



Village Planning Committee Meeting Summary

Z-139-24-1

INFORMATION ONLY

Date of VPC Meeting	October 9, 2025
Request From	S-1
Request To	PUD
Proposal	Master planned community including open space, residential, mixed use, commercial, commerce park, and industrial
Location	Southwest corner of I-17 and Loop 303

VPC DISCUSSION:

Agenda Item 4 (GPA-NG-1-24-1), Agenda Item 5 (GPA-NG-2-24-1), and Agenda Item 6 (Z-139-24-1) are companion cases and were heard concurrently.

15 members of the public registered to speak on this item in opposition, eight members of the public registered in opposition but did not wish to speak, and 19 members of the public registered in opposition to donate their time to Amanda McGowan with the Stetson Valley Owners Association. One member of the public registered to speak on this item in support. Six members of the public registered to speak on this item in a neutral position.

Committee Member Scott McGill left during this item, bringing the quorum to nine members.

Applicant Presentation:

Carolyn Oberholtzer, with Bergin, Frakes, Smalley & Oberholtzer, introduced herself and the development team, and provided an overview of the history of the property. Ms. Oberholtzer summarized the purpose of State Trust Land. Ms. Oberholtzer provided background on the Stetson Hills master-planned community, the North Phoenix 3,500 PUD (Planned Unit Development), the proposed Halo Vista development, and the proposed Vestar developments nearby. Ms. Oberholtzer summarized the proposed regulatory framework of the NorthPark PUD, including Master Development Parcels (MDPs) and Land Use Districts (LUDs). Ms. Oberholtzer displayed and explained the proposed General Plan Land Use Map. Ms. Oberholtzer summarized changes made to the applications, noting that there was a reduction in the overall maximum density. Ms.

Oberholtzer summarized the modifications made to arterial and collector street cross sections, highlighting multi-modal improvements. Ms. Oberholtzer summarized multi-modal trails and paths that would be provided throughout the site.

Dawn Cartier, with CivTech Inc., introduced herself and provided an overview of the traffic study. Ms. Cartier summarized what internal capture and community capture are in the traffic study. Ms. Cartier noted that a lot of trips would be inside of the community, but these internal trips were limited to 13 percent in the traffic study. Ms. Cartier noted that the majority of work trips would only be about three miles from homes. Ms. Cartier noted that the traffic study is based on the maximum zoning entitlement, which is twice the number of trips than are planned for actual development.

Ms. Oberholtzer summarized community outreach efforts.

Questions from Committee:

Committee Member Scott McGill asked what the traffic counts are on 67th Avenue and 51st Avenue. Committee Member McGill asked if the streets in the Stetson Valley community are completed up until the dead-end at the canal. **Ms. Oberholtzer** responded affirmatively and noted that Ms. Cartier should have those numbers but would have to look them up. Committee Member McGill asked how long the streets have been in place. Ms. Oberholtzer stated that it was shown on the master plan for Stetson back in 1988. Ms. Oberholtzer stated that the alignment changed slightly after rezoning, but the crossing over the canal has always been planned and has been shown on the Street Classification Map over the last few decades. Committee Member McGill stated that he has lived in North Phoenix for over 23 years, and he has never seen where those streets have crossed over yet, but he has always been curious when they would. Ms. Oberholtzer stated that the street cross section for 51st Avenue includes two travel lanes in both directions, and it includes a potential future travel lane in both directions if needed, which would cut into the median.

Chair Julie Read stated that there should have been a disclosure within the mortgage statement with the approved master street plan attached for homes sold in Stetson Valley.

Committee Member Aaron Stein asked if there is a traffic model that forecasts travel patterns along 51st Avenue. **Ms. Oberholtzer** responded that the anticipated phasing of the project is that the Innovation Corridor LUD would develop first. Ms. Oberholtzer stated that when any MDP comes in, an updated Traffic Impact Analysis (TIA) will be needed that will determine what improvements needs to occur with that phase. Ms. Oberholtzer stated that the connection over 51st Avenue would likely not need to occur until MDP.5 is built, which would be for single-family homes.

Ms. Cartier stated that because this area is large, they have been working with the City of Phoenix, which is a Maricopa Association of Governments (MAG) member agency. Ms. Cartier stated that MAG runs a regional traffic demand model. Ms. Cartier stated that they had MAG run information for them, which is the predicted model that they have been using. Ms. Cartier noted that the MAG model is highly focused on the

Loop 303, Interstate 17, and access to the freeways. Ms. Cartier stated that people want to get to the roads where they can move the fastest.

Committee Member Will Manion asked if there were any studies done on the semitruck traffic along 51st Avenue. **Ms. Oberholtzer** responded that semitruck traffic would likely be related to the Innovation Corridor LUD. Ms. Oberholtzer stated that the trip patterns are largely to the freeways and there will be ways through design to facilitate trips towards the freeways. Ms. Oberholtzer added that the City could establish certain routes as semitruck routes or not. Committee Member Manion asked if there is a change coming to the Dixileta Drive and Interstate 17 intersection with the anticipated traffic. Ms. Oberholtzer responded that there would be an extension of the frontage roads to the north and south, but the Arizona Department of Transportation (ADOT) does not have any plans to change that intersection. Ms. Oberholtzer added that there would be free flowing ramps to access the Interstate 17 from the Loop 303, and vice versa.

