residents can interpret the complexity of the zoning detail in a 300+ page document is absurd but after Vistancia residents were misled regarding what would be placed in 5 North we will no longer take for granted what we are told at a townhall or what is implied by "Office" on a flyer as now we know most anything can be built by a developer.

The development guidelines provide some limits, but the vague or confusing zoning definitions bring me no confidence that the city or developers motivated by profit will balance their goals with residents' desires. The vague zoning limitations do not even assure the development meets the cities goals of a maximum amount of "good paying" jobs for the citizens of Peoria such as much of West Valley is facing with endless Fulfillment Centers and Warehouses.

When the city can communicate clearly the scope and impact of this amendment, it should go to the voters for a say in what they want the future of their city to look like. If the state has the best interest in how best this land can benefit the city and the state they should be willing to hold off auctioning this land to the highest bidder until this is voted on by residents of the city.

Sincerely, Doreen Power

Lorie Dever

From: Robin Driver [REDACTED]
Sent: Saturday, June 8, 2024 8:55 AM
To: Lorie Dever
Subject: Peoria land update feedback

Hi lorie,

I wanted to express my opinion that the proposed changes for Peoria land in Vistancia should be subject to vote by taxpayers and those subject to the changes.

Families move to Peoria for open spaces and desert views, taking the few lots away for development is disappointing.

Robin Phillips

Lorie Dever

From: [REDACTED]
Sent: Monday, April 29, 2024 1:33 PM
To: Lorie Dever
Subject: Major General Plan Amendments - 2024

Hi Lorie,

The General Plan Amendments that is on-line and I downloaded does not seem to have very good resolution and is difficult to read.

How do I get a hard copy of it? Bob Nichols

Lorie Dever

From: James Barlow [REDACTED]
Sent: Saturday, April 27, 2024 8:32 PM
To: Lorie Dever
Subject: GPA24-01: Chapter 3: Smart Growth Text and Map Changes

Hello,

Can you tell me specifically who the public official(s) are that have proposed this amendment? We need to know who in our City government is no longer serving the public that elected them...

Please include this with the public feedback collected on this proposed amendment:

"Hello as 20-year residents of Peoria my wife and I VEHEMENTLY OPPOSE the change in the General Plan Amendment Criteria in GPA24-01. Who is behind this sinister proposal? Raising the threshold from >80 acres to >640 acres for Major amendments to the Land Use described in the General Plan is a tremendous breach of public trust, transparency, and duty and would allow just 4 members of the City Council to reshape vast areas of our city without public input, discussion, or consideration. THIS MUST NOT BE ALLOWED TO PASS. Our State Trust Land is a VERY important and VERY precious resource, the idea that ANY quantity of this open space could be repurposed for any use the City Council desired without transparency or public scrutiny is unthinkable. These proposed amendments to MAJOR, MINOR, and STATE TRUST Land use management are unheard of, and no other City in the State of Arizona is given this degree of unchecked power without adequate public input. This is a blatant attempt to avoid serving the best interests of citizens of Peoria, clearly the proponents of this amendment wish to push through unpopular and unwanted changes to our city and its State Trust Lands. I would suspect this is the only way they could attempt to get an airport approved and/or vast industrial complexes approved without getting thrown out of office! Our City is not the dumping ground for TSMC and their supporting industries, if they can't get their developments past public approval they shouldn't be allowed to do it! We must always say NO to irresponsible policies that remove transparency and public scrutiny."

Sincerely, James Barlow

Lorie Dever

From: webmaster@peoriaaz.gov
Sent: Saturday, April 27, 2024 8:26 PM
To: InetPlanning
Subject: NEW Public Comment on Development

A new entry to a form/survey has been submitted.

Form Name: Planning - Public Comment Form
Date & Time: 04/27/2024 8:26 PM
Response #: 33
Submitter ID: 81628
IP address: 2600:8800:5180:33a:994d:75f9:3f4f:c650
Time to complete: 35 min. , 0 sec.

Survey Details

Page 1

1. Name

James Barlow

2. Phone Number

[REDACTED]

3. Email Address

[REDACTED]

4. Project Name

GPA24-01: Chapter 3: Smart Growth Text and Map Changes

5. Project Case Number

GPA24-01: Chapter 3: Smart Growth Text and Map Changes

6. Project Location

City of Peoria

7. Please provide your feedback on this project:

Hello as 20-year residents of Peoria my wife and I VEHEMENTLY OPPOSE the change in the General Plan Amendment Criteria in GPA24-01. Who is behind this sinister proposal?
Raising the threshold from >80 acres to >640 acres for Major amendments to the Land Use described in the General Plan is a tremendous breach of public trust, transparency, and duty and would allow just 4 members of the City Council to reshape

vast areas of our city without public input, discussion, or consideration. THIS MUST NOT BE ALLOWED TO PASS.

