

CITIZEN PARTICIPATION PLAN

WESTWING RECYCLING & TRANSFER STATION REPUBLIC SERVICES OF PHOENIX

PROJECT REQUEST: 1) Zone Change with Overlay Approval – Rezone from IND-2 IUPD to IND-3 IUPD; and 2) Precise Plan of Development Approval

GENERAL LOCATION: Immediately south of the southwest corner of the WestWing Power Substation (the northwest corner of APN 503-53-025U)



ZONE CHANGE CASE NO. Z2021_____

Applicant: Allied Waste Transportation, Inc., dba Republic Services of Phoenix

Submitted: August 4, 2021

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Table of Contents

- I. Introductory Statement 4
- II. Description of the Proposal 4
- III. General Purpose and Scope of Public Outreach Prior to Submittal 5
- IV. In-Person Contacts 5
 - A. Homeowners Associations** 5
 - 1. **Corte Bella HOA Governmental Affairs Committee** 7
 - 2. **Sunleya HOA** 8
 - 3. **HOA Community Meetings** 8
 - B. Open Houses** 9
 - C. Tele Town Halls** 10
 - D. Community Cleanup** 10
 - E. Other Meetings with Interested Citizens** 10
- V. Multi-Media General Outreach 10
 - A. Project Website** 10
 - B. Newsletters** 11
 - C. E-mail Correspondence** 12
- VI. Outcomes of Early Community Outreach 12
- VII. Republic Actions upon Submittal of Rezoning Application 12
 - A. Description of the Minimum Required Community Involvement Area** 12
 - B. Additional Notice of Filing Outreach** 13
 - C. Website** 14
 - D. Site Posting** 14
 - E. Response Procedures** 14
 - F. Status Procedure** 15
- VIII. Anticipated Application Schedule 15

List of Exhibits

#	Exhibit
1	March 3, 2021 Corte Bella GAC Virtual Town Hall Summary
2	May 13, 2021 Corte Bella Cave Creek Tour Attendance Sheet
3	Attendance Sheets from February 13, 2021 and March 6, 2021 Open Houses
4	Comment Cards from February 13, 2021 and March 6, 2021 Open Houses
5	Flyers for February 13, 2021 and March 6, 2021 Open Houses
6	February 11, 2021 Tele Town Hall List of Attendees
7	February 16, 2021 Tele Town Hall List of Attendees
8	Advertisement of the March 3, 2021 Community Cleanup
9	Summary of the March 3, 2021 Community Cleanup
10	Traffic Study
11	Property Values Study
12	Noise Study
13	Republic Responses to Questions Received at Website
14	Republic Services Newsletter Distribution List
15	Republic Services Newsletters to Date
16	Republic Services Ad in the <i>Peoria Times</i>
17	Stephen Herring E-Mail Correspondence with Community
18	Gammage & Burnham E-Mail Correspondence with Community
19	Correspondence with JJ Fowlie
20	Correspondence with Cassie Whitaker / Cassie Kloepfel
21	Republic Services Community Commitments
22	Maricopa County Interested Parties
23	Notice of Filing Mailing List
24	Sign Posting Locations and Contents

I. Introductory Statement

Republic Services has engaged in an unprecedented level of community outreach in advance of filing this rezoning application. The subject property is located more than a quarter mile from any resident, separated from all homeowners by either a Freeway or a 185 acre power station, and will use a brand new road system that serves no existing residents.

Despite the complete isolation of its proposed site from any home, Republic has personally met with hundreds of area residents, contacted more than three dozen community associations, and engaged directly with hundreds of residents on line and in writing. Specifically, Republic has already:

- Contacted all **37 HOAs** within ten miles of the site, and offered to meet with them; 14 agreed to meet, and we did so.
- Hosted two open Houses on the site attended by almost **90 residents**.
- Hosted two Tele Town Halls attended by **more than 300 people**.
- Participated in HOA virtual meetings with Corte Bella, Sunleya, Vistancia and Trilogy at Vistanica, attended by around **200 people**.
- Toured the Corte Bella Government Affairs Committee (11 residents) on site at the existing Cave Creek Recycling and Transfer Station, including a visit to the tipping floor itself, as well as the closest single family home.
- Hosted a community clean-up in the Agua Fria Riverbed.
- Distributed seven project newsletters to **more than 750 people**.
- Operated a project website which contains all information about the site, including a video tour, all of our technical reports (noise, traffic and property values), and a contact point.
- Responded via e-mail and the project website to **more than one hundred** individual citizen comments.

While differences of opinion will remain, there is no fact question that Republic has left unanswered. This extensive effort has occurred despite the challenge of the ongoing Covid-19 pandemic. None of these efforts are required by the County's Ordinance; Republic undertook all of these efforts voluntarily. As the rezoning application moves into the County process, Republic will continue to be available to answer questions and listen to concerns throughout the processing of its rezoning request.

II. Description of the Proposal

Republic has filed a Zone Change Application ("Application") with Maricopa County to rezone approximately 10 acres of property located immediately south of the southwest corner of the WestWing Power Substation (in the northwest corner of Maricopa County Assessor Parcel Number 503-53-025U) ("Property"). The Property is currently zoned Light Industrial Zoning District Industrial Plan of Development (IND-2 IUPD), and is vacant with no improvements. The Application requests to rezone the Property to Heavy Industrial Zoning District Industrial Plan of

Development (IND-3 IUPD) to allow for the development of a recycling and transfer station on the Property.

III. General Purpose and Scope of Public Outreach Prior to Submittal

As explained above, Republic selected the Property because it is isolated from both any single family residential subdivision and any access road that any single family residential subdivision in the broader area uses to reach either a Major Arterial road or the Loop 303. In an effort to notify communities beyond the buffers of the 303 and the WestWing substation, Republic took a broad array of steps to ensure public awareness of the forthcoming proposal before filing its rezoning application. This broad public outreach effort provided the public with an opportunity to acquire information, ask questions and offer comments. Despite the pandemic, much of this contact was in person or by live video in a public setting.

IV. In-Person Contacts

A. Homeowners Associations

To begin, in February 2021, Republic notified the Management Company or the Board of each Homeowner’s Association **within ten (10) miles** of the Property. See **Table 1** below for a list of the **thirty-seven HOA entities** that Republic reached out to, and those entities’ respective responses. Of those 37 HOAs, **fourteen** of them accepted our offer to meet at least once, more than a third of the total contacted. The Applicant met, either virtually or person, with the Boards or appropriate Government Affairs Committee of each of these fourteen HOAs, engaged in dialogue about the project, and solicited public input.

Table 1. Initial HOA and Community Association Outreach

HOA/Community Association	Jurisdiction	Approx. Distance from Proposed Location	HOA/Community Association Contact Person	Association requested a meeting?
Blackstone at Vistancia	Peoria	2.8 miles	Dick Rosenhagen	Yes. Virtual meeting held on 02/26/2021
Caballos Del Rio	Peoria	9.8 miles	Jayne Ashmun	No
Caletas at Blackstone	Peoria	2.8 miles	Jackie Monty	No
Cibola Vista	Peoria	3.8 miles	Paul Rubin	No
Coldwater Ranch	Maricopa County	4,400 feet	City Property, Property Management Company	No Note: Republic did not contact the Coldwater

				Ranch HOA until July
Corte Bella	Maricopa County	4,000 feet	Deb Raeder, Duane Yantorno	Yes. Meetings detailed below
Cross River	Maricopa County	2,500 feet	Bud Leiner	Yes. Waiting on Cross River to confirm meeting date and time
Desert Bloom	Peoria	2.8 miles	Jennifer Thomasson	Yes. Meeting held on 02/09
Desert Sky	Peoria	2.8 miles	Jennifer Thomasson	Yes. Meeting held on 02/09
Dos Rios	Maricopa County	1,900 feet	Ashley Moscarello, Attorney	No
Florenza	Peoria	2.8 miles	Karri Hunt	No
Happy Valley Says No to a Waste Transfer Station	N/A	N/A	Vanessa and Thomas Angell, JJ Fowlie	Yes. Meetings held on 02/05/2021 and 02/09/2021
La Strada Del Lago HOA, Inc.	Peoria	3.5 miles	Mark Rounsaville	No
Melton Ranch 1	Peoria	2.7 miles	Mark Rounsaville	No
Montora Preserve	Peoria	4.2 miles	Emma Mitchell	No
Pleasant Valley	Peoria	3.2 miles	Brad Schaeffer	No
Pleasant Valley	Peoria	3.2 miles	Erin O'Donnell	No
Querencia	Peoria	3.4 miles	Emma Mitchell	No
Rancho Cabrillo	Maricopa County	1.4 miles	Kristin Anderson	Yes. Meeting held on 02/25/2021
Rock Springs Community Association	Peoria	5.2 miles	Sharon Payan	No
Silver Canyon Ranch (Vista Montana II)	Peoria	5.5 miles	Jayne Ashmun	No
Sonoran Mountain Ranch Community Association	Peoria	6.5 miles	Dave Heckler	No
Spectrum Management (Dos Rios)	Maricopa County	0.4 miles	Christopher Reynolds	No
Stonebridge Ranch	Peoria	3.3 miles	Jered Meyer	No
Summit at Sunrise Mountain	Peoria	4.7 miles	Brad Schaeffer	No