Committee Member Paul Carver stated that the reduction of density of approximately 4,000 dwelling units is a lot less traffic, more open space, and less kids that the school district would need to accommodate. Committee Member Carver asked if certain improvements would be funded by the City or by the developer. **Ms. Oberholtzer** responded that if the demand is being generated by a development, then the traffic mitigation improvement is assigned to be funded by the developer. Ms. Oberholtzer stated that today, if there is an existing need for a certain improvement, that would not be the responsibility of the developer since it is an existing need.

Committee Member Chandra McCarty thanked the applicant for the 2,100 acres of open space being donated to the City.

Committee Member Kylie Kennelly stated that there were concerns that the area being donated for Sonoran Preserve is too steep and may be challenging for elderly or small children to enjoy as they have been able to in the past. Committee Member Kennelly asked for an explanation of the trail system. **Ms. Oberholtzer** responded that the property is State Trust Land and accessing the property is fundamentally trespassing. Ms. Oberholtzer added that people can obtain a recreational permit to access the property, but there is no designated public access. Ms. Oberholtzer stated that there will be a trail along the canal, which will provide public access into the Sonoran Preserve. Ms. Oberholtzer added that there will be trailheads to provide access along other areas as well and noted that there would be trail types for all types of users. Ms. Oberholtzer stated that there will still be areas that are flat that would be accessible. Committee Member Kennelly asked for the applicant to explain the 20 percent internal capture rate that was cited by the community, as well as the total number of trips.

Ms. Cartier responded that the City of Phoenix has a policy that has been in place for about a year, to look at the maximum entitlement allowed. Ms. Cartier noted that the TIA has to look at the most intense land uses and the maximum density that would be permitted. Ms. Cartier stated that this policy does put the TIA in a strange position,

since it predicts a lot more traffic than is actually planned, but it is a requirement of the City. Ms. Cartier stated that people that live inside of NorthPark that are traveling to someplace also inside of NorthPark is about a half of the internal capture number. Ms. Cartier stated that the other half of the number is internal trips for areas such as shopping centers, and trips made within the shopping center.

Committee Member Andrea Crouch asked what the existing S-1 (Ranch or Farm Residence) zoning district would permit. **Ms. Oberholtzer** responded that it essentially permits one residential dwelling unit per acre along with some agricultural uses. Ms. Oberholtzer stated that all of State Trust Land in the City of Phoenix is given S-1 zoning when it is annexed into the City, before it gets rezoned. Committee Member Crouch asked if 51st Avenue was established north of Happy Valley Road around 1989. Ms. Oberholtzer stated that she does not have any data predating that, but it has been on the Street Classification Map since at least the 1990s.

Vice Chair Michelle Ricart asked if there is currently no Sonoran Preserve within the NorthPark boundary. **Ms. Oberholtzer** responded that the 1998 Sonoran Preserve Master Plan recommended that certain areas of land be included in the future Sonoran Preserve. Ms. Oberholtzer added that the plan included future plans to acquire the land for Sonoran Preserve, which has never come to fruition in this area, since State Trust Land is very expensive to buy. Ms. Oberholtzer stated that there was a State program called the Arizona Preserve Initiative that the State Legislature would fund, which would provide 50 percent of the cost to assist Arizona communities with purchasing State Trust Land for preservation. Ms. Oberholtzer stated that the State Legislature has not funded this program in several decades. Ms. Oberholtzer stated that the land designated as Sonoran Preserve within NorthPark will be a true donation of land to the City for preservation. Vice Chair Ricart asked for clarification that accessing State Trust Land is technically trespassing without a recreational permit. Ms. Oberholtzer responded affirmatively. Vice Chair Ricart asked if 51st Avenue north of Happy Valley Road could be six lanes. Ms. Oberholtzer responded affirmatively, noting that it is 140 feet of right-of-way on the Street Classification Map, which would be enough room for six lanes. Vice Chair Ricart asked if it was always planned for six lanes since the Stetson community was built. Ms. Oberholtzer responded affirmatively. Vice Chair Ricart asked for clarification that Stetson was also zoned S-1 because all of State Trust Land is given S-1 zoning before being rezoned. Ms. Oberholtzer responded affirmatively.

Committee Member McGill asked for clarification that State Trust Land is typically rezoned before it is auctioned. **Ms. Oberholtzer** responded affirmatively.

Vice Chair Ricart asked for clarification that the Innovation Corridor LUD would be constructed before homes within NorthPark, so prospective home purchasers would know what is there. **Ms. Oberholtzer** responded affirmatively, noting that there is no residential permitted within the Innovation Corridor LUD, nor in the Community Open Space LUD or Community Commercial LUD, which both surround the Innovation Corridor LUD, and would provide a significant buffer for any nearby residential. Vice Chair Ricart asked what the timeframe is for the buildout of 51st Avenue. Ms.

