

Exhibit 4  
Opposition Since 9/19  
P&Z Staff Report

**From:** [REDACTED]  
**To:** [InetPlanning](#); [Brad Shafer](#); [Lorie Dever](#)  
**Subject:** General Plan Amendment and NPG Zoning  
**Date:** Sunday, September 15, 2024 4:21:01 PM

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[REDACTED]

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Good Afternoon,

It looks like it is going to be a busy week at the City of Peoria, so I am combining my emails for both the general plan amendment and the Planning and Zoning meeting for North Peoria Gateway; the topics go together.

I am opposed to the proposed general plan amendment as it encourages broad zoning of state land in the areas of North Peoria Gateway and Peoria Innovation Core including industrial zoning. I personally do not believe that endless amounts of semiconductor plants and manufacturing companies belong in North Peoria, particularly within neighborhoods. It is clear with this amendment, that this is the plan of the City of Peoria. I believe in smart economic development that is cohesive with the existing environment... and factories, warehouses, and manufacturing plants do not go with the previous plan the city voters agreed to.

As for the zoning of North Peoria Gateway, as mentioned above, I have concerns of broad zoning of mixed-use, and "employment". Once passed, the residents of Peoria will have very little input as to their concerns of future building, because basically, anything can be built and nothing will have to go in front of the Planning and Zoning Board. Residents are very upset about Amkor and Hyperion coming to the Vistancia area, and the way NPG is being set up, I fear we will see more of the same.

I appreciate your time reading my concerns, and I hope you will take them into consideration.

Thank you,  
Megan Staub  
Vistancia/Peoria Resident

**From:** [REDACTED]  
**To:** [Bill Patena](#); [Michael Finn](#); [Denette Dunn](#); [Jon Edwards](#); [Brad Shafer](#); [City Clerk](#); [Peoria Mayor](#); [Lorie Dever](#); [InetPlanning](#); [Jennifer Crawford](#)  
**Subject:** Opposing the planned "Hyperion Plant"  
**Date:** Monday, September 16, 2024 12:06:13 PM

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As a resident of the Mesquite District and the Vistancia Community I have a concern that the proposed 2024 Major General Plan Amendments adopting a New ASLD land use classification with regard to "Special Land Use" land use category to establish additional Planned Community Districts (PCD) or Planned Area Development (PAD) has not been sufficiently vetted with the Community. The Third Submittal of the North Peoria Gateway 303 PCD Standards and Guidelines Report was only submitted in August, 2024. Understanding the General Plan is not zoning. However, the general plan outlines the City's Future Land Use. It is imperative for the Community to review and comment on the density of the mix of residential, commercial and industrial uses for the +- 2,068 acres (which includes the annexed land) of ASLD land designated as North Peoria Gateway 303. Likewise for the Peoria Innovation Core (PIC) as to the Land Use for these 6,700 acres of State Land. It is unconscionable that striking from the original plan the ability to designate or otherwise preserve for conservation State Land parcels with high scenic value or habitat attributes given the proximity to Lake Pleasant. A level of distrust exists in the Community with the changes both made and alleged in Five North as to land use with the development of Amor's 500,000 sq. ft chip packaging plant on 55 acres and the alleged NDA development discussions with Hyperion Technology for a 600,000 sq. ft. Plant instead of the development of a "Main Street- Kierland Type property" as previously presented. Understandably Economic development is important for the City and TSMC's proximity provides an opportunity for growth of technology related industries however, the broad range packaging and test services provided by Amkor such as flip-chip, wafer-level processing and related test services (77% of their revenue) have risks to the surrounding environment and water resources. With this said, is the close proximity to a school and a residential community best suited for this industry? In the December 31, 2023 Amkor Technology, Inc. filing of Form 10-K with the U.S. Security and Exchange Commission, pg. 32 under the heading Environmental, health and safety liabilities and expenditures: "at our foreign facilities we produce liquid waste when semiconductors are diced into chips with the aid of diamond saws, then cooled with running water. In addition, semiconductor packages have historically utilized metallic alloys containing lead within the interconnect terminals typically referred to leads, pins or balls." My concern is this waste water is contaminated with lead. Pg 34. "In addition, some of the processes that we utilize in our operations place us at risk of fire and other damage. For example, highly flammable gases are used in the preparation of wafers holding semiconductor devices for flip chip packaging." So the questions I ask, Is the pursuit of Economic Growth in such industries worth the risk to our Community? I hope you put into practice your vision in the Major Master Plan for Smart Growth, Water Security and Public Safety to address these issues and plans of mitigation of these risks to the Community as you speed ahead with this project and the future plans for development of our Community.