Community Association				
Sun City West PORA	Sun City	3.8 miles	Bob Miller	Yes. In person meeting held on 02/09/2021
Sunleya	Maricopa County	0.8 mi	Adam Vincent, Lilli Foster	Virtual Town Hall held on 03/11/2021
Sunrise Vista	Peoria	5.4 miles	Jayne Ashmun	No
Sunset Ridge	Peoria	3.5 miles	Jennifer Thomasson	Yes. Meeting held on 02/09/2021
Talas (Wyndham Village)	Peoria	6.1 miles	Shannon Baxter	Request for information only, information provided on 02/09/2021
Tierra Del Rio North	Peoria	1.8 miles	Jamie Murad	No
Tierra Del Rio South	Peoria	1.8 miles	Jamie Murad	No
Trilogy at Vistancia	Peoria	2.8 miles	Jennifer Thomasson	Yes, meetings held on 02/09/2021 and 7/26/2021
Trilogy Boulevard	Peoria	2.5 miles	Jennifer Thomasson	Yes, meeting held on 02/09/2021
Trilogy West	Peoria	3.2 miles	Jennifer Thomasson	Yes, meeting held on 02/09/2021
Village at Vistancia	Peoria	1.6 miles	Dick Rosenhagen, Melissa Parsons	Yes, virtual meeting held on 02/26/2021
Vista Montana (Ventana Picachos)	Peoria	4.2 miles	Jayne Ashmun	No
WestWing Mountain	Peoria	4.2 miles	Darline Castellaneta, Shelby Roberts	No

1. **Corte Bella HOA Governmental Affairs Committee.** There are two existing HOAs that are located on the south side of the El Mirage and Loop 303 interchange, Corte Bella and Sunleya. Because Republic’s proposed facility will also be using the El Mirage interchange, these are our neighbors with whom we expect to have the most possible interaction.

Republic values its regular and frequent interaction with the Corte Bella Governmental Affairs Committee (GAC), and appreciates the courtesy and civility the GAC has extended to us. Neither the GAC nor the Corte Bella HOA have taken a position on this rezoning proposal at this time, so

we extend this gratitude to these volunteer leaders of the Corte Bella community without expectation.

In addition to regular logistical interaction with the Corte Bella GAC to arrange meetings and communications, the highlights of that dialogue are as follows:

- March 3, 2021: Virtual Town Hall meeting. The GAC hosted a Town Hall at which Republic representative appeared in person at Corte Bella and fielded questions from callers into a video broadcast. **More than 100 residents** of Corte Bella and other area communities attended and asked questions for about 60 minutes. Following the meeting, and at the request of the GAC, Republic representatives developed a written summary of issues discussed during the Town Hall. See **Exhibit 1**.
- March 12, 2021: Notification to Corte Bella GAC of Pre-Application filing
- April 19, 2021: Traffic Study shared with Corte Bella GAC prior to public announcement
- April 29, 2021: Property Value Assessment shared with Corte Bella GAC prior to public announcement
- May 13, 2021: **Republic hosted a tour** at its existing Cave Creek recycling and transfer facility for the Corte Bella GAC. **Eleven residents** attended, see **Exhibit 2**. Attendees were taken on a walking tour around the facility and onto the tipping floor. They were also driven to the home nearest to the facility to experience if they could see, smell or hear the facility from that distance.

2. **Sunleya HOA.** Sunleya is the other community that is close to the south side of the El Mirage interchange. Republic attended Sunleya’s virtual HOA meeting on March 11, 2021. **Twenty-five residents** attended and Republic answered questions about traffic, property values and bulk trash. Residents were encouraged to reach out to Republic with any additional questions/concerns moving forward.

3. **HOA Community Meetings.** Since the unveiling of the proposed WestWing facility, representatives from Republic Services have hosted and/or attended **six public meetings** hosted by HOAs, reaching **more than 200 residents** directly.

Table 2. HOA Community Meetings

Stakeholder	Meeting Type	Date	Stakeholder Contact Person	Number of Attendees
Corte Bella HOA	In Person	February 17, 2021	Duane Yantorno, Government Affairs Committee Chair	25
Corte Bella HOA	Virtual	March 3, 2021	Duane Yantorno, Government Affairs Committee Chair	100+
Sunleya HOA	Virtual	March 11, 2021	Adam Vincent, HOA President	32

Corte Bella HOA	Cave Creek Transfer Station Tour (in person)	March 13, 2021	Duane Yantorno, Government Affairs Committee Chair	11
Vistancia	Virtual	May 25, 2021	HOA President Richard Eckenrode and Dick Rosenhagen	21
Trilogy at Vistanica	Virtual	July 26, 2021	Jennifer L. Thomasson, Director of Community Association	10
Total				199+

B. Open Houses

As previously indicated, the Property is isolated from any and all homes in the area. We believe that **the isolation of the Property is best appreciated by visiting the Property itself**. To that end, Republic Services hosted two (2) in-person Open Houses on the Property while the weather was still nice, on February 13, 2021 and March 6, 2021. At the Open Houses, members of the project team were also available to answer questions about the proposed facility. Republic intends to resume the Open Houses when the nice weather returns in the Fall.

To ensure safe social distancing per the Centers for Disease Control and Prevention (CDC) recommendations regarding the COVID-19 pandemic, Republic divided the events into time slots, with a maximum of 40 attendees on the Property per time slot. Allowing up to 40 attendees on a 10 acre parcel allowed ample distancing per person. Masks were required of all attendees and Republic representatives.

To publicize the Open Houses, Republic extended invitations in each of its first four newsletters (see below), on its project website (see below), at its two Tele Town Halls (see below), and at its meetings with the Corte Bella HOA. In addition, Republic extended invitations to each HOA representative and individual whom Republic met with in early February. Finally, Republic ran an advertisement for the Open Houses in *The Peoria Times*. In all of its invitations, Republic directed interested attendees to its website so that they could RSVP and understand the Open House Covid protocols.

The first Open House had **65 attendees**, and the second Open House had **23 attendees**. See **Exhibit 3** for the sign in sheets from these events. The Applicant discussed the proposed project, answered attendees’ questions, and also solicited attendees’ input. Complimentary food and beverages were made available in accordance with CDC guidelines. To capture attendees’ input, comment cards were made available at both Open Houses, see **Exhibit 4**. See **Exhibit 5** for the newspaper advertisement and flyers advertising the Open Houses.

To reiterate, when the good weather returns in October, Republic intends to resume Open Houses on the site.

C. Tele Town Halls

In an additional effort to make information safely and publicly available during the pandemic, Republic Services held two (2) separate, virtual, open public meetings, called Tele Town Halls. These Tele Town Halls were promoted through **more than 8,000 direct and automated phone calls** to residents in the area, including concerned HOAs. The recorded calls invited residents to stay on the line to participate in the live tele town hall, and the message also invited residents to attend the in-person Open House events. The Tele Town Halls were conducted on February 11, 2021, and February 16, 2021.

Each Town Hall was 1 hour long. **145 participants** attended the first Town Hall and **164 participants** attended the second Town Hall, for a combined total of **309 attendees**. See **Exhibits 6 and 7** for lists of the Town Hall attendees. Audio recordings of the February 11 and February 16, 2021 Tele Town Halls are available to the public on the WestWing website at <https://westwingtransfer.com/resources/>.

D. Community Cleanup

During ongoing communication with the community, the Applicant learned of illegally dumped material near the Agua Fria River bed and Tierra del Rio. On March 3, 2021, the Applicant hosted a free cleanup of this area and hauled away more than eleven (11) tons of trash. See **Exhibits 8 and 9**, advertising and summarizing the cleanup respectively. Two community members participated in the cleanup alongside Republic Services, successfully removing couches, carpet, bottles, cans and a large amount of concrete.

E. Other Meetings with Interested Citizens

The Applicant also met with Vanessa Angell and Thomas Angell on February 5, 2021 to continue ongoing discussions about the northwest valley's need for a transfer station. The Applicant met again with Mr. and Mrs. Angell, and JJ Fowlie, on February 9, 2021 to discuss the upcoming rollout of the proposed WestWing facility. Mr. and Ms. Angell and Mr. Fowlie lead opposition against the Applicant's rezoning case at 115th Avenue and Happy Valley Road (Case Z2020017). Mr. Fowlie is a Phoenix Firefighter and was the face of the "Stop the Stinky Station" opposition campaign in Case Z2020017. Republic Services continued to keep in direct contact with Mr. Fowlie via phone and an in person meeting through early March 2020. Mr. Fowlie was invited to, but did not participate in, the March 3, 2020 community clean up lead by Republic Services.

V. Multi-Media General Outreach

In addition to the hundreds of in-person contacts detailed above, Republic has simultaneously been operating a multi-faceted general outreach campaign to make project information readily available to interested members of the public.

A. Project Website

The key to Republic's general outreach effort has been its website. Beginning February 9, 2021, a project website was made publicly available 24/7, <https://westwingtransfer.com/>. The website

contains information about Republic Services, Frequently Asked Questions, a video tour of the Property, and contact information for Republic Services.

To assess what impact the proposed transfer facility could have on surrounding residences, Republic Services commissioned the following studies and publicly posted them at <https://westwingtransfer.com/resources/>:

- April 1, 2021: Traffic Study (**Exhibit 10**). Republic also posted the WestWing Business Park and QuikTrip traffic studies to the website.
- April 29, 2021: Property Values Study (**Exhibit 11**)
- July 28, 2021: Noise Study (**Exhibit 12**)

Republic will continue to publicly post information throughout the processing of its rezoning application, including the application itself and any and all public hearing dates.