Oberholtzer responded that if MDP.2 is built first, the likelihood is that 51st Avenue would be completely built from the Loop 303 to Dixileta Drive, Dixileta Drive would be built from 51st Avenue to 43rd Avenue, and 43rd Avenue would be built from Dixileta Drive to the Loop 303. Ms. Oberholtzer stated that the fastest that development would begin in MDP.2 is in about two years, since it is closer to existing infrastructure. Ms. Oberholtzer stated that MDP.5 is further from existing infrastructure, and it needs to wait for completion of the sewer plant. Ms. Oberholtzer stated that the extension of 51st Avenue south of Dixileta Drive would likely occur within four to six years. Vice Chair Ricart asked if 67th Avenue would be constructed last. Ms. Oberholtzer responded that when MDP.5 develops, it does go all the way to 67th Avenue, and there is a bridge that would have to be built across the canal. Ms. Oberholtzer stated that the timing of it would depend on the intensity of the development that happens on the west side. Ms. Oberholtzer added that the phasing would be finalized with the master plans. Vice Chair Ricart asked for Ms. Oberholtzer to explain who pays for these roads. Ms. Oberholtzer responded that it would largely be paid by developers. Ms. Oberholtzer added that there are certain freeway-adjacent improvements that are programmed for ADOT to do, but all roads internal to the NorthPark boundary would be constructed and funded by private developers. Vice Chair Ricart asked what the distance requirement is for public hearing notifications.

Adrian Zambrano, staff, responded that it is a minimum of 600 feet from the property for property owners and a minimum of one mile for registered neighborhood organizations. **Vice Chair Ricart** asked if the applicant sent notifications beyond the minimum radius.

Ms. Oberholtzer responded that the General Plan Amendment boundary is larger than the PUD boundary, so the GPA boundary was used for public hearing notification of the PUD rezoning. **Vice Chair Ricart** asked what the minimum requirement is for when notification letters must be sent.

Mr. Zambrano responded that it is a minimum of 10 calendar days before the first meeting.

Chair Read asked what the process is for the City to accept a TIA. **Racelle Escolar**, staff, responded that for PUD rezoning cases, the applicant is required to submit the TIA prior to or with the PUD submittal. Ms. Escolar stated that PUDs typically go through multiple cycles of review, which allows the Street Transportation Department time to review the TIA during the multiple cycles of PUD review. Ms. Escolar noted that TIAs similarly go through multiple cycles of review. Chair Read asked for clarification if it is common for there to be multiple revisions to a TIA. Ms. Escolar responded affirmatively. Chair Read asked when TIAs typically are available for public records. Ms. Escolar responded that a TIA would be publicly available when it is accepted by the Street Transportation Department. Ms. Escolar stated that a TIA is typically accepted by the time the PUD hearing draft is ready. Chair Read asked if the Committee would not hear a case until the TIA is accepted by the City. Ms. Escolar responded that there may be some flexibility, but they should be pretty close. Chair Read asked if the City Council could approve a project if the TIA is not accepted by the

City. Ms. Escobar responded that it would likely need to be accepted by that time, and if not, there would be several stipulations to address it. Chair Read asked how the community obtained the TIA if it was not publicly available by the City yet.

Ms. Oberholtzer responded that she sent the draft TIA to community members that asked for it in order to be fully transparent with the community. **Chair Read** asked for clarification that traffic mitigation outside of the PUD boundary, such as along Happy Valley Road, may be the responsibility of the developers in NorthPark if the generated traffic from the development is contributing to traffic in that area. Ms. Oberholtzer responded affirmatively, noting that the TIA is required to analyze maximum entitlement, which creates traffic mitigation measures that may ultimately not be needed. Ms. Oberholtzer highlighted traffic mitigation measures that are required as part of the NorthPark TIA. Chair Read stated that she spoke with the director of the Planning and Development Department and requested that the City add a stipulation that would trigger public review and comment of site plans and elevations as each parcel continues to develop, in order to provide the community with an opportunity to provide comments, which has been done before with previous cases. Chair Read requested that the applicant entertain some language that when 51st Avenue is constructed south of Dixileta Drive into the Stetson Valley community, that traffic mitigation within that area be prioritized and be constructed and paid for first.

Public Comments:

Amanda McGowan introduced herself as the president of the Stetson Valley Owners Association neighboring the site to the south, opposed to the project. Ms. McGowan stated that community members do not feel heard. Ms. McGowan stated that the community knows that development is inevitable and noted that the current proposal represented reckless growth. Ms. McGowan stated that Stetson Valley would be immediately impacted by NorthPark since it is directly south of the site and 51st Avenue would go through their community. Ms. McGowan expressed concerns regarding the proposed density, industrial uses, lack of transparency from the developer, public meetings being scheduled back to back, safety, and a flawed and biased traffic study. Ms. McGowan stated that the community just recently found out about the proposed industrial uses, noting that these uses belong north of the Loop 303 freeway. Ms. McGowan summarized concerns regarding the applicant's traffic study that was still being reviewed by the City. Ms. McGowan stated that she hopes the City provides sufficient oversight of the traffic study before rezoning is approved. Ms. McGowan then summarized concerns with pedestrian safety in the Stetson Valley community. Ms. McGowan expressed appreciation for the separated bike lanes proposed for NorthPark, noting that she wished that same kind of thought was given to their neighborhood. Ms. McGowan noted that a HAWK (High Intensity Activated CrossWalk) signal has been requested for a long time for the Stetson Valley Parkway and Inspiration Mountain Parkway intersection due to safety issues. Ms. McGowan then summarized concerns with the proposed Sonoran Preserve in NorthPark deviating from the recommendations of the 1998 Sonoran Preserve Master Plan. Ms. McGowan stated that the community would prefer to see all of the area around Pyramid Peak preserved, as was recommended by the plan. Ms. McGowan concluded with requests of the community for changes to the PUD before approving rezoning.