Thank you for the opportunity to express my concerns

Gene & Cheryl SInkule

Vistancia Residents



**From:** [REDACTED]  
**To:** [InetPlanning](#); [Jennifer Crawford](#); [Bill Patena](#); [Michael Finn](#); [Denette Dunn](#); [John.edwards@peoriaaz.gov](mailto:John.edwards@peoriaaz.gov); [Brad Shafer](#); [City Clerk](#); [Peoria Mayor](#); [Lorie Dever](#)  
**Subject:** Please Protect Vistancia  
**Date:** Monday, September 16, 2024 8:32:11 AM

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**This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.**

As a resident of the Mesquite District and the Vistancia Community I have a concern that the proposed 2024 Major General Plan Amendments adopting a New ASLD land use classification regarding "Special Land Use" land use category to establish additional Planned Community Districts (PCD) or Planned Area Development (PAD) has not been sufficiently vetted with the Community. The Third Submittal of the North Peoria Gateway 303 PCD Standards and Guidelines Report was only submitted in August 2024. Understanding the General Plan is not zoning. However, the general plan outlines the City's Future Land Use. It is imperative for the Community to review and comment on the density of the mix of residential, commercial, and industrial uses for the +- 2,068 acres (which includes the annexed land) of ASLD land designated as North Peoria Gateway 303. Likewise for the Peoria Innovation Core (PIC) as to the Land Use for these 6,700 acres of State Land. It is unconscionable that striking from the original plan the ability to designate or otherwise preserve for conservation State Land parcels with high scenic value or habitat attributes given the proximity to Lake Pleasant. A level of distrust exists in the Community with the changes both made and alleged in Five North as to land use with the development of Amor's 500,000 sq. ft chip packaging plant on 55 acres and the alleged NDA development discussions with Hyperion Technology for a 600,000 sq. ft. Plant instead of the development of a "Main Street- Kierland Type property" as previously presented. Understandably Economic development is important for the City and TSMC's proximity provides an opportunity for growth of technology related industries however, the broad range packaging and test services provided by Amkor such as flip-chip, wafer-level processing, and related test services (77% of their revenue) have risks to the surrounding environment and water resources. With this said, is the proximity to a school and a residential community best suited for this industry? In the December 31, 2023, Amkor Technology, Inc. filing of Form 10-K with the U.S. Security and Exchange Commission, pg. 32 under the heading Environmental, health and safety liabilities and expenditures: "at our foreign facilities we produce liquid waste when semiconductors are diced into chips with the aid of diamond saws, then cooled with running water. In addition, semiconductor packages have historically utilized metallic alloys containing lead within the interconnect terminals typically referred to leads, pins or balls." My concern is this wastewater is contaminated with lead. Pg 34. "In addition, some of the processes that we utilize in our operations place us at risk of fire and other damage. For example, highly flammable gases are used in the preparation of wafers holding semiconductor devices for flip chip packaging."

So, the questions I ask, Is the pursuit of Economic Growth in such industries worth the risk to our

Community? I hope you put into practice your vision in the Major Master Plan for Smart Growth, Water Security and Public Safety to address these issues and plans of mitigation of these risks to the Community as you speed ahead with this project and the plans for development of our Community.

Thank you for the opportunity to express my concerns

**From:** [REDACTED]  
**To:** [Peoria Mayor](#); [Jennifer Crawford](#); [Bill Patena](#); [Brad Shafer](#); [Michael Finn](#); [Denette Dunn](#); [Jon Edwards](#); [Jennifer Stein](#); [InetPlanning](#)  
**Subject:** Economic Growth and Quality of Life  
**Date:** Monday, September 16, 2024 2:41:35 PM

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As a resident of the Mesquite District and the Vistancia Community I have great concern that the proposed 2024 Major General Plan Amendments adopting a New ASLD land use classification with regard to “Special Land Use” land use category to establish additional Planned Community Districts (PCD) or Planned Area Development (PAD) has not been sufficiently vetted with the Community. The Third Submittal of the North Peoria Gateway 303 PCD Standards and Guidelines Report was only submitted in August, 2024. I understand the General Plan is not zoning but it does outline the City’s Future Land Use.

