



## Planning and Development Department

**DATE:** January 26, 2022

**TO:** Planning and Zoning Commission

**FROM:** Adam Cannon, Planner

**SUBJECT:** Z2021090 – WestWing Recycling & Transfer Station  
**Agenda Item: #3**

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Since the publishing of the staff report for the above case, Staff received correspondence from six members of the public. Three individuals previously signed a petition or submitted a letter or both on one or more occasions. Three (3) of the opposition letters are new. With the three new letters, the total number in opposition to the proposal is 5,346.

Attachments: Additional Opposition Correspondence (12 pages)

## Adam Cannon (PND)

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**From:** Rachel Applegate (PND)  
**Sent:** Wednesday, January 26, 2022 10:51 AM  
**To:** Adam Cannon (PND)  
**Subject:** FW: Online Form Submittal: Appeal of Planning and Zoning Commission Recommendation

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**From:** noreply@civicplus.com <noreply@civicplus.com>  
**Sent:** Tuesday, January 25, 2022 3:31 PM  
**To:** PND PZAppeal <PNDPZAppeal@maricopa.gov>  
**Subject:** Online Form Submittal: Appeal of Planning and Zoning Commission Recommendation

### Appeal of Planning and Zoning Commission Recommendation

#### Appeal Form

*If the Planning & Zoning Commission recommends approval of a particular case it will be placed on a consent agenda for the Board of Supervisors hearing. However, if this appeal form is received within 15 calendar days following Commission hearing, then the agenda item will be placed on the regular agenda for the Board of Supervisors hearing.*

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Name	Caryl Leander
Email Address	<a href="mailto:leanderc53@gmail.com">leanderc53@gmail.com</a>
Address	23105 N 126th Dr
City	Sun City West
State	AZ
Zip Code	85375
Phone Number	6237387833
Fax Number	<i>Field not completed.</i>
Case Number / Project Name	Z2021090
Planning & Zoning Commission Hearing Date	WestWing Recycle and Transfer station
Reason for the Appeal of the Subject Case	I will not be able to attend the hearing on the project because of the time it is being held but I want my voice heard. I hope I have chosen the correct venue. The home I bought in Sunleya is my final home. At my age, I

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do not have the resources to move. I do not want a recycling and transfer station anywhere near my home.

Regardless of what has been guaranteed, there will be odor, large trucks on El Mirage, increased rodent population, and a decrease in my property values.

There are many other properties. I truly don't care how convenient this property is for Republic.

Please reconsider. There are many others who agree with me. There are many who are not aware of the hearing. I just found out recently.

There were 4,418 signatures on a petition at Change.org to stop this Transfer and Recycling center.

Please do not approve this project.

Sincerely,  
Caryl Leander

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Electronic Signature  
Agreement

I agree.

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Electronic Signature

Caryl L Leander

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## Adam Cannon (PND)

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**From:** Rachel Applegate (PND)  
**Sent:** Wednesday, January 26, 2022 7:41 AM  
**To:** Adam Cannon (PND)  
**Subject:** FW: Transfer station

Rachel Applegate  
Senior Planner  
Planning & Development  
602-372-0318  
Rachel.Applegate@maricopa.gov

-----Original Message-----

From: John Olson <jack.sandy.olson@gmail.com>  
Sent: Tuesday, January 25, 2022 8:48 PM  
To: Rachel Applegate (PND) <Rachel.Applegate@Maricopa.Gov>  
Subject: Transfer station

Is the reason for changing to heavy industry to get around objections when zoned as light industry?

Isn't the real reason for placing the refuse transfer station very close to our homes is to increase the profits of Republic?