Randy Wilde introduced himself as a neighbor in the Stetson Valley community, opposed to the project. Mr. Wilde echoed concerns regarding deviation from the land recommended for Sonoran Preserve in the 1998 Sonoran Preserve Master Plan. Mr. Wilde stated that State Trust Land can be accessed by the public for recreation with a permit.

Don Diehn introduced himself as a neighbor in the Stetson Valley community, with concerns. Mr. Diehn echoed concerns with traffic and safety. Mr. Diehn echoed concerns with the Stetson Valley Parkway and Inspiration Mountain Parkway intersection.

Mary Walls introduced herself as a neighbor in the Stetson Valley community, opposed to the project. Ms. Walls stated that she has always known that 51st Avenue would eventually cross the canal. Ms. Walls stated that Stetson Valley is a highly populated residential area with high pedestrian activity. Ms. Walls requested that there be safety mitigations included for 51st Avenue when it goes through the Stetson Valley community.

Bob Jewell introduced himself as a neighbor in the Stetson Valley community, opposed to the project. Mr. Jewell stated that he hopes the City could provide the community with some assurance that the first phase of development would be north of Dixileta Drive, along the Loop 303 freeway. Mr. Jewell expressed concerns with traffic and requested that there be significant improvements made to Stetson Valley Parkway before it connects across the canal to Dixileta Drive. Mr. Jewell stated that he felt a lot better knowing that semitrucks will not be using Stetson Valley Parkway to build the first phase of development.

Heidi Banister introduced herself as a neighbor in the Stetson Valley community, opposed to the project. Ms. Banister echoed concerns with pedestrian safety due to the six-lane roadway going through their residential community. Ms. Banister echoed concerns with the proposed industrial uses and requested they be moved north of the Loop 303 freeway.

Michael Lopez introduced himself as a neighbor in the Stetson Valley community, opposed to the project. Mr. Lopez echoed concerns with the proposed industrial uses south of the Loop 303 freeway. Mr. Lopez echoed concerns with traffic.

George Middendorf introduced himself as a neighbor in the Stetson Valley community, with concerns. Mr. Middendorf stated that he did not know that a chip plant was going to be built south of the Loop 303 freeway. Mr. Middendorf echoed concerns with traffic, noting that traffic needs to be directed to the north end of the site and everyday land uses need to be constructed on the north end to keep traffic to the north. Mr. Middendorf echoed that the proposed industrial uses should be kept to the north of the Loop 303 freeway. Mr. Middendorf stated that offices should be built south of the Loop 303 freeway instead.

Kenli Montoya introduced herself as a neighbor in the Stetson Valley community, opposed to the project. Ms. Montoya echoed concerns with pedestrian and child safety, noting a recent child fatality that occurred on Stetson Valley Parkway. Ms. Montoya stated that the traffic from 51st Avenue going across the canal into their community would put many children at risk due to the nearby school.

Eileen Baden introduced herself as a member of the Rio Vista Village Planning Committee and president of the Friends of Daisy Mountain Trails organization, in a neutral position. Ms. Baden stated that their organization works on trail connections up in this area. Ms. Baden expressed concerns with wildfires, noting that multi-use trails could act as firebreaks. Ms. Baden stated that she would like to see the proposed pathways in the project increased from seven feet to eight feet or 10 feet, so emergency responders could use them as well.

Ed McKelvey introduced himself as a nearby neighbor in Peoria and member of the West Valley Trail Alliance organization, in support of the project. Mr. McKelvey stated that he has enjoyed this piece of Sonoran Desert for many years via a recreational permit. Mr. McKelvey acknowledged that the Arizona State Land Department has a mandate to sell its land for the highest and best use. Mr. McKelvey expressed appreciation for how much thought has gone into this project and for the applicant's commitment to protect as much open space as they are committing to. Mr. McKelvey stated that his primary concern is with the proposed industrial uses south of the Loop 303 freeway and increased industrial water usage.

Eric Thompson introduced himself as a neighbor in the Stetson Valley community, opposed to the project. Mr. Thompson echoed concerns with the proposed industrial uses and industrial water usage. Mr. Thompson requested a roundabout at 51st Avenue and Dixileta Drive to prevent semitrucks from going through their community. Mr. Thompson expressed concerns with police, fire, and emergency response times being impacted by this development. Mr. Thompson added that it took 17 years for a school to be built within the Stetson Valley community, noting that the developers need to help fund the schools, since the State does not have sufficient funding. Mr. Thompson expressed concerns with hazardous waste.

Michael Abad introduced himself as a neighbor in the Stetson Valley community, opposed to the project. Mr. Abad echoed concerns with traffic and loss of Sonoran Desert. Mr. Abad expressed concerns with wildlife displacement and industrial contamination.

Applicant Response:
Not heard.