Our State Trust Land is a VERY important and VERY precious resource, the idea that ANY quantity of this open space could be rezoned to any use the City Council desired without transparency or public scrutiny is unthinkable.

These proposed amendments to MAJOR, MINOR, and STATE TRUST Land use management are unheard of, and no other City in the State of Arizona is given this degree of unchecked power without adequate public input.

This is a blatant attempt to avoid serving the best interests of citizens of Peoria, clearly the proponents of this amendment wish to push through unpopular and unwanted changes to our city and its State Trust Lands. I would suspect this is the only way they could attempt to get an airport approved and/or vast industrial complexes approved without getting thrown out of office! Our City is not the dumping ground for TSMC and their supporting industries, if they can't get their developments past public approval they shouldn't be allowed to do it!

We must always say NO to irresponsible policies that remove transparency and public scrutiny.

Thank you,
City of Peoria

This is an automated message generated by Granicus. Please do not reply directly to this email.

Lorie Dever

From: Doreen P [REDACTED]
Sent: Saturday, April 27, 2024 12:48 PM
To: Lorie Dever
Subject: Re: General Plan Amendments Meeting

Hello Lorie,

So many of us were not able to get into the online meeting as we continually received this error. Is the council aware of this issue and is it something that occurs frequently? Could you share the recording of the meeting please? I dont yet see or can not find it on the city council website and would like to be informed.

Thank you, Doreen Power



From: Lorie Dever <Lorie.Dever@peoriaaz.gov>
Sent: Wednesday, April 24, 2024 3:22 PM **To:** Doreen P [REDACTED] **> Subject:** RE: General Plan Amendments

Doreen,

Thank you for reaching out to the City regarding the proposed 2024 General Plan Amendments. Please know that your comments have been included in the case file and will be forwarded to Planning Commission and City Council for their consideration as the items move forward through the process.

Regards, 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](https://peoriaaz.gov/planning)

From: Doreen P [REDACTED]
Sent: Monday, April 22, 2024 5:19 PM
To: City Clerk <cityclerk@peoriaaz.gov>
Cc: Peoria Mayor <mayor@peoriaaz.gov>; Jennifer Crawford <Jennifer.Crawford@peoriaaz.gov>; Bill Patena <Bill.Patena@peoriaaz.gov>; Brad Shafer <brad.shafer@peoriaaz.gov>; Michael Finn <Michael.Finn@peoriaaz.gov>; Denette Dunn <denette.dunn@peoriaaz.gov>; Jon Edwards <Jon.Edwards@peoriaaz.gov>
Subject: General Plan Amendments

Peoria City Council Members,

I am concerned with the proposed amendments that will allow the purchase of thousands of acres of lands in North Peoria. The exponential growth in this administration's vision is concerning and not balanced with the lifestyle many residents hope to retain.

I am particularly concerned with [GPA24-05](#) the amendment updating the threshold for major general plan amendments from 80 acres 640 acres. This amendment further removes citizens to have input or voting rights on significant project affecting our community.

Sincerely, Doreen Power Peoria Resident

Lorie Dever

From: webmaster@peoriaaz.gov
Sent: Saturday, April 27, 2024 10:45 AM
To: InetPlanning
Subject: NEW Public Comment on Development

Follow Up Flag: Follow up
Flag Status: Completed

A new entry to a form/survey has been submitted.

Form Name: Planning - Public Comment Form
Date & Time: 04/27/2024 10:45 AM
Response #: 32
Submitter ID: 81620
IP address: 2600:8800:5658:1400:94a8:469e:e964:89e9
Time to complete: 19 min. , 20 sec.

Survey Details

1. Name

Albert Schwarzhaupt

2. Phone Number

[REDACTED]

3. Email Address

[REDACTED]

4. Project Name

An amendment to the implementation criteria to address General Plan Amendment procedures and processing, including updating the threshold for major general plan amendments from 80 acres 640 acres

5. Project Case Number

GPA24-05: Chapter 8: Implementation Refinements

6. Project Location

Not answered

7. Please provide your feedback on this project:

"While the phrase 'moving at the speed of business' may sound catchy, it is crucial to recognize that our city is not merely a for-profit enterprise. First and foremost, Peoria is a community where people live, work, and thrive. As residents, we share a common desire for a safe, healthy, and economically vibrant environment—one that allows us to appreciate the natural

beauty of our mountains, scenery, and surroundings.