It is imperative for the Community to review and comment on the density of the mix of residential, commercial and industrial uses for the +- 2,068 acres (which includes the annexed land) of ASLD land designated as North Peoria Gateway 303. Likewise for the Peoria Innovation Core (PIC) as to the Land Use for these 6,700 acres of State Land. It is unconscionable that striking from the original plan the ability to designate or otherwise preserve for conservation State Land parcels with high scenic value or habitat attributes given the proximity to Lake Pleasant. There is concern that instead of the development of a “Main Street- Kierland Type property” as previously presented that the changes made and planned in Five North as to land use, the development of Amor’s 500,000 sq. ft chip packaging plant on 55 acres and the proposed development discussions with Hyperion Technology for a 600,000 sq. ft. are in the best interests of our community.

Understandably Economic development is important for the City and TSMC’s proximity provides an opportunity for growth of technology related industries. However, the broad range of packaging and test services provided by Amkor such as flip-chip, wafer-level processing and related test services (77% of their revenue) have risks to the surrounding environment and water resources.

With this said, is the close proximity to a school and a residential community best suited for this location and industry? In the December 31, 2023 Amkor Technology, Inc. filing of Form 10-K with the U.S. Security and Exchange Commission, pg. 32 under the heading Environmental, health and safety liabilities and expenditures reads *“at our foreign facilities we produce liquid waste when semiconductors are diced into chips with the aid of diamond saws, then cooled with running water. In addition, semiconductor packages have historically utilized metallic alloys containing lead within the interconnect terminals typically referred to leads, pins or balls.”* My concern is this waste water is contaminated with lead. Pg 34. *“In addition, some of the processes that we utilize in our operations place us at risk of fire and other*

*damage. For example, highly flammable gases are used in the preparation of wafers holding semiconductor devices for flip chip packaging.* Economic growth is important to our future but the location and character of that growth is even more important. Please assure us that you are addressing these serious matters along with plans to mitigate the associated risks to the Community.

Thank you for the opportunity to express my concerns

Edwin Hoover



**From:** [REDACTED]  
**To:** [InetPlanning](#); [Jennifer Crawford](#); [Bill Patena](#); [Michael Finn](#); [Denette Dunn](#); [Jon Edwards](#); [Brad Shafer](#); [City Clerk](#); [Peoria Mayor](#); [Lorie Dever](#)  
**Subject:** Proposed changes to General Plan; Economic development in Vistancia  
**Date:** Tuesday, September 17, 2024 9:26:12 AM

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As a resident of the Mesquite District and the Vistancia Community I am concerned that the proposed 2024 Major General Plan Amendments adopting a New ASLD land use classification with regard to "Special Land Use" land use category to establish additional Planned Community Districts (PCD) or Planned Area Development (PAD) has not been sufficiently vetted with the Community. Changes of the magnitude that are proposed are so significant that they should be voted on by the community. To make these changes without a vote of the community is unethical and a violation of the community's trust in you as leaders.

The Third Submittal of the North Peoria Gateway 303 PCD Standards and Guidelines Report was only submitted in August, 2024. I understand the General Plan is not zoning. However, the General Plan outlines the City's Future Land Use. It is imperative for the Community to review and comment on the density of the mix of residential, commercial and industrial uses for the +- 2,068 acres (which includes the annexed land) of ASLD land designated as North Peoria Gateway 303. The same is true for the Peoria Innovation Core (PIC) as to the Land Use for these 6,700 acres of State Land.

It is unconscionable to me as a citizen that the City is considering striking from the original plan the ability to designate or otherwise preserve for conservation State Land parcels with high scenic value or habitat attributes given the proximity to Lake Pleasant.