## Adam Cannon (PND)

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**From:** Rachel Applegate (PND)  
**Sent:** Tuesday, January 25, 2022 9:03 AM  
**To:** Adam Cannon (PND)  
**Subject:** FW: Online Form Submittal: Comment on a Planning Case

**From:** noreply@civicplus.com <noreply@civicplus.com>  
**Sent:** Tuesday, January 25, 2022 9:01 AM  
**To:** Rachel Applegate (PND) <Rachel.Applegate@Maricopa.Gov>  
**Subject:** Online Form Submittal: Comment on a Planning Case

### Comment on a Planning Case

Comment on a Planning Case

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Case Number & Project Name      Z2021090 Westwing Transfer station

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Comment      I am writing this in opposition to the proposed west wing transfer station. This area is not zoned for heavy industrial for a reason, it is very close to thousands of residential homes in cross river, Corte Bella, cold water ranch, the small apartment homes, etc. The smell, unwanted pests and heavy traffic on 303 and el mirage will ruin our beautiful and quiet communities. I love hiking and running in my neighborhood and the surrounding areas and this transfer station will take that away from me. I plan to enjoy many years in my new home here and have already been here for 2 I am a first time homebuyer and it's been my life's dream to be a homeowner and now that I've finally achieved it republic services wants to put a transfer station to dump trash right next door. The worst part is this station won't even service our neighborhood since we have to use a private trash company. So we get all of the downsides and absolutely zero benefit. I can only hope that this proposal by a greedy company that didn't plan for the future well enough will be struck down.

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Name      Stephanie Wilson

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Email Address      [Stephaniewilson17@yahoo.com](mailto:Stephaniewilson17@yahoo.com)

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Phone Number      6024874701

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Comment on a Planning Case      [Submit Information ]

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## Adam Cannon (PND)

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**From:** Rachel Applegate (PND)  
**Sent:** Tuesday, January 25, 2022 6:39 AM  
**To:** Adam Cannon (PND)  
**Subject:** FW: Online Form Submittal: Comment on a Planning Case

**From:** noreply@civicplus.com <noreply@civicplus.com>  
**Sent:** Monday, January 24, 2022 7:07 PM  
**To:** Rachel Applegate (PND) <Rachel.Applegate@Maricopa.Gov>  
**Subject:** Online Form Submittal: Comment on a Planning Case

### Comment on a Planning Case

Comment on a Planning Case

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(Section Break)

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Case Number & Project Name	Waste transfer station
Comment	Against the location of station. As a CrossRiver home owner.
Name	Davi jo silva
Email Address	<a href="mailto:Bouncinbetty25@gmail.com">Bouncinbetty25@gmail.com</a>
Phone Number	6025251103
Comment on a Planning Case	[Submit Information ]

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Email not displaying correctly? [View it in your browser.](#)

## Adam Cannon (PND)

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**From:** Scott Isham (BOS)  
**Sent:** Monday, January 24, 2022 7:45 AM  
**To:** Adam Cannon (PND)  
**Subject:** FW: Zoning Change Case Z

fyi

*Scott Isham*  
Scott Isham  
Chief of Staff for Supervisor Clinton Hickman  
District 4, Maricopa County  
Office 602.506.7161



<http://www.maricopa.gov>  
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**From:** Cassie Kloeppe <cassie.kloeppe@yahoo.com>  
**Sent:** Sunday, January 23, 2022 4:30 PM  
**To:** Clint Hickman (BOS) <Clint.Hickman@Maricopa.Gov>; Scott Isham (BOS) <Scott.Isham@Maricopa.Gov>  
**Subject:** Zoning Change Case Z

Dear Mr. Hickman and Office,

I am writing to express my extreme opposition to the passing of the zone change to allow the building of the WestWing Transfer Station. I have many reasons to oppose the building of this site, the most important is that my home will be within a .5 miles of the proposed building and will therefore have a direct negative effect on mine and my family's daily lives. I saw that the staff released a report in support of the building of the transfer station and I am hoping that the Maricopa County Board of Supervisors, holds the line and actually listens to the voices of the citizens they represent. Over 5000 citizens have voiced their opposition, as compared to 1200 in support. When looking at the radius maps supplied in the staff report, almost all of those in support, live close to 10 miles away from the proposed location and are not going to be effect by this facility like the surrounding resident of Sun City/North Peoria.

I am a resident of the Crossriver community in Sun City off of the 303 and El Mirage. Our community is extremely concerned with this proposal and absolutely do not want it approved.

When Republic Services proposed their last zoning request at 115th and Happy Valley, we fought hard and they supposedly "listened" and withdrew. Only to find their next proposed place of residence about a mile down the road. This is a slap in the face to our communities as we strongly showed that this facility is not welcome around our homes.