The proposed amendment to the implementation criteria, specifically addressing General Plan Amendment procedures and processing, represents a significant shift. By updating the threshold for major general plan amendments from 80 acres to 640 acres, we are fundamentally altering how our city develops. While there may be perceived benefits, we must also consider the unintended consequences that have not been thoroughly discussed or debated.

Crucially, decisions of this magnitude should not rest solely with the mayor or city council. Instead, they should involve the active participation of our community. Residents deserve the opportunity to review and vote on such pivotal changes. After all, altering zoning, density, and land use has irreversible effects once construction begins. We need only look at neighboring areas to witness the negative impact of overbuilding: increased traffic congestion, compromised views of our natural environment, overcrowding, and heightened air and water pollution—all of which significantly impact our quality of life.

Let us prioritize thoughtful deliberation, transparency, and community engagement as we shape the future of Peoria."

Thank you,
City of Peoria

This is an automated message generated by Granicus. Please do not reply directly to this email.

Lorie Dever

From: Bryan Gelster [REDACTED]
Sent: Thursday, April 25, 2024 10:32 AM
To: Peoria Mayor; Lorie Dever
Subject: Peoria General Plan Amendments & Airpark

Good Morning,

I am writing you both to voice my extreme objection to the path in which the Mayor and Peoria City Council are pursuing by not allowing the citizens of Peoria to have a voice on this issue. It appears as if you are choosing business over the citizens that elected you in the first place. This is not the way in which Peoria, Arizona or the United States should be making decisions that affect our fellow citizens. These issues need to be voted on by the residents of Peoria and not hammered down our throats. It may pass, it may not, but at least we know the people have spoken and been heard. It will then be the Mayor's responsibility to explain to the voters why it benefits them and Peoria as a whole.

Sincerely, Gelster

[REDACTED] [REDACTED] [REDACTED]

Sent from [Outlook](#)

Lorie Dever

From: Shari Zumstein [REDACTED]
Sent: Wednesday, April 24, 2024 7:33 PM
To: Lorie Dever
Subject: General Plan Amendment

To Whom It May Concern:

I strongly oppose the proposed amendment to modify the General Plan to increase the threshold for a "minor amendment" to any areas less than 640 acres. This is an outrageous proposal.

Open - State Trust Land is important!!! We should NOT be giving away every inch of our land to developers, manufacturers and the like for the sake of "revenue" and it certainly should not be left to 4 - 6 council members to decide. Our town used to be a nice quiet suburb without traffic and congestion. This is no longer the case. Our town has been turned into a city with a 2 light wait at some intersections. Have you taken Lake Pleasant Parkway home from work during rush hour lately? Even areas where citizens made it very clear we didn't want close condensed housing in the new developments - it was proceeded with it anyway. Several years ago West Wing Mountain overwhelmingly opposed this in the area between Happy Valley and Jomax at 83rd Ave. NOW we have just that currently being built along with a large apartment complex to boot!! Taking away the people's vote for such LARGE areas of land is flat out wrong.

Thank you for your time. Sincerely,
Shari Zumstein
Peoria resident for 38 years

Lorie Dever

From: webmaster@peoriaaz.gov
Sent: Wednesday, April 24, 2024 7:29 PM
To: InetPlanning
Subject: NEW Public Comment on Development

A new entry to a form/survey has been submitted.

Form Name: Planning - Public Comment Form
Date & Time: 04/24/2024 7:29 PM
Response #: 31
Submitter ID: 81553
IP address: 2600:8800:5119:4100:113:af7:5598:1942
Time to complete: 46 min. , 3 sec.