A level of distrust exists in the Community with the changes both made and alleged in Five North as to land use with the development of Amkor's 500,000 sq. ft chip packaging plant on 55 acres and the alleged NDA development discussions with Hyperion Technology for a 600,000 sq. ft. plant instead of the development of a "Main Street- Kierland Type property" as previously presented. Understandably economic development is important for the City and TSMC's proximity provides an opportunity for growth of technology related industries, however, the broad range packaging and test services provided by Amkor such as flip-chip, wafer-level processing and related test services (77% of their revenue) have risks to the surrounding environment and water resources. With this said, is the close proximity to a school and a residential community best suited for this industry? In the December 31, 2023 Amkor Technology, Inc. filing of Form 10-K with the U.S. Security and Exchange

Commission, pg. 32, under the heading Environmental, Health and Safety Liabilities and Expenditures, Amkor states: “at our foreign facilities we produce liquid waste when semiconductors are diced into chips with the aid of diamond saws, then cooled with running water. In addition, semiconductor packages have historically utilized metallic alloys containing lead within the interconnect terminals typically referred to leads, pins or balls.” I am concerned Amkor’s waste water is contaminated with lead.

On page 34, the disclosure continues: “In addition, some of the processes that we utilize in our operations place us at risk of fire and other damage. For example, highly flammable gases are used in the preparation of wafers holding semiconductor devices for flip chip packaging.” So the question I ask is is the pursuit of Economic Growth in such industries worth the risk to our Community? I hope you put into practice your vision in the Major Master Plan for Smart Growth, Water Security and Public Safety to address these issues and plans of mitigation of these risks to the Community as you speed ahead with this project and the future plans for development of our Community. Thank you for the opportunity to express my concerns.

JoAnne Nadalin

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**To:** [InetPlanning](#); [Jennifer Crawford](#); [Bill Patena](#); [Michael Finn](#); [Denette Dunn](#); [Jon Edwards](#); [Brad Shafer](#)  
**Subject:** General Plan Amendments -Concerns  
**Date:** Monday, September 16, 2024 10:35:48 AM

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[REDACTED]

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Peoria Leadership

As a resident of the Mesquite District and the Vistancia Community I have a concern that the proposed 2024 Major General Plan Amendments adopting a New ASLD land use classification with regard to "Special Land Use" land use category to establish additional Planned Community Districts (PCD) or Planned Area Development (PAD) has not been sufficiently vetted with the Community.

The Third Submittal of the North Peoria Gateway 303 PCD Standards and Guidelines Report was only submitted in August, 2024. Understanding the General Plan is not zoning. However, the general plan outlines the City's Future Land Use. It is imperative for the Community to review and comment on the density of the mix of residential, commercial and industrial uses for the +- 2,068 acres (which includes the annexed land) of ASLD land designated as North Peoria Gateway 303.

Likewise for the Peoria Innovation Core (PIC) as to the Land Use for these 6,700 acres of State Land. It is unconscionable that striking from the original plan the ability to designate or otherwise preserve for conservation State Land parcels with high scenic value or habitat attributes given the proximity to Lake Pleasant. A level of distrust exists in the Community with the changes both made and alleged in Five North as to land use with the development of Amor's 500,000 sq. ft chip packaging plant on 55 acres and the alleged NDA development discussions with Hyperion Technology for a 600,000 sq. ft. Plant instead of the development of a "Main Street-Kierland Type property" as previously presented.

Understandably Economic development is important for the City and TSMC's proximity provides an opportunity for growth of technology related industries however, the broad range packaging and test services provided by Amkor such as flip-chip, wafer-level processing and related test services (77% of their revenue) have risks to the surrounding environment and water resources. With this said, is the close proximity to a school and a residential community best suited for this industry?

In the December 31, 2023 Amkor Technology, Inc. filing of Form 10-K with the U.S. Security and Exchange Commission, pg. 32 under the heading Environmental, health and safety liabilities and expenditures: "at our foreign facilities we produce liquid waste when semiconductors are diced into chips with the aid of diamond saws, then cooled with running water. In addition, semiconductor packages have historically utilized metallic alloys containing lead within the interconnect terminals typically referred to leads, pins or balls." My concern is this waste water is contaminated with lead. Pg 34. "In addition, some of the processes that we utilize in our operations place us at risk of fire and other damage. For example, highly flammable gases are used in the preparation of wafers holding semiconductor devices for flip chip packaging."

So the questions I ask, Is the pursuit of Economic Growth in such industries worth the risk to our Community? I hope you put into practice your vision in the Major Master Plan for Smart Growth, Water Security and Public Safety to address these issues and plans of mitigation of these risks to the Community as you speed ahead with this project and the future plans for development of our Community.