Republic responds to all questions received at the website. From February 9, 2021 through June 30, 2021, Republic has received a total of **139 contacts** through the website. Of those, **78 contacts** posed questions to which Republic responded (**Exhibit 13**).

B. Newsletters

Republic has periodically issued newsletters via e-mail to hundreds of interested citizens about the project. To compile this mailing list, Republic utilized the e-mail addresses of all residents who submitted public comments on Case Z2020017, and to those additional residents who have reached out to the Applicant regarding the proposed WestWing Transfer Facility. The newsletter mailing list currently includes **778 residents**, see **Exhibit 14** for the distribution list.

The newsletters contain information about the proposed facility in relation to noise, traffic, and property values, and address frequently asked questions. See **Exhibit 15** for all **seven** of the newsletters that have been published to date:

- February 9, 2021: Announcement of proposed WestWing facility location
- February 11, 2021: Dialogue with the community leads to free bulk trash service and commitment to install downward-facing lighting
- February 19, 2021: Summary of community outreach to date and invitation to March 6, 2021 open house
- February 26, 2021: Invitation to community cleanup on March 3, 2021
- March 10, 2021: Summary of open houses and community cleanup
- April 9, 2021: Announcement and publication of traffic report
- April 29, 2021: Announcement and publication of property values study

In addition, on February 25, 2021 Republic ran an ad in the *Peoria Times* notifying readers of its exploration of the WestWing site for a potential transfer station. See **Exhibit 16**.

C. E-mail Correspondence

In addition to direct correspondence through the website, Republic and its representatives have engaged in some direct e-mail communication with interested parties as well. Stephen Herring of Republic has served as a community liaison for several months. Copies of his direct e-mail correspondence with 32 **interested citizens** is attached as **Exhibit 17**.

On behalf of Republic, Gammage & Burnham continues to engage with the community via e-mail, responding to questions in a timely manner. Since February 1, 2021, Gammage & Burnham has responded to **17 e-mails**. See **Exhibit 18** for a copy of these e-mails, and all e-mail correspondence, with the community to date.

Two specific residents have submitted a large volume of inquiries to Republic. See **Exhibit 19** for correspondence with JJ Fowlie and **Exhibit 20** for correspondence with Cassie Whitaker/Cassie Kloeppel.

VI. Outcomes of Early Community Outreach

In addition to providing huge amounts of information to interested citizens, Republic has received useful feedback through this continued dialogue, and as a result, has made multiple new commitments to the community. These commitments will foster a harmonious relationship with regard to the proposed transfer facility:

- Installing downward-facing lighting only
- Providing free monthly bulk disposal for nearby residents
- Providing a dedicated telephone hotline for residents to report issues immediately

See **Exhibit 21** for the complete list of community commitments that Republic has posted on the website.

VII. Republic Actions upon Submittal of Rezoning Application

A. Description of the Minimum Required Community Involvement Area

We begin with the baseline requirements of the County Ordinance. In accordance with Sections 305.4, 305.5.1, and 305.5.2 of the County Zoning Ordinance, and within 30 days upon submitting the Application, Republic will send written notice by first class mail to:

- i) each real property owner as shown on the last assessment of Property within three hundred (300) feet of the proposed rezone boundary,
- ii) the heads of any homeowners associations within three hundred (300) feet of the proposed rezone boundary, and

- iii) the City of Peoria, the Arizona Department of Transportation, and other potentially affected citizens who have requested that they be placed on the routing list maintained by Maricopa County.

The notice by mail shall include the description of the area of the proposed change, the name of the applicant, and contact information for the applicant. Republic will submit a copy of the notice and an affidavit demonstrating proof of such notification to Maricopa County within 30-days of Application submittal.

There are no homes or HOAs within this 300 foot range. Indeed, there are no homes or HOAs within one quarter mile of the Property. All residences in the broader area are separated from the Property by the Loop 303 and its large sound wall to the south, and the WestWing substation to the north.

The County has identified additional parties in interest affected by this proposal as Arizona Department of Transportation (ADOT), Property Owners & Residents Association for Sun City West (PORA), Mining District, Lafarge North America, Concerned Citizens of Cross River, Philip Spiller, Ed Grant, Maricopa Association of Governments, ADOT Right of Way Project Management, Sun City West Independent, North County Fire District, Maricopa County Parks and Recreation, WestWing Business Park, Insight Land, City of Surprise and City of Peoria (see **Exhibit 22**).

B. Additional Notice of Filing Outreach

In addition to the parties required by the County Zoning Ordinance, Republic will also directly notify all 14 of the HOA contacts with whom we have previously met, identified in Table 1 above. As part of this notification, Republic will offer to once again meet with these HOAs if they wish to do so. For a complete list of the direct notices of filing, see **Exhibit 23**.

As indicated previously, Republic believes that the best way to view the remote nature of this proposal is from the site itself, and so Republic will be hosting additional Open Houses when the weather permits, presumably sometime in October. Republic expects that its rezoning application will still be in the County staff's technical review process at that time, and public hearings before the Commission will not have taken place, so there will be ample time for interested citizens to see the site in advance of public hearings. As we did in the Spring, Republic will continue to follow whatever COVID-19 protocols may be in place at that time.

Republic also found Tele Town Halls to be an effective way to reach a lot of people in a short and effective manner, allowing people to ask questions from the comfort of their home. Thus, Republic will hold at least two more Tele Town Halls prior to the resumption of Open Houses to maintain lines of direct communication.

In the Introductory Statement, Republic identified an array of public outreach measures. The list above, when combined with the website and e-mails, each separately addressed below,

illustrates that we will continue to deploy the most effective means of direct communication we have used throughout this project.

C. Website

Republic will post its entire application on its existing project website for any interested citizen to review. In its notices, Republic will direct all interested parties to the project website. This continues Republic's practice of making all public documents readily available to interested citizens.

D. Site Posting

In accordance with Section 305.3 of the Zoning Ordinance, and within 30 days upon submitting the Application, Republic will post notification signage on the property included in the proposed zoning change.

Republic selected this Property because of its extreme isolation. Thus, sign postings on the Property as required by the County would be seen by no one. Therefore, in an effort to ensure visible signage, Republic will voluntarily post signs at the south corner of the intersection of Vistancia Parkway and Happy Valley Road and at the southeast corner of the interchange of El Mirage Road and the 303 (see **Exhibit 24**). In addition to the County's standard text, these signs will clearly indicate the actual, remote location of the Property.

Each notice shall be a minimum of 3 feet x 3 feet in size and shall be laminated. The posting shall include, at minimum, a brief description of the area of the proposed change, a general explanation of the nature of the proposed change, the name of the applicant, and contact information for the applicant. Republic will submit a signed affidavit, along with photographic evidence, to Maricopa County to demonstrate proof of posting within 30 days of the Application submittal.

E. Response Procedures

In accordance with Section 305.5.3 and 305.5.4 of the Zoning Ordinance, property owners and other interested stakeholders are encouraged to contact Republic to discuss any questions or concerns they have regarding the Application. Upon request, Republic will provide copies of the Application containing the complete details of the request to property owners and other interested parties. A copy of the Application will also be on file with the Maricopa County Planning and Development Department.

Individuals will be free to contact Republic or Maricopa County Planning & Development Department at any time during the application review process. Republic anticipates receiving additional inquiries during the rezoning process, either through the project website or its representatives at Gammage & Burnham. We will respond to all inquiries.

F. Status Procedure

Should any material changes or amendments to the proposed development occur after Republic's initial notification has been mailed to residents and interested parties, Republic will contact the affected parties describing the changes. Republic will provide a record of this follow-up to the Maricopa County Planning & Development Department.

In accordance with Sections 305.6 and 305.9 of the Zoning Ordinance and prior to the notice of public hearing, Republic will submit a written report with results of the citizen participation effort. Republic will prepare this report in accordance with Sections 305.9.1 and 305.9.2 of the Zoning Ordinance.

VIII. Anticipated Application Schedule

In accordance with Section 305.5.5, Republic's anticipated application schedule is as follows:

Community Outreach:	Beginning February 9, 2021
WestWing Project Website Active:	February 9, 2021
Pre-Application Filing:	March 12, 2021
Pre-Application Meeting:	April 13, 2021
Application Submitted:	August 4, 2021
Stakeholder Mailing:	By September 3, 2021
Site Posting:	By September 3, 2021
Open Houses:	To be determined
Technical Advisory Committee Meeting:	To be determined
Planning and Zoning Commission Meeting:	To be determined
Board of Supervisors Meeting:	To be determined

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Republic Services has engaged in an unprecedented level of community outreach in advance of filing this rezoning application. The subject property is located more than a quarter mile from any resident, separated from all homeowners by either a Freeway or a 185 acre power station, and will use a brand new road system that serves no existing residents.

Despite the complete isolation of its proposed site from any home, Republic has personally met with hundreds of area residents, contacted more than three dozen community associations, and engaged directly with hundreds of residents on line and in writing. Specifically, Republic has already:

- Contacted all **37 HOAs** within ten miles of the site, and offered to meet with them; 14 agreed to meet, and we did so.
- Hosted two open Houses on the site attended by almost **90 residents**.
- Hosted two Tele Town Halls attended by **more than 300 people**.
- Participated in HOA virtual meetings with Corte Bella, Sunleya, Vistancia and Trilogy at Vistanica, attended by around **200 people**.
- Toured the Corte Bella Government Affairs Committee (11 residents) on site at the existing Cave Creek Recycling and Transfer Station, including a visit to the tipping floor itself, as well as the closest single family home.
- Hosted a community clean-up in the Agua Fria Riverbed.
- Distributed seven project newsletters to **more than 750 people**.
- Operated a project website which contains all information about the site, including a video tour, all of our technical reports (noise, traffic and property values), and a contact point.
- Responded via e-mail and the project website to **more than one hundred** individual citizen comments.