Village Planning Committee Meeting Summary Z-139-24-1

Date of VPC Meeting	November 13, 2025
Request From	S-1
Request To	PUD
Proposal	PUD to allow a master planned community including open space, residential, mixed use, commercial, commerce park, and industrial
Location	Southwest corner of I-17 and Loop 303
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	7-0

VPC DISCUSSION:

Agenda Item 3 (GPA-NG-1-24-1), Agenda Item 4 (GPA-NG-2-24-1), and Agenda Item 5 (Z-139-24-1) are companion cases and were heard concurrently.

34 members of the public registered to speak on this item in opposition or with concerns and 28 members of the public registered in opposition or with concerns but did not wish to speak. One member of the public registered in opposition to donate time to Tammy Weaver. One member of the public registered in opposition to donate time to Amanda McGowan. One member of the public registered in opposition to donate time to Carter Huber. Three members of the public registered to speak on this item in support. One member of the public registered in support but did not wish to speak. One member of the public registered to speak in a neutral position.

GPEC/CEDD, ASLD, and Staff Presentation:

Christine Mackay, with the Greater Phoenix Economic Council, introduced herself and provided an overview of economic strengths of Phoenix. Ms. Mackay discussed the past, present, and future of the Phoenix economy. Ms. Mackay discussed economic and infrastructure history in Phoenix. Ms. Mackay shared target industries for the Phoenix economy. Ms. Mackay discussed the national security rationale for bringing back semiconductor manufacturing to the United States. Ms. Mackay discussed the economic impact of the Taiwan Semiconductor Manufacturing Company (TSMC) investment in the United States and the proposed Halo Vista development. Ms. Mackay then discussed the economic impact of the Intel campus in the City of Chandler.

Mark Edelman, with the Arizona State Land Department (ASLD), introduced himself and provided an overview of the historic background of ASLD. Mr. Edelman discussed the legal requirements of State Trust Land. Mr. Edelman displayed the State Trust Land in the North Gateway Village and shared other areas to the south that originated as State Trust Land.

Adrian Zambrano, staff, provided an overview of General Plan Amendment case GPA-NG-1-24-1, including the location of the request, the proposal, surrounding General Plan Land Use Map designations, and the existing and proposed General Plan Land Use Map designations. Mr. Zambrano noted that the request also includes an update to the City Trails Network Map, the Infrastructure Phasing Overlay, and Infrastructure Limit Line, and displayed the existing and proposed maps. Mr. Zambrano shared the staff findings and stated that staff recommends approval. Mr. Zambrano then provided an overview of General Plan Amendment case GPA-NG-2-24-1, noting what the request is. Mr. Zambrano shared background on 51st Avenue and then displayed the existing and proposed Street Classification Map. Mr. Zambrano shared the staff findings and stated that staff recommends approval. Mr. Zambrano then provided an overview of rezoning case Z-139-24-1, including the proposal and surrounding zoning and land uses. Mr. Zambrano discussed the proposed PUD, including the regulatory framework of Master Development Parcels (MDPs) and Land Use Districts (LUDs), the proposed development standards, and the proposed design guidelines. Mr. Zambrano stated that as noted in the staff report, the proposal supports efforts from various adopted plans, policies, and initiatives. Mr. Zambrano summarized community input that staff has received. Mr. Zambrano shared the staff findings and stated that staff recommends approval subject to stipulations. Mr. Zambrano shared the recommended stipulations and next steps for public hearings.

Applicant Presentation:

Carolyn Oberholtzer, with Bergin, Frakes, Smalley & Oberholtzer, introduced herself and provided an overview of changes made to the application. Ms. Oberholtzer discussed the Innovation Corridor LUD. Ms. Oberholtzer discussed community outreach. Ms. Oberholtzer noted that advance notice was given to the press and the community when TSMC joined the application. Ms. Oberholtzer discussed letters of support received. Ms. Oberholtzer displayed and discussed the existing and proposed General Plan Land Use Map and City Trails System Map. Ms. Oberholtzer displayed and discussed the proposed Master Open Space, Pedestrian, Bicycle and Trails Plan and the Master Edge Treatment Plan. Ms. Oberholtzer discussed the slope of the proposed Sonoran Preserve, noting that half of the area is at or below the 10 percent slope line. Ms. Oberholtzer discussed the maximum density allowed within the MDPs. Ms. Oberholtzer discussed the Foothills Residential LUD, noting that it allows a lower density than the existing Stetson Valley community to the south. Ms. Oberholtzer then discussed viewsheds, noting that views of Pyramid Peak will be maintained.

Dawn Cartier, with CivTech Inc., introduced herself and provided an overview of the traffic study. Ms. Cartier noted that the traffic study outlook is to 2050 and evaluates the complete buildout of NorthPark, including future growth in the surrounding area. Ms. Cartier stated that the traffic study is based on the maximum entitlement, and not the

targeted entitlements that will likely develop. Ms. Cartier summarized changes made to the traffic study and updated recommendations from the traffic study. Ms. Cartier noted that future development will be required to do another traffic study that will evaluate the actual development occurring at that time.

Questions from Committee:

Committee Member Aaron Stein asked what the minimum density requirement is of State Trust Land before auction. **Mr. Edelman** responded that State Trust Land may not be assigned a density lower than one dwelling unit per acre or an equivalent economically viable land use.