Thank you for the opportunity to express my concerns



**From:** [REDACTED]  
**To:** [Lorie Dever](#); [Peoria Mayor](#); [Brad Shafer](#); [Denette Dunn](#); [Bill Patena](#); [InetPlanning](#); [Jennifer Crawford](#); [Michael Finn](#); [Jon Edwards](#); [City Clerk](#)  
**Subject:** Peoria's Development Plan  
**Date:** Monday, September 16, 2024 10:48:57 AM

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As a resident of the Mesquite District and the Vistancia Community I am voicing my concern that the proposed 2024 Major General Plan Amendments adopting a New ASLD land use classification with regard to establishing a "Special Land Use" category in order to establish additional Planned Community Districts (PCD) or Planned Area Development (PAD) has not been sufficiently vetted with the Community.

The Third Submittal of the North Peoria Gateway 303 PCD Standards and Guidelines Report was submitted in August, 2024. Because the general plan outlines the City's Future Land Use it is imperative for the Community to review and comment on the density of the mix of residential, commercial and industrial uses for the +- 2,068 acres (which includes the annexed land) of ASLD land designated as North Peoria Gateway 303. Likewise for the Peoria Innovation Core (PIC) as to the Land Use for these 6,700 acres of State Land. It is unconscionable that striking from the original plan the ability to designate or otherwise preserve for conservation State Land parcels with high scenic value or habitat attributes given the proximity to Lake Pleasant.

A level of distrust exists in the Community with the changes both made and alleged in Five North as to land use with the development of Amkor and the alleged NDA development discussions with Hyperion Technology. These industrial plants instead of the previously presented development of a "Main Street- Kierland Type property" are unexpected. The Community has had insufficient time for the community to review and react to these proposed changes.

Understandably Economic development is important for the City and TSMC's proximity provides an opportunity for growth of technology related industries. However, the broad range packaging and test services provided by Amkor such as flip-chip, wafer-level processing and related test services (77% of their revenue) have risks to the surrounding environment and water resources. With this said, the close proximity to a school and a residential community are not suited for this industry. In the December 31, 2023 Amkor Technology, Inc. filing of Form 10-K with the U.S. Security and Exchange Commission, pg. 32 under the heading Environmental, health and safety liabilities and expenditures: "at our foreign facilities we produce liquid waste when semiconductors are diced into chips with the aid of diamond saws,

then cooled with running water. In addition, semiconductor packages have historically utilized metallic alloys containing lead within the interconnect terminals typically referred to leads, pins or balls.” It is a concern that waste water is contaminated with lead. Pg 34. “In addition, some of the processes that we utilize in our operations place us at risk of fire and other damage. For example, highly flammable gases are used in the preparation of wafers holding semiconductor devices for flip chip packaging.” Because of these concerns the pursuit of Economic Growth in such industries is not worth the risk to our Community.

I hope you put into practice your vision in the Major Master Plan for Smart Growth, Water Security and Public Safety to address these issues and risks to the Community as you move forward with this project and the future plans for development of our community. Thank you for the opportunity to express my concerns.

Louanne Golec, Peoria resident

**From:** [REDACTED]  
**To:** [InetPlanning](#)  
**Subject:** General plan amendment and Hyperion  
**Date:** Monday, September 16, 2024 9:37:40 AM

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[REDACTED]

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As a resident of the Mesquite District and the Vistancia Community I have a concern that the proposed 2024 Major General Plan Amendments adopting a New ASLD land use classification with regard to "Special Land Use" land use category to establish additional Planned Community Districts (PCD) or Planned Area Development (PAD) has not been sufficiently vetted with the Community. The Third Submittal of the North Peoria Gateway 303 PCD Standards and Guidelines Report was only submitted in August, 2024. Understanding the General Plan is not zoning. However, the general plan outlines the City's Future Land Use. It is imperative for the Community to review and comment on the density of the mix of residential, commercial and industrial uses for the +/- 2,068 acres (which includes the annexed land) of ASLD land designated as North Peoria Gateway 303. Likewise for the Peoria Innovation Core (PIC) as to the Land Use for these 6,700 acres of State Land. It is unconscionable that striking from the original plan the ability to designate or otherwise preserve for conservation State Land parcels with high scenic value or habitat attributes given the proximity to Lake Pleasant. A level of distrust exists in the Community with the changes both made and alleged in Five North as to land