While differences of opinion will remain, there is no fact question that Republic has left unanswered. This extensive effort has occurred despite the challenge of the ongoing Covid-19 pandemic. None of these efforts are required by the County's Ordinance; Republic undertook all of these efforts voluntarily. As the rezoning application moves into the County process, Republic will continue to be available to answer questions and listen to concerns throughout the processing of its rezoning request.

II. Description of the Proposal

Republic has filed a Zone Change Application ("Application") with Maricopa County to rezone approximately 10 acres of property located immediately south of the southwest corner of the WestWing Power Substation (in the northwest corner of Maricopa County Assessor Parcel Number 503-53-025U) ("Property"). The Property is currently zoned Light Industrial Zoning District Industrial Plan of Development (IND-2 IUPD), and is vacant with no improvements. The Application requests to rezone the Property to Heavy Industrial Zoning District Industrial Plan of

Development (IND-3 IUPD) to allow for the development of a recycling and transfer station on the Property.

III. General Purpose and Scope of Public Outreach Prior to Submittal

As explained above, Republic selected the Property because it is isolated from both any single family residential subdivision and any access road that any single family residential subdivision in the broader area uses to reach either a Major Arterial road or the Loop 303. In an effort to notify communities beyond the buffers of the 303 and the WestWing substation, Republic took a broad array of steps to ensure public awareness of the forthcoming proposal before filing its rezoning application. This broad public outreach effort provided the public with an opportunity to acquire information, ask questions and offer comments. Despite the pandemic, much of this contact was in person or by live video in a public setting.

IV. In-Person Contacts

A. Homeowners Associations

To begin, in February 2021, Republic notified the Management Company or the Board of each Homeowner’s Association **within ten (10) miles** of the Property. See **Table 1** below for a list of the **thirty-seven HOA entities** that Republic reached out to, and those entities’ respective responses. Of those 37 HOAs, **fourteen** of them accepted our offer to meet at least once, more than a third of the total contacted. The Applicant met, either virtually or person, with the Boards or appropriate Government Affairs Committee of each of these fourteen HOAs, engaged in dialogue about the project, and solicited public input.

Table 1. Initial HOA and Community Association Outreach

HOA/Community Association	Jurisdiction	Approx. Distance from Proposed Location	HOA/Community Association Contact Person	Association requested a meeting?
Blackstone at Vistancia	Peoria	2.8 miles	Dick Rosenhagen	Yes. Virtual meeting held on 02/26/2021
Caballos Del Rio	Peoria	9.8 miles	Jaynee Ashmun	No
Caletas at Blackstone	Peoria	2.8 miles	Jackie Monty	No
Cibola Vista	Peoria	3.8 miles	Paul Rubin	No
Coldwater Ranch	Maricopa County	4,400 feet	City Property, Property Management Company	No Note: Republic did not contact the Coldwater

				Ranch HOA until July
Corte Bella	Maricopa County	4,000 feet	Deb Raeder, Duane Yantorno	Yes. Meetings detailed below
Cross River	Maricopa County	2,500 feet	Bud Leiner	Yes. Waiting on Cross River to confirm meeting date and time
Desert Bloom	Peoria	2.8 miles	Jennifer Thomasson	Yes. Meeting held on 02/09
Desert Sky	Peoria	2.8 miles	Jennifer Thomasson	Yes. Meeting held on 02/09
Dos Rios	Maricopa County	1,900 feet	Ashley Moscarello, Attorney	No
Florenza	Peoria	2.8 miles	Karri Hunt	No
Happy Valley Says No to a Waste Transfer Station	N/A	N/A	Vanessa and Thomas Angell, JJ Fowlie	Yes. Meetings held on 02/05/2021 and 02/09/2021
La Strada Del Lago HOA, Inc.	Peoria	3.5 miles	Mark Rounsaville	No
Melton Ranch 1	Peoria	2.7 miles	Mark Rounsaville	No
Montora Preserve	Peoria	4.2 miles	Emma Mitchell	No
Pleasant Valley	Peoria	3.2 miles	Brad Schaeffer	No
Pleasant Valley	Peoria	3.2 miles	Erin O'Donnell	No
Querencia	Peoria	3.4 miles	Emma Mitchell	No
Rancho Cabrillo	Maricopa County	1.4 miles	Kristin Anderson	Yes. Meeting held on 02/25/2021
Rock Springs Community Association	Peoria	5.2 miles	Sharon Payan	No
Silver Canyon Ranch (Vista Montana II)	Peoria	5.5 miles	Jayne Ashmun	No
Sonoran Mountain Ranch Community Association	Peoria	6.5 miles	Dave Heckler	No
Spectrum Management (Dos Rios)	Maricopa County	0.4 miles	Christopher Reynolds	No
Stonebridge Ranch	Peoria	3.3 miles	Jered Meyer	No
Summit at Sunrise Mountain	Peoria	4.7 miles	Brad Schaeffer	No

Community Association				
Sun City West PORA	Sun City	3.8 miles	Bob Miller	Yes. In person meeting held on 02/09/2021
Sunleya	Maricopa County	0.8 mi	Adam Vincent, Lilli Foster	Virtual Town Hall held on 03/11/2021
Sunrise Vista	Peoria	5.4 miles	Jayne Ashmun	No
Sunset Ridge	Peoria	3.5 miles	Jennifer Thomasson	Yes. Meeting held on 02/09/2021
Talas (Wyndham Village)	Peoria	6.1 miles	Shannon Baxter	Request for information only, information provided on 02/09/2021
Tierra Del Rio North	Peoria	1.8 miles	Jamie Murad	No
Tierra Del Rio South	Peoria	1.8 miles	Jamie Murad	No
Trilogy at Vistancia	Peoria	2.8 miles	Jennifer Thomasson	Yes, meetings held on 02/09/2021 and 7/26/2021
Trilogy Boulevard	Peoria	2.5 miles	Jennifer Thomasson	Yes, meeting held on 02/09/2021
Trilogy West	Peoria	3.2 miles	Jennifer Thomasson	Yes, meeting held on 02/09/2021
Village at Vistancia	Peoria	1.6 miles	Dick Rosenhagen, Melissa Parsons	Yes, virtual meeting held on 02/26/2021
Vista Montana (Ventana Picachos)	Peoria	4.2 miles	Jayne Ashmun	No
WestWing Mountain	Peoria	4.2 miles	Darline Castellaneta, Shelby Roberts	No

1. **Corte Bella HOA Governmental Affairs Committee.** There are two existing HOAs that are located on the south side of the El Mirage and Loop 303 interchange, Corte Bella and Sunleya. Because Republic’s proposed facility will also be using the El Mirage interchange, these are our neighbors with whom we expect to have the most possible interaction.

Republic values its regular and frequent interaction with the Corte Bella Governmental Affairs Committee (GAC), and appreciates the courtesy and civility the GAC has extended to us. Neither the GAC nor the Corte Bella HOA have taken a position on this rezoning proposal at this time, so

we extend this gratitude to these volunteer leaders of the Corte Bella community without expectation.

In addition to regular logistical interaction with the Corte Bella GAC to arrange meetings and communications, the highlights of that dialogue are as follows:

- March 3, 2021: Virtual Town Hall meeting. The GAC hosted a Town Hall at which Republic representative appeared in person at Corte Bella and fielded questions from callers into a video broadcast. **More than 100 residents** of Corte Bella and other area communities attended and asked questions for about 60 minutes. Following the meeting, and at the request of the GAC, Republic representatives developed a written summary of issues discussed during the Town Hall. See **Exhibit 1**.
- March 12, 2021: Notification to Corte Bella GAC of Pre-Application filing
- April 19, 2021: Traffic Study shared with Corte Bella GAC prior to public announcement
- April 29, 2021: Property Value Assessment shared with Corte Bella GAC prior to public announcement
- May 13, 2021: **Republic hosted a tour** at its existing Cave Creek recycling and transfer facility for the Corte Bella GAC. **Eleven residents** attended, see **Exhibit 2**. Attendees were taken on a walking tour around the facility and onto the tipping floor. They were also driven to the home nearest to the facility to experience if they could see, smell or hear the facility from that distance.

2. **Sunleya HOA.** Sunleya is the other community that is close to the south side of the El Mirage interchange. Republic attended Sunleya’s virtual HOA meeting on March 11, 2021. **Twenty-five residents** attended and Republic answered questions about traffic, property values and bulk trash. Residents were encouraged to reach out to Republic with any additional questions/concerns moving forward.

3. **HOA Community Meetings.** Since the unveiling of the proposed WestWing facility, representatives from Republic Services have hosted and/or attended **six public meetings** hosted by HOAs, reaching **more than 200 residents** directly.