Their newest proposed location is in a light industrial zoned plot (still surrounded by residential communities), that they are trying to rezone to heavy industrial. Not only would this set a precedent for similar heavy-industrial companies to swoop on in and take over this residential area, but it's close proximity to a sub-station is a disaster waiting to happen- as proved by many recent transfer station fires. Even though they have fire suppressors in place, that are within the fire marshal's regulations, they have admitted that fires have and are likely to occur in these facilities. If this did happen, and their fire suppressors happened to fail, the implications could be catastrophic for thousands of families and business.

Not only will this eye-sore of a station diminish our home values, but it will increase traffic down one of only two entrances into our community (el mirage), increase heavy truck traffic (easily 100 roll off trucks per day), bring flies and bugs, bring rodents and birds (which will transmit disease), generate loud noise, emit noxious odors (not only from the trash but also from the vehicles), produce toxins that will make us ill (including cancer, birth defects, respiratory disease, skin irritations, blood infections and genetic mutations), create litter in our neighborhoods and on the surrounding roadways for miles,

impact our air quality, and impact the local infrastructure by destroying and deteriorating the roads. All in all, it will destroy our health, destroy our community, and cripple our home prices. This is NOT a welcomed request/proposal whatsoever.

Land planning is done in advance for a reason. It is unfair to change land to heavy industrial so close to the established homes of so many residents. This proposed location is directly in the middle of the landfill off of the 60 and the current waste transfer station off of the 17 and Happy Valley. There is no actual need to put a station at this location besides the greed of Republic Services. They do not provide service to any of the direct surrounding communities and would only bring negative consequences to our lives. Both Parks and Sons and the City of Peoria, the two companies who actually run waste services for the residents of the surrounding neighborhoods, have both said that they have no plans to use the facility for their trucks and our actual waste and RS has even stated that "they hope the company eventually use the transfer station." Republic Services will be quite frankly, hauling in a completely different city's waste to our backyards. In fact, Republic Services pushed a campaign in the city of Surprise to get false support for the building of this site. The vast majority of people that Republic Services got to voice support for the transfer station live close to ten miles away, which is shown in the maps provided in the staff report. The area directly surrounding the proposed transfer station is undeniably red and in opposition to the zone change/transfer station. Republic Services also got these Surprise residents to show support for the transfer station by saying it could bring back the city's recycling program, but when asked by the zoning staff to provide data that the transfer station could actually reinstate Surprise recycling, they were unable to do so. So Republic Services was pushing questionable promises on people who live very far away from the proposed location to make it seem like there is a strong citizen support for the West Wing Transfer Station. I guarantee that if these Surprise residents were told the building would be built within a mile or so of their homes, their actual support would decrease or disappear completely, including the support of the Surprise Mayor. Of course the Surprise Mayor would be in support of this transfer station, a facility to benefit his/her citizens without having any of its negative consequences that come along with it, within their city's limits. If this transfer station is to benefit the city of Surprise, then it should be built in the city of Surprise and not in North Peoria/Sun City. There is plenty of already industrial zoned land off the 303 in Surprise that RS could build this facility and then they would be in the area that they are actually servicing. It truly feels like the residents of North Peoria/Sun City are getting dumped on by this company to only generate money for RS and provide benefits for a completely different city. There is no benefit, only negatives, for the people who live directly around the proposed site and that is quite frankly wrong. Please ask yourself honestly about that if a facility of this sort was going to be built within a half mile of your own home, that was bought way before any industrial zoning land changes occurred, how would you want the zoning committee to vote? I'm sure it would not be in support.

Please listen to our voices and keep with the city planning that has already been established. Republic services needs to move away from our homes and into a currently zoned heavy industrial location. Thank you for your time.