use with the development of Amor's 500,000 sq. ft chip packaging plant on 55 acres and the alleged NDA development discussions with Hyperion Technology for a 600,000 sq. ft. Plant instead of the development of a "Main Street- Kierland Type property" as previously presented. Understandably Economic development is important for the City and TSMC's proximity provides an opportunity for growth of technology related industries however, the broad range packaging and test services provided by Amkor such as flip-chip, wafer-level processing and related test services (77% of their revenue) have risks to the surrounding environment and water resources. With this said, is the close proximity to a school and a residential community best suited for this industry? In the December 31, 2023 Amkor Technology, Inc. filing of Form 10-K with the U.S. Security and Exchange Commission, pg. 32 under the heading Environmental, health and safety liabilities and expenditures: "at our foreign facilities we produce liquid waste when semiconductors are diced into chips with the aid of diamond saws, then cooled with running water. In addition, semiconductor packages have historically utilized metallic alloys containing lead within the interconnect terminals typically referred to leads, pins or balls." My concern is this waste water is contaminated with lead. Pg 34. "In addition, some of the processes that we utilize in our operations place us at risk of fire and other damage. For example, highly flammable gases are used in the preparation of wafers holding semiconductor devices for flip chip packaging." So the questions I ask, Is the pursuit of Economic Growth in such industries

worth the risk to our Community? I hope you put into practice your vision in the Major Master Plan for Smart Growth, Water Security and Public Safety to address these issues and plans of mitigation of these risks to the Community as you speed ahead with this project and the future plans for development of our Community.

Thank you for the opportunity to express my concerns.

Patricia b king

Sent from my iPhone

**From:** [REDACTED]  
**To:** [InetPlanning](#); [Jennifer Crawford](#); [Bill Patena](#); [Michael Finn](#); [Denette Dunn](#); [Jon Edwards](#); [Brad Shafer](#)  
**Subject:** FW: Concerns for the Vistancia Area  
**Date:** Monday, September 16, 2024 10:14:20 AM

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As a resident of the Mesquite District and the Vistancia Community, I have a concern that the proposed 2024 Major General Plan Amendments adopting a New ASLD land use classification with regard to "Special Land Use" land use category to establish additional Planned Community Districts (PCD) or Planned Area Development (PAD) has not been sufficiently vetted with the Community. The Third Submittal of the North Peoria Gateway 303 PCD Standards and Guidelines Report was only submitted in August, 2024.

Understanding the General Plan is not zoning. However, the general plan outlines the City's Future Land Use. It is imperative for the Community to review and comment on the density of the mix of residential, commercial and industrial uses for the +- 2,068 acres (which includes the annexed land) of ASLD land designated as North Peoria Gateway 303. Likewise for the Peoria Innovation Core (PIC) as to the Land Use for these 6,700 acres of State Land. It is unconscionable that striking from the original plan the ability to designate or otherwise preserve for conservation State Land parcels with high scenic value or habitat attributes given the proximity to Lake Pleasant.

A level of distrust exists in the Community with the changes both made and alleged in Five North as to land use with the development of Amor's 500,000 sq. ft chip packaging plant on 55 acres and the alleged NDA development discussions with Hyperion Technology for a 600,000 sq. ft. Plant instead of the development of a "Main Street- Kierland Type property" as previously presented. Understandably Economic development is important for the City and TSMC's proximity provides an opportunity for growth of technology related industries, however, the broad range packaging and test services provided by Amkor such as flip-chip, wafer-level processing and related test services (77% of their revenue) have risks to the surrounding environment and water resources. With this said, is the close proximity to a school and a residential community best suited for this industry?

In the December 31, 2023 Amkor Technology, Inc. filing of Form 10-K with the U.S. Security and Exchange Commission, pg. 32 under the heading Environmental, health and safety liabilities and expenditures: "at our foreign facilities we produce liquid waste when semiconductors are diced into chips with the aid of diamond saws, then cooled with running water.