Table 2. HOA Community Meetings

Stakeholder	Meeting Type	Date	Stakeholder Contact Person	Number of Attendees
Corte Bella HOA	In Person	February 17, 2021	Duane Yantorno, Government Affairs Committee Chair	25
Corte Bella HOA	Virtual	March 3, 2021	Duane Yantorno, Government Affairs Committee Chair	100+
Sunleya HOA	Virtual	March 11, 2021	Adam Vincent, HOA President	32

Corte Bella HOA	Cave Creek Transfer Station Tour (in person)	March 13, 2021	Duane Yantorno, Government Affairs Committee Chair	11
Vistancia	Virtual	May 25, 2021	HOA President Richard Eckenrode and Dick Rosenhagen	21
Trilogy at Vistanica	Virtual	July 26, 2021	Jennifer L. Thomasson, Director of Community Association	10
Total				199+

B. Open Houses

As previously indicated, the Property is isolated from any and all homes in the area. We believe that **the isolation of the Property is best appreciated by visiting the Property itself**. To that end, Republic Services hosted two (2) in-person Open Houses on the Property while the weather was still nice, on February 13, 2021 and March 6, 2021. At the Open Houses, members of the project team were also available to answer questions about the proposed facility. Republic intends to resume the Open Houses when the nice weather returns in the Fall.

To ensure safe social distancing per the Centers for Disease Control and Prevention (CDC) recommendations regarding the COVID-19 pandemic, Republic divided the events into time slots, with a maximum of 40 attendees on the Property per time slot. Allowing up to 40 attendees on a 10 acre parcel allowed ample distancing per person. Masks were required of all attendees and Republic representatives.

To publicize the Open Houses, Republic extended invitations in each of its first four newsletters (see below), on its project website (see below), at its two Tele Town Halls (see below), and at its meetings with the Corte Bella HOA. In addition, Republic extended invitations to each HOA representative and individual whom Republic met with in early February. Finally, Republic ran an advertisement for the Open Houses in *The Peoria Times*. In all of its invitations, Republic directed interested attendees to its website so that they could RSVP and understand the Open House Covid protocols.

The first Open House had **65 attendees**, and the second Open House had **23 attendees**. See **Exhibit 3** for the sign in sheets from these events. The Applicant discussed the proposed project, answered attendees’ questions, and also solicited attendees’ input. Complimentary food and beverages were made available in accordance with CDC guidelines. To capture attendees’ input, comment cards were made available at both Open Houses, see **Exhibit 4**. See **Exhibit 5** for the newspaper advertisement and flyers advertising the Open Houses.

To reiterate, when the good weather returns in October, Republic intends to resume Open Houses on the site.

C. Tele Town Halls

In an additional effort to make information safely and publicly available during the pandemic, Republic Services held two (2) separate, virtual, open public meetings, called Tele Town Halls. These Tele Town Halls were promoted through **more than 8,000 direct and automated phone calls** to residents in the area, including concerned HOAs. The recorded calls invited residents to stay on the line to participate in the live tele town hall, and the message also invited residents to attend the in-person Open House events. The Tele Town Halls were conducted on February 11, 2021, and February 16, 2021.

Each Town Hall was 1 hour long. **145 participants** attended the first Town Hall and **164 participants** attended the second Town Hall, for a combined total of **309 attendees**. See **Exhibits 6 and 7** for lists of the Town Hall attendees. Audio recordings of the February 11 and February 16, 2021 Tele Town Halls are available to the public on the WestWing website at <https://westwingtransfer.com/resources/>.

D. Community Cleanup

During ongoing communication with the community, the Applicant learned of illegally dumped material near the Agua Fria River bed and Tierra del Rio. On March 3, 2021, the Applicant hosted a free cleanup of this area and hauled away more than eleven (11) tons of trash. See **Exhibits 8 and 9**, advertising and summarizing the cleanup respectively. Two community members participated in the cleanup alongside Republic Services, successfully removing couches, carpet, bottles, cans and a large amount of concrete.

E. Other Meetings with Interested Citizens

The Applicant also met with Vanessa Angell and Thomas Angell on February 5, 2021 to continue ongoing discussions about the northwest valley's need for a transfer station. The Applicant met again with Mr. and Mrs. Angell, and JJ Fowlie, on February 9, 2021 to discuss the upcoming rollout of the proposed WestWing facility. Mr. and Ms. Angell and Mr. Fowlie lead opposition against the Applicant's rezoning case at 115th Avenue and Happy Valley Road (Case Z2020017). Mr. Fowlie is a Phoenix Firefighter and was the face of the "Stop the Stinky Station" opposition campaign in Case Z2020017. Republic Services continued to keep in direct contact with Mr. Fowlie via phone and an in person meeting through early March 2020. Mr. Fowlie was invited to, but did not participate in, the March 3, 2020 community clean up lead by Republic Services.

V. Multi-Media General Outreach

In addition to the hundreds of in-person contacts detailed above, Republic has simultaneously been operating a multi-faceted general outreach campaign to make project information readily available to interested members of the public.

A. Project Website

The key to Republic's general outreach effort has been its website. Beginning February 9, 2021, a project website was made publicly available 24/7, <https://westwingtransfer.com/>. The website

contains information about Republic Services, Frequently Asked Questions, a video tour of the Property, and contact information for Republic Services.

To assess what impact the proposed transfer facility could have on surrounding residences, Republic Services commissioned the following studies and publicly posted them at <https://westwingtransfer.com/resources/>:

- April 1, 2021: Traffic Study (**Exhibit 10**). Republic also posted the WestWing Business Park and QuikTrip traffic studies to the website.
- April 29, 2021: Property Values Study (**Exhibit 11**)
- July 28, 2021: Noise Study (**Exhibit 12**)

Republic will continue to publicly post information throughout the processing of its rezoning application, including the application itself and any and all public hearing dates.

Republic responds to all questions received at the website. From February 9, 2021 through June 30, 2021, Republic has received a total of **139 contacts** through the website. Of those, **78 contacts** posed questions to which Republic responded (**Exhibit 13**).

B. Newsletters

Republic has periodically issued newsletters via e-mail to hundreds of interested citizens about the project. To compile this mailing list, Republic utilized the e-mail addresses of all residents who submitted public comments on Case Z2020017, and to those additional residents who have reached out to the Applicant regarding the proposed WestWing Transfer Facility. The newsletter mailing list currently includes **778 residents**, see **Exhibit 14** for the distribution list.

The newsletters contain information about the proposed facility in relation to noise, traffic, and property values, and address frequently asked questions. See **Exhibit 15** for all **seven** of the newsletters that have been published to date:

- February 9, 2021: Announcement of proposed WestWing facility location
- February 11, 2021: Dialogue with the community leads to free bulk trash service and commitment to install downward-facing lighting
- February 19, 2021: Summary of community outreach to date and invitation to March 6, 2021 open house
- February 26, 2021: Invitation to community cleanup on March 3, 2021
- March 10, 2021: Summary of open houses and community cleanup
- April 9, 2021: Announcement and publication of traffic report
- April 29, 2021: Announcement and publication of property values study

In addition, on February 25, 2021 Republic ran an ad in the *Peoria Times* notifying readers of its exploration of the WestWing site for a potential transfer station. See **Exhibit 16**.

C. E-mail Correspondence

In addition to direct correspondence through the website, Republic and its representatives have engaged in some direct e-mail communication with interested parties as well. Stephen Herring of Republic has served as a community liaison for several months. Copies of his direct e-mail correspondence with 32 **interested citizens** is attached as **Exhibit 17**.

On behalf of Republic, Gammage & Burnham continues to engage with the community via e-mail, responding to questions in a timely manner. Since February 1, 2021, Gammage & Burnham has responded to **17 e-mails**. See **Exhibit 18** for a copy of these e-mails, and all e-mail correspondence, with the community to date.

Two specific residents have submitted a large volume of inquiries to Republic. See **Exhibit 19** for correspondence with JJ Fowlie and **Exhibit 20** for correspondence with Cassie Whitaker/Cassie Kloeppel.

VI. Outcomes of Early Community Outreach

In addition to providing huge amounts of information to interested citizens, Republic has received useful feedback through this continued dialogue, and as a result, has made multiple new commitments to the community. These commitments will foster a harmonious relationship with regard to the proposed transfer facility:

- Installing downward-facing lighting only
- Providing free monthly bulk disposal for nearby residents
- Providing a dedicated telephone hotline for residents to report issues immediately

See **Exhibit 21** for the complete list of community commitments that Republic has posted on the website.

VII. Republic Actions upon Submittal of Rezoning Application

A. Description of the Minimum Required Community Involvement Area

We begin with the baseline requirements of the County Ordinance. In accordance with Sections 305.4, 305.5.1, and 305.5.2 of the County Zoning Ordinance, and within 30 days upon submitting the Application, Republic will send written notice by first class mail to:

- i) each real property owner as shown on the last assessment of Property within three hundred (300) feet of the proposed rezone boundary,
- ii) the heads of any homeowners associations within three hundred (300) feet of the proposed rezone boundary, and

- iii) the City of Peoria, the Arizona Department of Transportation, and other potentially affected citizens who have requested that they be placed on the routing list maintained by Maricopa County.

The notice by mail shall include the description of the area of the proposed change, the name of the applicant, and contact information for the applicant. Republic will submit a copy of the notice and an affidavit demonstrating proof of such notification to Maricopa County within 30-days of Application submittal.

There are no homes or HOAs within this 300 foot range. Indeed, there are no homes or HOAs within one quarter mile of the Property. All residences in the broader area are separated from the Property by the Loop 303 and its large sound wall to the south, and the WestWing substation to the north.