Cassandra Whitaker

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## Adam Cannon (PND)

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**From:** Rachel Applegate (PND)  
**Sent:** Monday, January 24, 2022 7:15 AM  
**To:** Adam Cannon (PND)  
**Subject:** FW: [SUSPECTED SPAM]Comments on Case Z2021090

**From:** Geoffrey Whitaker <gwhitaker1389@gmail.com>  
**Sent:** Sunday, January 23, 2022 6:48 PM  
**To:** Rachel Applegate (PND) <Rachel.Applegate@Maricopa.Gov>  
**Subject:** [SUSPECTED SPAM]Comments on Case Z2021090

- Hearing Date: January 27, 2020
- Agenda Item and Case Number: Zoning Case for WestWing Transfer Station, Case Z2021090
- Geoffrey Whitaker, [gwhitaker1389@gmail.com](mailto:gwhitaker1389@gmail.com), 623-889-1517
- In Opposition
- Opposition
- Wish to speak

To Whom It May Concern:

I am writing to express my opposition to the WestWing Recycling and Transfer Station that's the subject of Case #Z2021090. I currently reside within .5 miles of the proposed site which is currently zoned as light industrial. Had my family and I known that this area would be rezoned for heavy industrial for the purpose of a waste transfer station - we would not have purchased it. This waste transfer station will bring no direct benefit to the surrounding communities while adding many negative effects.

I am a resident of the Crossriver community in Sun City off of the 303 and El Mirage. Our community is extremely concerned with this proposal and absolutely does not want it approved. Additionally, the Planning Commission noted in its document that 75% of the letters and petition signatures received are opposed to the rezoning of this land.

When Republic Services proposed their last zoning request at 115th and Happy Valley, we fought hard and they supposedly "listened" and withdrew. Only to find their next proposed place of residence about a mile down the road. This is a slap in the face to our communities as we strongly showed that this facility is not welcome around our homes.

Their newest proposed location is in a light industrial zoned plot (still surrounded by residential communities), that they are trying to rezone to heavy industrial. Not only would this set a precedent for similar heavy-industrial companies, but it's close proximity to a substation is a disaster waiting to happen - as proved by many recent transfer station fires. Even though they have fire suppressors in place, that are within the fire marshal's regulations, they have admitted that fires have and are likely to occur in these facilities. If this did happen, and their fire suppressors happened to fail, the implications could be catastrophic for thousands of families and businesses.

Not only will this eye-sore of a station diminish our home values, but it will increase traffic down one of only two entrances into our community (El Mirage Road), increase heavy truck traffic (easily 100 roll off trucks per day), bring flies and bugs, bring rodents and birds (which will transmit disease), generate loud noise, emit noxious odors (not only from the trash but also from the vehicles), produce toxins that will make us ill (including cancer, birth defects, respiratory disease, skin irritations, blood infections and genetic mutations), create litter in our neighborhoods and on the surrounding roadways, impact our air quality, and impact the local infrastructure by destroying and deteriorating the roads. All in all, it will destroy our health, destroy our community, and cripple our home prices. This is NOT a welcomed request/proposal whatsoever.

Land planning is done in advance for a reason. It is unfair to change land to heavy industrial so close to the established homes of so many residents. This proposed location is directly in the middle of the landfill off of the 60 and the current waste transfer station off of the 17 and Happy Valley. There is no actual need to put a station at this location besides the greed of Republic Services. They do not provide service to any of the direct surrounding communities and would only bring negative consequences to our lives. Both Parks and Sons and the City of Peoria, the two companies who actually run waste services for the residents of the surrounding neighborhoods, have both said that they have no plans to use the facility for their trucks and our actual waste and RS has even stated that "they hope the company eventually uses the transfer station." Republic Services will be hauling in a completely different city's waste to our backyards. In fact, Republic Services pushed a campaign in the city of Surprise to get false support for the building of this site. The vast majority of people that Republic Services got to voice support for the transfer station live close to ten miles away, which is shown in the maps provided in the staff report. The area directly surrounding the proposed transfer station is undeniably red and in opposition to the zone change/transfer station. Republic Services also got these Surprise residents to show support for the transfer station by saying it could bring back the city's recycling program, but when asked by the zoning staff to provide data that the transfer station could actually reinstate Surprise recycling, they were unable to do so. So Republic Services was pushing questionable promises on people who live very far away from the proposed location to make it seem like there is a strong citizen support for the West Wing Transfer Station. I guarantee that if these Surprise residents were told the building would be built within a mile or so of their homes, their actual support would decrease or disappear completely, including the support of the Surprise Mayor. Of course the Surprise Mayor would be in support of this transfer station, a facility to benefit his/her citizens without having any of its negative consequences that come along with it, within their city's limits. If this transfer station is to benefit the city of Surprise, then it should be built in the city of Surprise and not in North Peoria/Sun City. There is plenty of already industrial zoned land off the 303 in Surprise that Republic Services could use to build this facility and then they would be in the area that they are actually servicing. It truly feels like the residents of North Peoria/Sun City are getting dumped on by this company to only generate money for themselves and provide benefits for a completely different city. There is no benefit, only negatives, for the people who live directly around the proposed site and that is quite frankly wrong. Please do not ignore the loud majority of the immediately surrounding communities that do not support this rezoning.