In addition, semiconductor packages have historically utilized metallic alloys containing lead within the interconnect terminals typically referred to leads, pins or balls.” My concern is this: waste water is contaminated with lead. Pg 34. “In addition, some of the processes that we utilize in our operations place us at risk of fire and other damage. For example, highly flammable gases are used in the preparation of wafers holding semiconductor devices for flip chip packaging.”

So the questions I ask, Is the pursuit of Economic Growth in such industries worth the risk to our Community? I hope you put into practice your vision in the Major Master Plan for Smart Growth, Water Security and Public Safety to address these issues and plans of mitigation of these risks to the Community as you speed ahead with this project and the future plans for development of our Community.

Thank you for the opportunity to express our concerns.

Daniel and Rae Martinez



**From:** [REDACTED]  
**To:** [InetPlanning](#)  
**Subject:** Rezoning  
**Date:** Tuesday, September 17, 2024 5:20:07 PM

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To whom it may concern

I am emailing you with my concerns of the upcoming zoning changes to seek a "Master Plan" to guide the development of the property upon auction. When my wife and I purchased our property in Trilogy in 2016, we fell in love with the area of the desert, small retail development, and the roadway access of SR 303. Since that time period, North Pointe, Vistancia, Mystic, Ridgeway Road, and El Mirage Road areas have exploded with housing growth. This also includes Blackstone. The roads are carrying more and more residential traffic along with the construction traffic.

REASONABLE sustainable, planned growth can and should be looked at carefully. The plans to rezone the areas of approximately 1,620 acres of land along SR 303, parts west Vistancia Blvd. north of Jomax Road. The PCD contemplates a mix of residential, commercial, AND BUSINESS PARK / EMPLOYMENT LAND USE TYPES. This is the part of the rezoning that I have an issue with. I have looked at the Arizona zoning and the definition of the Business Park / Employment land use types. The definition that I found is as follows; Types of Uses: Common uses include **corporate offices, research and development facilities, light industrial operations, warehouses, and distribution centers. Retail and service businesses that support the primary employment uses may also be included. Once this is approved it will be very difficult to take back. Offices, R&D facilities, are fine, but warehouses and distribution centers? One look along SR 303 from Bell road south tells me what distribution centers can look like.** I have emailed Carolyn Oberholtzer and she has assured me that the business facades and the properties and operations will be kept in perfect condition. When all of this planning was taking place in years past, most people were under the impression that it was going to look like North Scottsdale with abundant shopping and condo living above retail establishments and not factories.

I believe at one point that there were plans for an additional 18 hole golf course in that approximate area, some commercial business living units of both condo / apartments and single family homes. As time moved forward there is now going to be Amkor Technology, American Leadership Academy, and now Hyperion Technologies comes out with a news blast about building in the Vistancia area. The city claims that it knows little or nothing about it. I find this hard to comprehend. I don't think that Hyperion Technologies would just send that out as a news flash without being in some talks with the City of Peoria. Is this something that goes on behind closed doors and is hush hush to the public?

The vast majority of residents of the Vistancia area do not want to have an industrial park up against all of the residential housing that currently exist here. There is a vast amount of open land from the area north of Palamo Park to SR 303. There is also open land north of SR 303 on Lake Pleasant Pkwy. Why can't a place be set aside for these types of SERVICES BUSINESS THAT SUPPORT PRIMARY EMPLOYMENT? My previous sentence sounds

like a services business that supports primary employment sounds like no big deal but it very surely does. The new chip plant, TSMC on SR303, built their facilities in an area that did not disturb local housing, were able to put access road ramps in off of the 303 and road to and around their facility. Would it not make perfect sense to put these two factories close to TSMC since their businesses align with one another?

Another major concern that I have is the current and future traffic in our area. Recently a resurfacing project on Vistancia Blvd has closed sections of the road. Early in the mornings to after dinnertime, the traffic flow on Lone Mountain has been crazy. And this is only carrying the local traffic of today. I am not a traffic expert by any stretch of the imagination but here is an example of what I think will happen within the next few years.

Amkor Technology on 55 acres with over 2,000 employees when fully operational. **Approximately 2,000 additional cars and trucks to this area daily** not counting construction traffic. 4,500 construction jobs.