The County has identified additional parties in interest affected by this proposal as Arizona Department of Transportation (ADOT), Property Owners & Residents Association for Sun City West (PORA), Mining District, Lafarge North America, Concerned Citizens of Cross River, Philip Spiller, Ed Grant, Maricopa Association of Governments, ADOT Right of Way Project Management, Sun City West Independent, North County Fire District, Maricopa County Parks and Recreation, WestWing Business Park, Insight Land, City of Surprise and City of Peoria (see **Exhibit 22**).

B. Additional Notice of Filing Outreach

In addition to the parties required by the County Zoning Ordinance, Republic will also directly notify all 14 of the HOA contacts with whom we have previously met, identified in Table 1 above. As part of this notification, Republic will offer to once again meet with these HOAs if they wish to do so. For a complete list of the direct notices of filing, see **Exhibit 23**.

As indicated previously, Republic believes that the best way to view the remote nature of this proposal is from the site itself, and so Republic will be hosting additional Open Houses when the weather permits, presumably sometime in October. Republic expects that its rezoning application will still be in the County staff's technical review process at that time, and public hearings before the Commission will not have taken place, so there will be ample time for interested citizens to see the site in advance of public hearings. As we did in the Spring, Republic will continue to follow whatever COVID-19 protocols may be in place at that time.

Republic also found Tele Town Halls to be an effective way to reach a lot of people in a short and effective manner, allowing people to ask questions from the comfort of their home. Thus, Republic will hold at least two more Tele Town Halls prior to the resumption of Open Houses to maintain lines of direct communication.

In the Introductory Statement, Republic identified an array of public outreach measures. The list above, when combined with the website and e-mails, each separately addressed below,

illustrates that we will continue to deploy the most effective means of direct communication we have used throughout this project.

C. Website

Republic will post its entire application on its existing project website for any interested citizen to review. In its notices, Republic will direct all interested parties to the project website. This continues Republic's practice of making all public documents readily available to interested citizens.

D. Site Posting

In accordance with Section 305.3 of the Zoning Ordinance, and within 30 days upon submitting the Application, Republic will post notification signage on the property included in the proposed zoning change.

Republic selected this Property because of its extreme isolation. Thus, sign postings on the Property as required by the County would be seen by no one. Therefore, in an effort to ensure visible signage, Republic will voluntarily post signs at the south corner of the intersection of Vistancia Parkway and Happy Valley Road and at the southeast corner of the interchange of El Mirage Road and the 303 (see **Exhibit 24**). In addition to the County's standard text, these signs will clearly indicate the actual, remote location of the Property.

Each notice shall be a minimum of 3 feet x 3 feet in size and shall be laminated. The posting shall include, at minimum, a brief description of the area of the proposed change, a general explanation of the nature of the proposed change, the name of the applicant, and contact information for the applicant. Republic will submit a signed affidavit, along with photographic evidence, to Maricopa County to demonstrate proof of posting within 30 days of the Application submittal.

E. Response Procedures

In accordance with Section 305.5.3 and 305.5.4 of the Zoning Ordinance, property owners and other interested stakeholders are encouraged to contact Republic to discuss any questions or concerns they have regarding the Application. Upon request, Republic will provide copies of the Application containing the complete details of the request to property owners and other interested parties. A copy of the Application will also be on file with the Maricopa County Planning and Development Department.

Individuals will be free to contact Republic or Maricopa County Planning & Development Department at any time during the application review process. Republic anticipates receiving additional inquiries during the rezoning process, either through the project website or its representatives at Gammage & Burnham. We will respond to all inquiries.

F. Status Procedure

Should any material changes or amendments to the proposed development occur after Republic's initial notification has been mailed to residents and interested parties, Republic will contact the affected parties describing the changes. Republic will provide a record of this follow-up to the Maricopa County Planning & Development Department.

In accordance with Sections 305.6 and 305.9 of the Zoning Ordinance and prior to the notice of public hearing, Republic will submit a written report with results of the citizen participation effort. Republic will prepare this report in accordance with Sections 305.9.1 and 305.9.2 of the Zoning Ordinance.

VIII. Anticipated Application Schedule

In accordance with Section 305.5.5, Republic's anticipated application schedule is as follows:

Community Outreach:	Beginning February 9, 2021
WestWing Project Website Active:	February 9, 2021
Pre-Application Filing:	March 12, 2021
Pre-Application Meeting:	April 13, 2021
Application Submitted:	August 4, 2021
Stakeholder Mailing:	By September 3, 2021
Site Posting:	By September 3, 2021
Open Houses:	To be determined
Technical Advisory Committee Meeting:	To be determined
Planning and Zoning Commission Meeting:	To be determined
Board of Supervisors Meeting:	To be determined

CITIZEN PARTICIPATION PLAN

WESTWING RECYCLING & TRANSFER STATION REPUBLIC SERVICES OF PHOENIX

PROJECT REQUEST: 1) Zone Change with Overlay Approval – Rezone from IND-2 IUPD to IND-3 IUPD; and 2) Precise Plan of Development Approval

GENERAL LOCATION: Immediately south of the southwest corner of the WestWing Power Substation (the northwest corner of APN 503-53-025U)



ZONE CHANGE CASE NO. Z2021_____

Applicant: Allied Waste Transportation, Inc., dba Republic Services of Phoenix

Submitted: August 4, 2021

Prepared by:
Gammage & Burnham, PLC
40 N. Central Avenue, 20th Floor | Phoenix, AZ 85004
(602) 256-4422
Contact: Cheryl Griemsmann | cgriemsmann@gblaw.com

Table of Contents

- I. Introductory Statement 4
- II. Description of the Proposal 4
- III. General Purpose and Scope of Public Outreach Prior to Submittal 5
- IV. In-Person Contacts 5
 - A. Homeowners Associations 5
 - 1. Corte Bella HOA Governmental Affairs Committee 7
 - 2. Sunleya HOA 8
 - 3. HOA Community Meetings 8
 - B. Open Houses 9
 - C. Tele Town Halls 10
 - D. Community Cleanup 10
 - E. Other Meetings with Interested Citizens 10
- V. Multi-Media General Outreach 10
 - A. Project Website 10
 - B. Newsletters 11
 - C. E-mail Correspondence 12
- VI. Outcomes of Early Community Outreach 12
- VII. Republic Actions upon Submittal of Rezoning Application 12
 - A. Description of the Minimum Required Community Involvement Area 12
 - B. Additional Notice of Filing Outreach 13
 - C. Website 14
 - D. Site Posting 14
 - E. Response Procedures 14
 - F. Status Procedure 15
- VIII. Anticipated Application Schedule 15

List of Exhibits

#	Exhibit
1	March 3, 2021 Corte Bella GAC Virtual Town Hall Summary
2	May 13, 2021 Corte Bella Cave Creek Tour Attendance Sheet
3	Attendance Sheets from February 13, 2021 and March 6, 2021 Open Houses
4	Comment Cards from February 13, 2021 and March 6, 2021 Open Houses
5	Flyers for February 13, 2021 and March 6, 2021 Open Houses
6	February 11, 2021 Tele Town Hall List of Attendees
7	February 16, 2021 Tele Town Hall List of Attendees
8	Advertisement of the March 3, 2021 Community Cleanup
9	Summary of the March 3, 2021 Community Cleanup
10	Traffic Study
11	Property Values Study
12	Noise Study
13	Republic Responses to Questions Received at Website
14	Republic Services Newsletter Distribution List
15	Republic Services Newsletters to Date
16	Republic Services Ad in the <i>Peoria Times</i>
17	Stephen Herring E-Mail Correspondence with Community
18	Gammage & Burnham E-Mail Correspondence with Community
19	Correspondence with JJ Fowlie
20	Correspondence with Cassie Whitaker / Cassie Kloepfel
21	Republic Services Community Commitments
22	Maricopa County Interested Parties
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A. Homeowners Associations

To begin, in February 2021, Republic notified the Management Company or the Board of each Homeowner’s Association **within ten (10) miles** of the Property. See **Table 1** below for a list of the **thirty-seven HOA entities** that Republic reached out to, and those entities’ respective responses. Of those 37 HOAs, **fourteen** of them accepted our offer to meet at least once, more than a third of the total contacted. The Applicant met, either virtually or person, with the Boards or appropriate Government Affairs Committee of each of these fourteen HOAs, engaged in dialogue about the project, and solicited public input.