Thank you,

Geoff Whitaker

## Adam Cannon (PND)

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**From:** Rachel Applegate (PND)  
**Sent:** Monday, January 24, 2022 7:11 AM  
**To:** Adam Cannon (PND)  
**Subject:** FW: Comments on Case Z2021090

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**From:** Cassie Kloepfel <cassie.kloepfel@yahoo.com>  
**Sent:** Sunday, January 23, 2022 4:19 PM  
**To:** Rachel Applegate (PND) <Rachel.Applegate@Maricopa.Gov>  
**Subject:** Comments on Case Z2021090

Hearing Date: January 27th, 2020  
Agenda Item and Case Number: Zoning Case for Westwing Transfer Station, Case #Z2021090

Cassandra Whitaker  
[cassie.kloepfel@yahoo.com](mailto:cassie.kloepfel@yahoo.com)  
6023805047

Citizen in opposition to the West Wing Transfer Station

I am unable to speak due to appointment conflict

To Whom it may Concern:

I am writing to express my extreme opposition to the passing of the zone change to allow the building of the WestWing Transfer Station. I have many reasons to oppose the building of this site, the most important is that my home will be within a .5 miles of the proposed building and will therefore have a direct negative effect on mine and my family's daily lives.

I am a resident of the Crossriver community in Sun City off of the 303 and El Mirage. Our community is extremely concerned with this proposal and absolutely do not want it approved.

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waste transfer station off of the 17 and Happy Valley. There is no actual need to put a station at this location besides the greed of Republic Services. They do not provide service to any of the direct surrounding communities and would only bring negative consequences to our lives. Both Parks and Sons and the City of Peoria, the two companies who actually run waste services for the residents of the surrounding neighborhoods, have both said that they have no plans to use the facility for their trucks and our actual waste and RS has even stated that "they hope the company eventually use the transfer station." Republic Services will be quite frankly, hauling in a completely different city's waste to our backyards. In fact, Republic Services pushed a campaign in the city of Surprise to get false support for the building of this site. The vast majority of people that Republic Services got to voice support for the transfer station live close to ten miles away, which is shown in the maps provided in the staff report. The area directly surrounding the proposed transfer station is undeniably red and in opposition to the zone change/transfer station. Republic Services also got these Surprise residents to show support for the transfer station by saying it could bring back the city's recycling program, but when asked by the zoning staff to provide data that the transfer station could actually reinstate Surprise recycling, they were unable to do so. So Republic Services was pushing questionable promises on people who live very far away from the proposed location to make it seem like there is a strong citizen support for the West Wing Transfer Station. I guarantee that if these Surprise residents were told the building would be built within a mile or so of their homes, their actual support would decrease or disappear completely, including the support of the Surprise Mayor. Of course the Surprise Mayor would be in support of this transfer station, a facility to benefit his/her citizens without having any of its negative consequences that come along with it, within their city's limits. If this transfer station is to benefit the city of Surprise, then it should be built in the city of Surprise and not in North Peoria/Sun City. There is plenty of already industrial zoned land off the 303 in Surprise that RS could build this facility and then they would be in the area that they are actually servicing. It truly feels like the residents of North Peoria/Sun City are getting dumped on by this company to only generate money for RS and provide benefits for a completely different city. There is no benefit, only negatives, for the people who live directly around the proposed site and that is quite frankly wrong. Please ask yourself honestly about that if a facility of this sort was going to be built within a half mile of your own home, that was bought way before any industrial zoning land changes occurred, how would you want the zoning committee to vote? I'm sure it would not be in support.

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Cassandra Whitaker