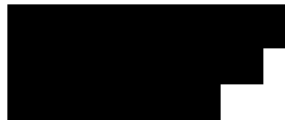
American Leadership Academy on 20 acres, with 2,400 students. **With approximately more than 2,000 cars coming on going twice a day to drop off and pick up students.** Not including construction traffic

Hyperion Technologies on 45 acres, 600,000 sq.ft. building, with **1,500 employees** and approximately 4,500 construction jobs That could be another 1,500 cars in proximity to our neighborhoods. **That is a total of 5,500 additional cars that will be using the roads daily in the future that are not using our roads today.**

I have not personally talked with anyone who supports our residential neighborhoods being this close to, you can call it what you want, but it is going to be an industrial park setting. I am sure that there are a few individuals who support this rezoning, and want these factories, but those numbers are far and few between but the vast majority of the residents and citizens of Vistancia do not.

Thank you for your time.

Dave Laher



**From:** [REDACTED]  
**To:** [Peoria Mayor](#); [Lorie Dever](#); [City Clerk](#); [InetPlanning](#); [Jennifer Crawford](#); [Bill Patena](#); [Michael Finn](#); [Denette Dunn](#); [Jon Edwards](#); [Brad Shafer](#)  
**Subject:** General Plan amendment; Industrial development in Vistancia  
**Date:** Tuesday, September 17, 2024 12:25:05 PM

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As a resident of the Mesquite District and the Vistancia Community I am concerned that the proposed 2024 Major General Plan Amendments adopting a New ASLD land use classification with regard to "Special Land Use" land use category to establish additional Planned Community Districts (PCD) or Planned Area Development (PAD) has not been sufficiently vetted with the Community. Changes of the magnitude that are proposed are so significant that they should be voted on by the community. To make these changes without a vote of the community is unethical and a violation of the community's trust in you as leaders.

The Third Submittal of the North Peoria Gateway 303 PCD Standards and Guidelines Report was only submitted in August, 2024. I understand the General Plan is not zoning. However, the General Plan outlines the City's Future Land Use. It is imperative for the Community to review and comment on the density of the mix of residential, commercial and industrial uses for the +- 2,068 acres (which includes the annexed land) of ASLD land designated as North Peoria Gateway 303. The same is true for the Peoria Innovation Core (PIC) as to the Land Use for these 6,700 acres of State Land.

It is unconscionable to me as a citizen that the City is considering striking from the original plan the ability to designate or otherwise preserve for conservation State Land parcels with high scenic value or habitat attributes given the proximity to Lake Pleasant.

A level of distrust exists in the Community with the changes both made and alleged in Five North as to land use with the development of Amkor's 500,000 sq. ft chip packaging plant on 55 acres and the alleged NDA development discussions with Hyperion Technology for a 600,000 sq. ft. plant instead of the development of a "Main Street- Kierland Type property" as previously presented. Understandably economic development is important for the City and TSMC's proximity provides an opportunity for growth of technology related industries, however, the broad range packaging and test services provided by Amkor such as flip-chip, wafer-level processing and related test services (77% of their revenue) have risks to the surrounding environment and water resources. With this said, is the close proximity to a school and a residential community best suited for this industry? In the December 31, 2023 Amkor Technology, Inc. filing of Form 10-K with the U.S. Security and Exchange

Commission, pg. 32, under the heading Environmental, Health and Safety Liabilities and Expenditures, Amkor states: “at our foreign facilities we produce liquid waste when semiconductors are diced into chips with the aid of diamond saws, then cooled with running water. In addition, semiconductor packages have historically utilized metallic alloys containing lead within the interconnect terminals typically referred to leads, pins or balls.” I am concerned Amkor’s waste water is contaminated with lead.

On page 34, the disclosure continues: “In addition, some of the processes that we utilize in our operations place us at risk of fire and other damage. For example, highly flammable gases are used in the preparation of wafers holding semiconductor devices for flip chip packaging.” So the question I ask is is the pursuit of Economic Growth in such industries worth the risk to our Community? I hope you put into practice your vision in the Major Master Plan for Smart Growth, Water Security and Public Safety to address these issues and plans of mitigation of these risks to the Community as you speed ahead with this project and the future plans for development of our Community.

Additionally there has been no discussion of the impacts of light and noise pollution on the community from these industrial developments immediately adjacent to a large residential area.

Thank you for the opportunity to express my concerns.

John Nadalin

[REDACTED]

[REDACTED]