Table 1. Initial HOA and Community Association Outreach

HOA/Community Association	Jurisdiction	Approx. Distance from Proposed Location	HOA/Community Association Contact Person	Association requested a meeting?
Blackstone at Vistancia	Peoria	2.8 miles	Dick Rosenhagen	Yes. Virtual meeting held on 02/26/2021
Caballos Del Rio	Peoria	9.8 miles	Jaynee Ashmun	No
Caletas at Blackstone	Peoria	2.8 miles	Jackie Monty	No
Cibola Vista	Peoria	3.8 miles	Paul Rubin	No
Coldwater Ranch	Maricopa County	4,400 feet	City Property, Property Management Company	No Note: Republic did not contact the Coldwater

				Ranch HOA until July
Corte Bella	Maricopa County	4,000 feet	Deb Raeder, Duane Yantorno	Yes. Meetings detailed below
Cross River	Maricopa County	2,500 feet	Bud Leiner	Yes. Waiting on Cross River to confirm meeting date and time
Desert Bloom	Peoria	2.8 miles	Jennifer Thomasson	Yes. Meeting held on 02/09
Desert Sky	Peoria	2.8 miles	Jennifer Thomasson	Yes. Meeting held on 02/09
Dos Rios	Maricopa County	1,900 feet	Ashley Moscarello, Attorney	No
Florenza	Peoria	2.8 miles	Karri Hunt	No
Happy Valley Says No to a Waste Transfer Station	N/A	N/A	Vanessa and Thomas Angell, JJ Fowlie	Yes. Meetings held on 02/05/2021 and 02/09/2021
La Strada Del Lago HOA, Inc.	Peoria	3.5 miles	Mark Rounsaville	No
Melton Ranch 1	Peoria	2.7 miles	Mark Rounsaville	No
Montora Preserve	Peoria	4.2 miles	Emma Mitchell	No
Pleasant Valley	Peoria	3.2 miles	Brad Schaeffer	No
Pleasant Valley	Peoria	3.2 miles	Erin O'Donnell	No
Querencia	Peoria	3.4 miles	Emma Mitchell	No
Rancho Cabrillo	Maricopa County	1.4 miles	Kristin Anderson	Yes. Meeting held on 02/25/2021
Rock Springs Community Association	Peoria	5.2 miles	Sharon Payan	No
Silver Canyon Ranch (Vista Montana II)	Peoria	5.5 miles	Jayne Ashmun	No
Sonoran Mountain Ranch Community Association	Peoria	6.5 miles	Dave Heckler	No
Spectrum Management (Dos Rios)	Maricopa County	0.4 miles	Christopher Reynolds	No
Stonebridge Ranch	Peoria	3.3 miles	Jered Meyer	No
Summit at Sunrise Mountain	Peoria	4.7 miles	Brad Schaeffer	No

Community Association				
Sun City West PORA	Sun City	3.8 miles	Bob Miller	Yes. In person meeting held on 02/09/2021
Sunleya	Maricopa County	0.8 mi	Adam Vincent, Lilli Foster	Virtual Town Hall held on 03/11/2021
Sunrise Vista	Peoria	5.4 miles	Jayne Ashmun	No
Sunset Ridge	Peoria	3.5 miles	Jennifer Thomasson	Yes. Meeting held on 02/09/2021
Talas (Wyndham Village)	Peoria	6.1 miles	Shannon Baxter	Request for information only, information provided on 02/09/2021
Tierra Del Rio North	Peoria	1.8 miles	Jamie Murad	No
Tierra Del Rio South	Peoria	1.8 miles	Jamie Murad	No
Trilogy at Vistancia	Peoria	2.8 miles	Jennifer Thomasson	Yes, meetings held on 02/09/2021 and 7/26/2021
Trilogy Boulevard	Peoria	2.5 miles	Jennifer Thomasson	Yes, meeting held on 02/09/2021
Trilogy West	Peoria	3.2 miles	Jennifer Thomasson	Yes, meeting held on 02/09/2021
Village at Vistancia	Peoria	1.6 miles	Dick Rosenhagen, Melissa Parsons	Yes, virtual meeting held on 02/26/2021
Vista Montana (Ventana Picachos)	Peoria	4.2 miles	Jayne Ashmun	No
WestWing Mountain	Peoria	4.2 miles	Darline Castellaneta, Shelby Roberts	No

1. **Corte Bella HOA Governmental Affairs Committee.** There are two existing HOAs that are located on the south side of the El Mirage and Loop 303 interchange, Corte Bella and Sunleya. Because Republic’s proposed facility will also be using the El Mirage interchange, these are our neighbors with whom we expect to have the most possible interaction.

Republic values its regular and frequent interaction with the Corte Bella Governmental Affairs Committee (GAC), and appreciates the courtesy and civility the GAC has extended to us. Neither the GAC nor the Corte Bella HOA have taken a position on this rezoning proposal at this time, so

we extend this gratitude to these volunteer leaders of the Corte Bella community without expectation.

In addition to regular logistical interaction with the Corte Bella GAC to arrange meetings and communications, the highlights of that dialogue are as follows:

- March 3, 2021: Virtual Town Hall meeting. The GAC hosted a Town Hall at which Republic representative appeared in person at Corte Bella and fielded questions from callers into a video broadcast. **More than 100 residents** of Corte Bella and other area communities attended and asked questions for about 60 minutes. Following the meeting, and at the request of the GAC, Republic representatives developed a written summary of issues discussed during the Town Hall. See **Exhibit 1**.
- March 12, 2021: Notification to Corte Bella GAC of Pre-Application filing
- April 19, 2021: Traffic Study shared with Corte Bella GAC prior to public announcement
- April 29, 2021: Property Value Assessment shared with Corte Bella GAC prior to public announcement
- May 13, 2021: **Republic hosted a tour** at its existing Cave Creek recycling and transfer facility for the Corte Bella GAC. **Eleven residents** attended, see **Exhibit 2**. Attendees were taken on a walking tour around the facility and onto the tipping floor. They were also driven to the home nearest to the facility to experience if they could see, smell or hear the facility from that distance.

2. **Sunleya HOA.** Sunleya is the other community that is close to the south side of the El Mirage interchange. Republic attended Sunleya’s virtual HOA meeting on March 11, 2021. **Twenty-five residents** attended and Republic answered questions about traffic, property values and bulk trash. Residents were encouraged to reach out to Republic with any additional questions/concerns moving forward.

3. **HOA Community Meetings.** Since the unveiling of the proposed WestWing facility, representatives from Republic Services have hosted and/or attended **six public meetings** hosted by HOAs, reaching **more than 200 residents** directly.

Table 2. HOA Community Meetings

Stakeholder	Meeting Type	Date	Stakeholder Contact Person	Number of Attendees
Corte Bella HOA	In Person	February 17, 2021	Duane Yantorno, Government Affairs Committee Chair	25
Corte Bella HOA	Virtual	March 3, 2021	Duane Yantorno, Government Affairs Committee Chair	100+
Sunleya HOA	Virtual	March 11, 2021	Adam Vincent, HOA President	32

Corte Bella HOA	Cave Creek Transfer Station Tour (in person)	March 13, 2021	Duane Yantorno, Government Affairs Committee Chair	11
Vistancia	Virtual	May 25, 2021	HOA President Richard Eckenrode and Dick Rosenhagen	21
Trilogy at Vistanica	Virtual	July 26, 2021	Jennifer L. Thomasson, Director of Community Association	10
Total				199+

B. Open Houses

As previously indicated, the Property is isolated from any and all homes in the area. We believe that **the isolation of the Property is best appreciated by visiting the Property itself**. To that end, Republic Services hosted two (2) in-person Open Houses on the Property while the weather was still nice, on February 13, 2021 and March 6, 2021. At the Open Houses, members of the project team were also available to answer questions about the proposed facility. Republic intends to resume the Open Houses when the nice weather returns in the Fall.

To ensure safe social distancing per the Centers for Disease Control and Prevention (CDC) recommendations regarding the COVID-19 pandemic, Republic divided the events into time slots, with a maximum of 40 attendees on the Property per time slot. Allowing up to 40 attendees on a 10 acre parcel allowed ample distancing per person. Masks were required of all attendees and Republic representatives.

To publicize the Open Houses, Republic extended invitations in each of its first four newsletters (see below), on its project website (see below), at its two Tele Town Halls (see below), and at its meetings with the Corte Bella HOA. In addition, Republic extended invitations to each HOA representative and individual whom Republic met with in early February. Finally, Republic ran an advertisement for the Open Houses in *The Peoria Times*. In all of its invitations, Republic directed interested attendees to its website so that they could RSVP and understand the Open House Covid protocols.

The first Open House had **65 attendees**, and the second Open House had **23 attendees**. See **Exhibit 3** for the sign in sheets from these events. The Applicant discussed the proposed project, answered attendees’ questions, and also solicited attendees’ input. Complimentary food and beverages were made available in accordance with CDC guidelines. To capture attendees’ input, comment cards were made available at both Open Houses, see **Exhibit 4**. See **Exhibit 5** for the newspaper advertisement and flyers advertising the Open Houses.

To reiterate, when the good weather returns in October, Republic intends to resume Open Houses on the site.

C. Tele Town Halls

In an additional effort to make information safely and publicly available during the pandemic, Republic Services held two (2) separate, virtual, open public meetings, called Tele Town Halls. These Tele Town Halls were promoted through **more than 8,000 direct and automated phone calls** to residents in the area, including concerned HOAs. The recorded calls invited residents to stay on the line to participate in the live tele town hall, and the message also invited residents to attend the in-person Open House events. The Tele Town Halls were conducted on February 11, 2021, and February 16, 2021.

Each Town Hall was 1 hour long. **145 participants** attended the first Town Hall and **164 participants** attended the second Town Hall, for a combined total of **309 attendees**. See **Exhibits 6 and 7** for lists of the Town Hall attendees. Audio recordings of the February 11 and February 16, 2021 Tele Town Halls are available to the public on the WestWing website at <https://westwingtransfer.com/resources/>.

D. Community Cleanup

During ongoing communication with the community, the Applicant learned of illegally dumped material near the Agua Fria River bed and Tierra del Rio. On March 3, 2021, the Applicant hosted a free cleanup of this area and hauled away more than eleven (11) tons of trash. See **Exhibits 8 and 9**, advertising and summarizing the cleanup respectively. Two community members participated in the cleanup alongside Republic Services, successfully removing couches, carpet, bottles, cans and a large amount of concrete.