Vice Chair Michelle Ricart asked if this is why the State Trust Land is currently zoned for one dwelling unit per acre. **Mr. Edelman** responded that the S-1 zoning district is the City of Phoenix base zoning of the land, which happens to be one dwelling unit per acre. Mr. Edelman stated that all land comes into the City of Phoenix with S-1 zoning if it is not already zoned with a higher density in the County. Mr. Edelman stated that he believes the S-1 zoning district is a transitional zoning district assigned to all land if it is not already zoned for a higher intensity. Mr. Edelman asked City staff to confirm.

Joshua Bednarek, with the Planning and Development Department, confirmed that Mr. Edelman was correct.

Vice Chair Ricart asked if there was a pending auction for the State Trust Land by the Sandra Day O'Connor High School. **Mr. Edelman** responded affirmatively. Vice Chair Ricart asked if the auction for MDP.2 is scheduled for January 2026. Mr. Edelman responded affirmatively. Vice Chair Ricart asked for clarification if the minimum opening bid is \$197 million. Mr. Edelman responded that he would need to verify it and noted that it is available on their website. Mr. Edelman stated that it sounds like a reasonable number. Vice Chair Ricart asked for clarification that multiple people could bid on it. Mr. Edelman responded affirmatively, noting that it is an open bid process. Vice Chair Ricart asked for clarification that the minimum bid is the appraised price. Mr. Edelman responded affirmatively, noting that the Commissioner can set a higher price, but may not set a lower price. Vice Chair Ricart asked for clarification that the State Trust Land by the Sandra Day O'Connor High School is set for auction later in the month. Mr. Edelman responded affirmatively. Vice Chair Ricart asked if the land could be developed. Mr. Edelman responded that the parcel has no legal access and it is not a developable parcel.

Committee Member Scott McGill asked the applicant to speak on the environmental concerns related to vapors being released in the air from the chip plants, concerns related to water use of the chip plants, and the amount of water being recycled from the chip plants. **Ms. Oberholtzer** introduced Rafael Velazquez, the Environment, Health, and Safety Manager with TSMC, to respond to Committee Member McGill's question.

Rafael Velazquez, with TSMC, responded that the chip plants include stacks and cooling towers. Mr. Velazquez stated that vapors will be seen coming from the cooling

towers on cold days. Mr. Velazquez stated that for the emission stacks, they go through a very rigorous process with Maricopa County. Mr. Velazquez stated that they have to meet certain requirements of Maricopa County and the Environmental Protection Agency (EPA). Mr. Velazquez stated that they have to meet certain air quality standards before they are allowed to build an emission unit. Mr. Velazquez stated that they have to do modeling for all their emission units to make sure that nothing leaves their property line that could be harmful to the environmental and to individuals in the area. Mr. Velazquez stated that their abatement has to meet a certain threshold, which is governed and regulated by Maricopa County. Mr. Velazquez stated that Maricopa County has the permits available for public records. Mr. Velazquez stated that they use a lot of water and they have a water reclamation facility, noting that about 65 percent of their water is currently recycled. Mr. Velazquez added that the water they use has to be cleaned to ultra-pure levels, noting that the water is purposely recycled because it costs a lot to clean it. Mr. Velazquez stated that their goal is to recycle over 90 percent of their water.

Committee Member Stein asked for clarification on restrictions for semitruck traffic going southbound on 51st Avenue. **Mr. Zambrano** responded that the Street Transportation Department added a stipulation that would require large truck traffic to be directed to the Loop 303 freeway through on-site access control restrictions to discourage southbound access onto 51st Avenue.

Vice Chair Ricart asked for clarification that there is a stipulation for a traffic signal at the intersection of Stetson Valley Parkway and Inspiration Mountain Parkway. **Mr. Zambrano** responded affirmatively. Vice Chair Ricart asked the applicant to speak on the school sites that are planned.

Ms. Oberholtzer responded that the Deer Valley Unified School District (DVUSD) has funds for two K-8 elementary school sites and one 80-acre high school site with a performing arts center. Ms. Oberholtzer stated that Stipulation No. 29 covers the reservation of land for these school sites.

Public Comments:

Tammy Weaver introduced herself as a nearby neighbor in the Stetson Valley community, opposed to the project. Ms. Weaver stated that subsidies were used to pay for infrastructure, including a sewer line that now goes through their community. Ms. Weaver expressed concerns with the use of nondisclosure agreements (NDAs) and public trust. Ms. Weaver expressed concerns with water. Ms. Weaver stated that the subsidies could have been used to help small businesses. Ms. Weaver expressed concerns with conflicts of interests of Committee members, noting that she has filed six ethics inquiries. Ms. Weaver expressed concerns with density, traffic, health, and safety. Ms. Weaver stated that there have been lawsuits against Pulte Homes for home defects, noting concerns with construction integrity. Ms. Weaver expressed concerns with the proposed Sonoran Preserve area and requested that the original area designated by the City be preserved.

Tom Grant introduced himself as a nearby neighbor in the Stetson Valley community, opposed to the project. Mr. Grant disagreed that industry and manufacturing are a part of innovation corridors, noting that they typically include research institutions and talent located near universities and research centers. Mr. Grant expressed concerns with the proposed industrial uses. Mr. Grant requested that an environmental study be conducted.