Survey Details

Page 1

1. Name

Ellen Burton

2. Phone Number

[REDACTED]

3. Email Address

[REDACTED]

4. Project Name

2040 General Plan

5. Project Case Number

Not answered

6. Project Location

Not answered

7. Please provide your feedback on this project:

I'm totally enraged against changing the master plan that has only been in place less than 4 years. I've been in Trilogy in Vistancia for 10 years waiting for high-end restaurants, a Whole Foods, etc. to be built as commercial in this beautiful Vistancia. It's been residential and many many new homes have been built, and continuing to be built. Why in the world would the use of North Peoria land be changed from planned residential to industrial and commercial. I can't believe an

Amkor plant is being built less than a mile from where I live - whatever happened to zoning? - I've never heard of this. Now I'm hearing that an airport may be built flying over our heads. We already have Luke Air Force base flying over us preparing for war - that's more than enough airplane noise. Are you trying to destroy these beautiful residential communities that have been built? Then making a change from 80 acres as being a minor change to 640 acres - changing the zoning without consulting the public? That's despicable - and we the homeowners will be taxed on something we don't want. We were told the commercial was going to be used for restaurants, shopping, a Whole Foods Grocery - something similar to the high-end Scottsdale shopping. What in the world has happened? Why haven't we been consulted?

Thank you,
City of Peoria

This is an automated message generated by Granicus. Please do not reply directly to this email.

Lorie Dever

From: L S [REDACTED]
Sent: Wednesday, April 24, 2024 5:14 PM
To: Lorie Dever
Subject: Re: I oppose the plan ammendments

Thank you for taking the time to respond. I appreciate it. I thought the team did a good job last night and handled questions well. The presentation was well polished - maybe a bit too much - providing transparent pros and cons would be useful otherwise the information comes across as "too packaged". The City staff is doing a great job under difficult circumstances.

Thank you of what you do. Linda

> On Apr 24, 2024, at 3:17 PM, Lorie Dever <Lorie.Dever@peoriaaz.gov> wrote:

>

> Linda,

>

> Thank you for reaching out to the City regarding the proposed 2024 General Plan Amendments. I noted that you also attended the neighborhood meeting at Rio Vista as well. Please know that your comments have been included in the case file and will be forwarded to Planning Commission and Council as the items move forward through the process.

>

> Regards,

> 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

>

>

>

> -----Original Message-----

> From: L S [REDACTED]
> Sent: Saturday, April 20, 2024 12:48 PM
> To: Lorie Dever <Lorie.Dever@peoriaaz.gov>
> Subject: I oppose the plan ammendments

>
>

> As a resident of Trilogy at Vistancia I moved here because of the natural beauty that surrounds this special place in the Mesquite District. I voted for the 2040 Strategic Plan which I thought was a very thoughtful, well researched plan. The plan did a great job laying out the growth and development of the Mesquite District which was designed to be largely are residential area with commercial businesses. The retail tax base has more than adequately funded the City of Peoria's budget to the point that there was a surplus during Covid because of the decisions made by City Council andthe Mayor at that time.

>

> This proposed change totally changes the landscape and feel of the Mesquite District. I understand that this district has the most available land to develop but to change that development into industrial and commercial uses because the new Mayor wants it that way is absolutely not acceptable.

>

> City Council and the Mayor should adhere to the Voter driven plan that was acceptable a mere 4 years ago and NOT make sweeping changes that affect our neighborhood. It is an abuse of power that will ensure Council members and the Mayor are voted out of office.

>

> I DO NOT support the plan amendments.

>

> Linda Simpson [REDACTED]

> Peioria AZ

>

>

>

Lorie Dever

From: Sheila Goldberg [REDACTED]
Sent: Wednesday, April 24, 2024 4:49 PM
To: Lorie Dever
Subject: Changes to the Peoria General Plan

As a resident of Trilogy at Vistancia I feel very strongly that any changes to the General Plan should be subject to the approval of Peoria residents via a vote of city residents. These proposed changes will affect our quality of life and should not be implemented without a community vote.

Sheila Goldberg
[REDACTED]

Lorie Dever

From: Doreen P [REDACTED]
Sent: Wednesday, April 24, 2024 4:19 PM
To: Lorie Dever
Subject: Re: General Plan Amendments

Thank you very much for your response.

From: Lorie Dever <Lorie.Dever@peoriaaz.gov>
Sent: Wednesday, April 24, 2024 3:22 PM **To:** Doreen P [REDACTED] **Subject:** RE: General Plan Amendments

Doreen,

Thank you for reaching out to the City regarding the proposed 2024 General Plan Amendments. Please know that your comments have been included in the case file and will be forwarded to Planning Commission and City Council for their consideration as the items move forward through the process.