Brittany Szemerei introduced herself as a nearby neighbor in the Stetson Valley community, opposed to the project. Ms. Szemerei expressed concerns with traffic, wildlife habitat, the number of years before the proposed schools are built, and current school capacity. Ms. Szemerei noted that several of her neighbors did not attend the meeting because they did not feel as though their voices would be heard.

Todd Brown introduced himself as a nearby neighbor in the Stetson Valley community, opposed to the project. Mr. Brown expressed concerns with traffic and safety, noting that the traffic will be coming through their neighborhood when 51st Avenue connects over the canal.

Kasha Brown introduced herself as a nearby neighbor in the Stetson Valley community, opposed to the project. Ms. Brown expressed concerns with pedestrian safety at the Stetson Valley Parkway and Inspiration Mountain Parkway intersection.

Jason Weaver introduced himself as a nearby neighbor in the Stetson Valley community, opposed to the project. Mr. Weaver expressed concerns with applicant transparency, the proposed industrial uses, pollution, traffic, water, and higher electricity and water rates.

Steve Kimmel introduced himself as a concerned resident of the City of Glendale, opposed to the project. Mr. Kimmel expressed concerns with the proposed public access on high slopes to access the proposed Sonoran Preserve. Mr. Kimmel requested that the open space be expanded to more flatland areas for public access.

Mary Walls introduced herself as a nearby neighbor in the Stetson Valley community, opposed to the project. Ms. Walls expressed concerns with pedestrian safety and traffic on Stetson Valley Parkway, the proposed industrial uses, toxins, and health.

Joetta Chapman introduced herself as a nearby neighbor in the Stetson Valley community, opposed to the project. Ms. Chapman expressed concerns with toxins, environmental impact, water, and health.

Shawn McGowan introduced himself as a nearby neighbor in the Stetson Valley community, opposed to the project. Mr. McGowan expressed concerns with applicant transparency, lack of representation on the Committee, perceived Committee member conflicts of interest, and funding of infrastructure to support TSMC using taxpayer funds.

Don Diehn introduced himself as a nearby neighbor in the Stetson Valley community, opposed to the project. Mr. Diehn expressed concerns with deviation from the 1998 Sonoran Preserve Master Plan, the proposed industrial uses and distance from existing and future residential, existing school capacity, water supply, and water contamination.

Suzanne Klapp introduced herself as a representative of the Friends of Deer Valley organization, in support of the project. Ms. Klapp stated that the proposal is a well-balanced mixed-use master-planned development. Ms. Klapp stated that the proposal balances development, open space, and economic opportunity, noting that it includes one of the largest additions to the Phoenix Sonoran Preserve. Ms. Klapp stated that the proposal includes an extensive trail system and hundreds of acres of community parks. Ms. Klapp added that the Innovation Corridor will be a major economic asset with high-quality employment uses that will result in less regional commuting and a stronger tax base to support City services.

Josh Hansma introduced himself as a representative of the Friends of Deer Valley organization, in support of the project. Mr. Hansma read a letter from Friends of Deer Valley, noting that the proposal is a thoughtful and sustainable plan that aligns with their mission to advance balanced development and to support the Deer Valley region, nearby employment centers, and neighborhoods.

Roberta Pershing introduced herself as a nearby neighbor in the Stetson Valley community, in a neutral position. Ms. Pershing expressed concerns with traffic and lack of representation on the Committee.

Amanda McGowan introduced herself as a nearby neighbor in the Stetson Valley community, opposed to the project. Ms. McGowan expressed concerns with funding of infrastructure to support TSMC using taxpayer funds that could have been used to purchase Sonoran Preserve, safety, pollution, perceived Committee member conflicts of interest, lack of representation on the Committee, and the proximity of the proposed industrial uses to residential.

Ann Renee Wilsey introduced herself as a nearby neighbor in the Stetson Valley community, opposed to the project. Ms. Wilsey expressed concerns with the traffic impact on Stetson Valley Parkway, proximity of the proposed industrial uses to residential, and the connection of Stetson Valley Parkway to the Loop 303 freeway.

Jim Umlauf introduced himself as a nearby neighbor in the Stetson Valley community, opposed to the project. Mr. Umlauf expressed concerns with the proposed industrial uses south of Loop 303, the proposed Sonoran Preserve area, and the 51st Avenue connection over the canal.

Danny Weiss introduced himself as a nearby neighbor in the Stetson Valley community, opposed to the project. Mr. Weiss expressed concerns with perceived Committee member conflicts of interest.

Sam Bonge introduced himself as a nearby neighbor in the Stetson Valley community, opposed to the project. Mr. Bonge expressed concerns with traffic, safety, the 51st Avenue connection over the canal connecting to the Loop 303 freeway, and pollution.

Jo Lambiase introduced herself as a nearby neighbor in the Stetson Hills community, opposed to the project. Ms. Lambiase expressed concerns with TSMC locating south of the Loop 303 freeway, the 51st Avenue connection over the canal, and traffic.

Randy Briggs introduced himself as a nearby neighbor in the Sonoran Mountain Ranch community in the City of Peoria, opposed to the project. Mr. Briggs expressed concerns with traffic, speeding, safety, and cellphone service.

Tom Young introduced himself as a nearby neighbor in the Stetson Valley community, opposed to the project. Mr. Young express concerns with traffic, safety, chemicals from chip plants, health, perceived Committee member conflicts of interest, and the traffic study.

Robert Baxter introduced himself as a nearby neighbor in the Stetson Valley community, with concerns. Mr. Baxter expressed concerns with the traffic study. Mr. Baxter stated that 51st Avenue should not connect over the canal until MDP.5 is built out, and schools and infrastructure are built.

Raymond Keeler introduced himself as a nearby neighbor in the Stetson Hills community, opposed to the project. Mr. Keeler expressed concerns with 51st Avenue connecting over the canal and water. Mr. Keeler proposed the 51st Avenue bridge be limited to pedestrians and bicyclists.

Ed Ross introduced himself as a nearby neighbor in the Stetson Valley community, opposed to the project. Mr. Ross expressed concerns with health and safety.

Scott Spexarth introduced himself as a nearby neighbor in the Stetson Valley community, opposed to the project. Mr. Spexarth expressed concerns with 51st Avenue connecting over the canal and deviation from the 1998 Sonoran Preserve Master Plan.

Madhuri Jha introduced herself as a nearby neighbor in the Stetson Valley community, with concerns. Ms. Jha expressed concerns with air pollution, water pollution, noise pollution, safety, and quality of life.

John Linam introduced himself as a nearby neighbor in the Pyramid Peak community, opposed to the project. Mr. Linam expressed concerns with traffic, 67th Avenue and 51st Avenue connecting to the Loop 303 and over the canal, the traffic study, and safety.

Tessa St. Cyr introduced herself as a nearby neighbor, opposed to the project. Ms. St. Cyr expressed concerns with the location of the TSMC expansion, the proposed industrial uses, contamination, health, and water.

Yolanda Usery introduced herself as a nearby neighbor in the Stetson Valley community, opposed to the project. Ms. Usery expressed concerns with traffic and 51st Avenue connecting to the Loop 303 and over the canal.

Michael Murphy introduced himself as a nearby neighbor in the Stetson Valley community, opposed to the project. Mr. Murphy expressed concerns with traffic, safety, the location of the proposed industrial uses, and 51st Avenue connecting over the canal.

Carter Huber introduced himself as a concerned resident in the City of Peoria, opposed to the project. Mr. Huber expressed concerns with deviation from the 1998 Sonoran Preserve Master Plan, water, exemption from federal environmental regulations, traffic, health, and safety.

George Middendorf introduced himself as a nearby neighbor in the Stetson Valley community, opposed to the project. Mr. Middendorf expressed concerns with lack of representation on the Committee, location of the TSMC expansion, health, and safety.

Michael Robbins introduced himself as a nearby neighbor in the Stetson Valley community, opposed to the project. Mr. Robbins expressed concerns with health, safety, the location of the TSMC expansion, and the proposed Sonoran Preserve slope.

Mark Cole introduced himself as a nearby neighbor in the Pyramid Heights community, opposed to the project. Mr. Cole expressed concerns with traffic, pollution, the proposed Sonoran Preserve, and perceived Committee member conflicts of interest.

Wendie Brown introduced herself as a nearby neighbor in the Sonoran Mountain Ranch community in the City of Peoria, opposed to the project. Ms. Brown expressed concerns with the proposed Sonoran Preserve, water, traffic, heat, pollution, and health.

Sam Rueb introduced himself as a nearby neighbor in the Stetson Valley community, opposed to the project. Mr. Rueb expressed concerns with the proposed Sonoran Preserve, the slope of the proposed Sonoran Preserve, the location of the TSMC expansion, contamination, health, and safety.

Applicant Response:

Ms. Oberholtzer stated that they have had an active project website that has always had the application materials available in order to be transparent. Ms. Oberholtzer stated that Stetson Valley and Sonoran Mountain Ranch were originally planned with 51st Avenue and 67th Avenue connecting across the canal. Ms. Oberholtzer stated that these plans were put into place many decades ago and never came to fruition due to the recession. Ms. Oberholtzer stated that there is an approved traffic study. Ms. Oberholtzer stated that they have made changes to address community concerns, including moving density away from 51st Avenue and including larger streets in other areas to keep 51st Avenue as a total of four lanes for as long as possible. Ms.

Oberholtzer stated that MDP.2 along the Loop 303 freeway would be the first to develop, noting that 51st Avenue would not connect over the canal for many years. Ms. Oberholtzer stated that MDP.5 would develop after MDP.2, but not right away. Ms. Oberholtzer stated that the proposal has been evaluated using all of the City's current standards that apply to new development, which will correct issues from the past. Ms. Oberholtzer stated that TSMC and the surrounding area is a major employment center, and there is no northbound or southbound connection to it. Ms. Oberholtzer stated that these connections are necessary to increase the safety network, noting that there will be new public facilities including a fire station, police station, and a library. Ms. Oberholtzer stated that there will be some traffic going southbound, but there will be much more traffic from the community going northbound to access all of the new areas to shop, work, and live.

Committee Discussion:

None.

MOTION – Z-139-24-1:

Committee Member Scott McGill motioned to recommend approval of Z-139-24-1, per the staff recommendation. **Committee Member Andrea Crouch** seconded the motion.

VOTE – Z-139-24-1:

7-0; the motion to recommend approval of Z-139-24-1 per the staff recommendation passed with Committee members Crouch, Kennelly, McCarty, McGill, Salow, Stein, and Ricart in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.