Regards, 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](https://www.peoriaaz.gov/planning)

From: Doreen P [REDACTED]
Sent: Monday, April 22, 2024 5:19 PM
To: City Clerk <cityclerk@peoriaaz.gov>
Cc: Peoria Mayor <mayor@peoriaaz.gov>; Jennifer Crawford <Jennifer.Crawford@peoriaaz.gov>; Bill Patena <Bill.Patena@peoriaaz.gov>; Brad Shafer <brad.shafer@peoriaaz.gov>; Michael Finn <Michael.Finn@peoriaaz.gov>; Denette Dunn <denette.dunn@peoriaaz.gov>; Jon Edwards <Jon.Edwards@peoriaaz.gov>
Subject: General Plan Amendments

Peoria City Council Members,

I am concerned with the proposed amendments that will allow the purchase of thousands of acres of lands in North Peoria. The exponential growth in this administration's vision is concerning and not balanced with the lifestyle many residents hope to retain.

I am particularly concerned with [GPA24-05](#) the amendment updating the threshold for major general plan amendments from 80 acres 640 acres. This amendment further removes citizens to have input or voting rights on significant project affecting our community.

Sincerely, Doreen Power Peoria Resident

Lorie Dever

From: Ramon and Joann Nunez [REDACTED]
Sent: Wednesday, April 24, 2024 3:54 PM
To: Lorie Dever
Cc: Brad Shafer
Subject: Opposed to changes to State Trust Land

My wife and I are opposed to the suggested changes we have just read about on the City website regarding State Trust Land. We would like to see the threshold remain 80 acres and not 640 acres.

We are also opposed to changing/removing "State Trust Land parcels with high scenic value or habitat may be designated or otherwise preserved..." this is part of the reason we live here.

And finally, we oppose adding the definition that allows any state trust land, no matter the size in acreage to be a "minor

change." This is just ludicrous.

Ramon and Joann Núñez Trilogy of Vistancia Residents Peoria 85383

Lorie Dever

From: webmaster@peoriaaz.gov
Sent: Wednesday, April 24, 2024 2:35 PM
To: InetPlanning
Subject: NEW Public Comment on Development

A new entry to a form/survey has been submitted.

Form Name: Planning - Public Comment Form
Date & Time: 04/24/2024 2:34 PM
Response #: 30
Submitter ID: 81543
IP address: 97.107.192.120
Time to complete: 1 min. , 28 sec.

Survey Details

Page 1

1. Name

skip wilson

2. Phone Number

[REDACTED]

3. Email Address

[REDACTED]

4. Project Name

General Plan Ammendments

5. Project Case Number

Not answered

6. Project Location

Peoria

7. Please provide your feedback on this project:

Changes to the General Plan should go to the voters. They approved the General Plan and they should have a vote on the changes.

Thank you,
City of Peoria

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Lorie Dever

From: Jan Lane [REDACTED] on behalf of Jan Lane
Sent: Wednesday, April 24, 2024 12:46 PM
To: Lorie Dever
Subject: General Plan Amendment

I am against changing the size of minor vs major amendments and especially for the change to state trust land to minor. I have already seen how the city has butchered the New River Valley between Happy Valley Rd and Jomax Rd allowing major construction development ruining the valley's pristine desert and bulldozing desert foliage including Saguaro Cactus. We already have a serious increase in traffic in this area due to other development and this new development appears to be routing traffic out of the area onto 83rd Ave/Westwing Parkway. Is there a city plan for this development and how is the traffic being routed?

Jan M Lane
[REDACTED]

Lorie Dever

From: webmaster@peoriaaz.gov
Sent: Tuesday, April 23, 2024 6:05 PM
To: InetPlanning
Subject: NEW Public Comment on Development

A new entry to a form/survey has been submitted.

Form Name: Planning - Public Comment Form
Date & Time: 04/23/2024 6:04 PM
Response #: 29
Submitter ID: 81507
IP address: 184.103.219.193
Time to complete: 14 min. , 49 sec.

Survey Details

Page 1

1. Name

Theresa Garcia

2. Phone Number

[REDACTED]

3. Email Address

[REDACTED]

4. Project Name

Proposed General Plan Amendment Criteria

5. Project Case Number

GPA24-01: Chapter 3: Smart Growth Test and Map changes

6. Project Location

City of Peoria, Mesquite District

7. Please provide your feedback on this project:

The proposed amendment to increase the threshold for a minor amendment to any area less than 640 acres represents a 700% increase from the current threshold. In addition, the amendment proposes that ANY change to State Trust Land regardless of size would be considered a minor change requiring minimal public input.

These proposed amendments open the door for manipulation and allocation of Public Trust lands to ownership by select private owners requiring only the approval of a small number of council members and without the oversight of the public. This is an obvious erosion of the Public Trust and subverts the protection of State Lands for their intended use by the public.

Thank you,
City of Peoria

This is an automated message generated by Granicus. Please do not reply directly to this email.

From: webmaster@peoriaaz.gov
Sent: Tuesday, April 23, 2024 3:43 PM
To: InetPlanning
Subject: NEW Public Comment on Development

A new entry to a form/survey has been submitted.

Form Name: Planning - Public Comment Form
Date & Time: 04/23/2024 3:42 PM
Response #: 28
Submitter ID: 81501
IP address: 207.171.232.59
Time to complete: 8 min. , 10 sec.

Survey Details

Page 1

1. Name

Susan Muha

2. Phone Number

[REDACTED]

3. Email Address

[REDACTED]

4. Project Name

2040 plan

5. Project Case Number

Not answered

6. Project Location

Along the 303

7. Please provide your feedback on this project:

Like the current 2040 plan that is in place. Not interested in changing from planned residential to industrial and commercial.

Don't wish to change AZ State Trust Land Designation. I believe that we need to continue with the designation of a minor change amendment as less than 80 acres. The public needs to be consulted, a change to 640 acres is not a good idea.

Thank you,
City of Peoria

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Lorie Dever

From: Rupp, Dr. Michael T. [REDACTED]
Sent: Tuesday, April 23, 2024 1:29 PM
To: Lorie Dever
Subject: Oppose GPA24-01

Dear Ms. Dever,

I want to register my strenuous objection to the proposed amendment that would increase the current threshold of 80 acres for a minor amendment to Peoria's General Plan. The proposal to increase this threshold to 640 acres is particularly objectionable.

Moreover, I speak for everyone I personally know in WestWing (Mesquite District) when I say that I am adamantly opposed to an airport in North Peoria. Beyond being neither needed now wanted, we moved here for the peaceful, quiet residential area it is and we all want to keep it that way.

Thank you. Sincerely, Michael T Rupp
[REDACTED]

Lorie Dever

From: webmaster@peoriaaz.gov
Sent: Saturday, April 20, 2024 7:35 PM
To: InetPlanning
Subject: NEW Public Comment on Development

A new entry to a form/survey has been submitted.

Form Name: Planning - Public Comment Form
Date & Time: 04/20/2024 7:35 PM
Response #: 27
Submitter ID: 81351
IP address: 72.217.107.48
Time to complete: 5 min. , 37sec.

Survey Details

Page 1

1. Name

Lee Cox

2. Phone Number

[REDACTED]

3. Email Address

[REDACTED]

4. Project Name

Not answered

5. Project Case Number

Not answered

6. Project Location

Not answered

7. Please provide your feedback on this project:

I just reviewed the new changes to the city's plan. I, and many of my neighbors, are adamantly opposed to the expansion of industrial development and the proposed airport in Northern Peoria. As a Vistancia resident, I feel progress is being made with this huge expansion and high financial investment without our input. We are being discounted and are not being

listened to by the city's administration. Many of us in the area do not feel the cost to citizens will yield positive results and many of the proposed changes will benefit a few, not the majority of us.

Thank you,
City of Peoria

This is an automated message generated by Granicus. Please do not reply directly to this email.

Lorie Dever

From: L S [REDACTED]
Sent: Saturday, April 20, 2024 12:48 PM
To: Lorie Dever
Subject: I oppose the plan ammendments

As a resident of Trilogy at Vistancia I moved here because of the natural beauty that surrounds this special place in the Mesquite District. I voted for the 2040 Strategic Plan which I thought was a very thoughtful, well researched plan. The plan did a great job laying out the growth and development of the Mesquite District which was designed to be largely are residential area with commercial businesses. The retail tax base has more than adequately funded the City of Peoria's budget to the point that there was a surplus during Covid because of the decisions made by City Council and the Mayor at that time.

This proposed change totally changes the landscape and feel of the Mesquite District. I understand that this district has the most available land to develop but to change that development into industrial and commercial uses because the new Mayor wants it that way is absolutely not acceptable.

City Council and the Mayor should adhere to the Voter driven plan that was acceptable a mere 4 years ago and NOT make sweeping changes that affect our neighborhood. It is an abuse of power that will ensure Council members and the Mayor are voted out of office.

I DO NOT support the plan amendments.

Linda Simpson [REDACTED]