E. Other Meetings with Interested Citizens

The Applicant also met with Vanessa Angell and Thomas Angell on February 5, 2021 to continue ongoing discussions about the northwest valley's need for a transfer station. The Applicant met again with Mr. and Mrs. Angell, and JJ Fowlie, on February 9, 2021 to discuss the upcoming rollout of the proposed WestWing facility. Mr. and Ms. Angell and Mr. Fowlie lead opposition against the Applicant's rezoning case at 115th Avenue and Happy Valley Road (Case Z2020017). Mr. Fowlie is a Phoenix Firefighter and was the face of the "Stop the Stinky Station" opposition campaign in Case Z2020017. Republic Services continued to keep in direct contact with Mr. Fowlie via phone and an in person meeting through early March 2020. Mr. Fowlie was invited to, but did not participate in, the March 3, 2020 community clean up lead by Republic Services.

V. Multi-Media General Outreach

In addition to the hundreds of in-person contacts detailed above, Republic has simultaneously been operating a multi-faceted general outreach campaign to make project information readily available to interested members of the public.

A. Project Website

The key to Republic's general outreach effort has been its website. Beginning February 9, 2021, a project website was made publicly available 24/7, <https://westwingtransfer.com/>. The website

contains information about Republic Services, Frequently Asked Questions, a video tour of the Property, and contact information for Republic Services.

To assess what impact the proposed transfer facility could have on surrounding residences, Republic Services commissioned the following studies and publicly posted them at <https://westwingtransfer.com/resources/>:

- April 1, 2021: Traffic Study (**Exhibit 10**). Republic also posted the WestWing Business Park and QuikTrip traffic studies to the website.
- April 29, 2021: Property Values Study (**Exhibit 11**)
- July 28, 2021: Noise Study (**Exhibit 12**)

Republic will continue to publicly post information throughout the processing of its rezoning application, including the application itself and any and all public hearing dates.

Republic responds to all questions received at the website. From February 9, 2021 through June 30, 2021, Republic has received a total of **139 contacts** through the website. Of those, **78 contacts** posed questions to which Republic responded (**Exhibit 13**).

B. Newsletters

Republic has periodically issued newsletters via e-mail to hundreds of interested citizens about the project. To compile this mailing list, Republic utilized the e-mail addresses of all residents who submitted public comments on Case Z2020017, and to those additional residents who have reached out to the Applicant regarding the proposed WestWing Transfer Facility. The newsletter mailing list currently includes **778 residents**, see **Exhibit 14** for the distribution list.

The newsletters contain information about the proposed facility in relation to noise, traffic, and property values, and address frequently asked questions. See **Exhibit 15** for all **seven** of the newsletters that have been published to date:

- February 9, 2021: Announcement of proposed WestWing facility location
- February 11, 2021: Dialogue with the community leads to free bulk trash service and commitment to install downward-facing lighting
- February 19, 2021: Summary of community outreach to date and invitation to March 6, 2021 open house
- February 26, 2021: Invitation to community cleanup on March 3, 2021
- March 10, 2021: Summary of open houses and community cleanup
- April 9, 2021: Announcement and publication of traffic report
- April 29, 2021: Announcement and publication of property values study

In addition, on February 25, 2021 Republic ran an ad in the *Peoria Times* notifying readers of its exploration of the WestWing site for a potential transfer station. See **Exhibit 16**.

C. E-mail Correspondence

In addition to direct correspondence through the website, Republic and its representatives have engaged in some direct e-mail communication with interested parties as well. Stephen Herring of Republic has served as a community liaison for several months. Copies of his direct e-mail correspondence with 32 **interested citizens** is attached as **Exhibit 17**.

On behalf of Republic, Gammage & Burnham continues to engage with the community via e-mail, responding to questions in a timely manner. Since February 1, 2021, Gammage & Burnham has responded to **17 e-mails**. See **Exhibit 18** for a copy of these e-mails, and all e-mail correspondence, with the community to date.

Two specific residents have submitted a large volume of inquiries to Republic. See **Exhibit 19** for correspondence with JJ Fowlie and **Exhibit 20** for correspondence with Cassie Whitaker/Cassie Kloeppel.

VI. Outcomes of Early Community Outreach

In addition to providing huge amounts of information to interested citizens, Republic has received useful feedback through this continued dialogue, and as a result, has made multiple new commitments to the community. These commitments will foster a harmonious relationship with regard to the proposed transfer facility:

- Installing downward-facing lighting only
- Providing free monthly bulk disposal for nearby residents
- Providing a dedicated telephone hotline for residents to report issues immediately

See **Exhibit 21** for the complete list of community commitments that Republic has posted on the website.

VII. Republic Actions upon Submittal of Rezoning Application

A. Description of the Minimum Required Community Involvement Area

We begin with the baseline requirements of the County Ordinance. In accordance with Sections 305.4, 305.5.1, and 305.5.2 of the County Zoning Ordinance, and within 30 days upon submitting the Application, Republic will send written notice by first class mail to:

- i) each real property owner as shown on the last assessment of Property within three hundred (300) feet of the proposed rezone boundary,
- ii) the heads of any homeowners associations within three hundred (300) feet of the proposed rezone boundary, and

- iii) the City of Peoria, the Arizona Department of Transportation, and other potentially affected citizens who have requested that they be placed on the routing list maintained by Maricopa County.

The notice by mail shall include the description of the area of the proposed change, the name of the applicant, and contact information for the applicant. Republic will submit a copy of the notice and an affidavit demonstrating proof of such notification to Maricopa County within 30-days of Application submittal.

There are no homes or HOAs within this 300 foot range. Indeed, there are no homes or HOAs within one quarter mile of the Property. All residences in the broader area are separated from the Property by the Loop 303 and its large sound wall to the south, and the WestWing substation to the north.

The County has identified additional parties in interest affected by this proposal as Arizona Department of Transportation (ADOT), Property Owners & Residents Association for Sun City West (PORA), Mining District, Lafarge North America, Concerned Citizens of Cross River, Philip Spiller, Ed Grant, Maricopa Association of Governments, ADOT Right of Way Project Management, Sun City West Independent, North County Fire District, Maricopa County Parks and Recreation, WestWing Business Park, Insight Land, City of Surprise and City of Peoria (see **Exhibit 22**).

B. Additional Notice of Filing Outreach

In addition to the parties required by the County Zoning Ordinance, Republic will also directly notify all 14 of the HOA contacts with whom we have previously met, identified in Table 1 above. As part of this notification, Republic will offer to once again meet with these HOAs if they wish to do so. For a complete list of the direct notices of filing, see **Exhibit 23**.

As indicated previously, Republic believes that the best way to view the remote nature of this proposal is from the site itself, and so Republic will be hosting additional Open Houses when the weather permits, presumably sometime in October. Republic expects that its rezoning application will still be in the County staff's technical review process at that time, and public hearings before the Commission will not have taken place, so there will be ample time for interested citizens to see the site in advance of public hearings. As we did in the Spring, Republic will continue to follow whatever COVID-19 protocols may be in place at that time.

Republic also found Tele Town Halls to be an effective way to reach a lot of people in a short and effective manner, allowing people to ask questions from the comfort of their home. Thus, Republic will hold at least two more Tele Town Halls prior to the resumption of Open Houses to maintain lines of direct communication.

In the Introductory Statement, Republic identified an array of public outreach measures. The list above, when combined with the website and e-mails, each separately addressed below,

illustrates that we will continue to deploy the most effective means of direct communication we have used throughout this project.

C. Website

Republic will post its entire application on its existing project website for any interested citizen to review. In its notices, Republic will direct all interested parties to the project website. This continues Republic's practice of making all public documents readily available to interested citizens.

D. Site Posting

In accordance with Section 305.3 of the Zoning Ordinance, and within 30 days upon submitting the Application, Republic will post notification signage on the property included in the proposed zoning change.

Republic selected this Property because of its extreme isolation. Thus, sign postings on the Property as required by the County would be seen by no one. Therefore, in an effort to ensure visible signage, Republic will voluntarily post signs at the south corner of the intersection of Vistancia Parkway and Happy Valley Road and at the southeast corner of the interchange of El Mirage Road and the 303 (see **Exhibit 24**). In addition to the County's standard text, these signs will clearly indicate the actual, remote location of the Property.

Each notice shall be a minimum of 3 feet x 3 feet in size and shall be laminated. The posting shall include, at minimum, a brief description of the area of the proposed change, a general explanation of the nature of the proposed change, the name of the applicant, and contact information for the applicant. Republic will submit a signed affidavit, along with photographic evidence, to Maricopa County to demonstrate proof of posting within 30 days of the Application submittal.

E. Response Procedures

In accordance with Section 305.5.3 and 305.5.4 of the Zoning Ordinance, property owners and other interested stakeholders are encouraged to contact Republic to discuss any questions or concerns they have regarding the Application. Upon request, Republic will provide copies of the Application containing the complete details of the request to property owners and other interested parties. A copy of the Application will also be on file with the Maricopa County Planning and Development Department.

Individuals will be free to contact Republic or Maricopa County Planning & Development Department at any time during the application review process. Republic anticipates receiving additional inquiries during the rezoning process, either through the project website or its representatives at Gammage & Burnham. We will respond to all inquiries.

F. Status Procedure

Should any material changes or amendments to the proposed development occur after Republic's initial notification has been mailed to residents and interested parties, Republic will contact the affected parties describing the changes. Republic will provide a record of this follow-up to the Maricopa County Planning & Development Department.

In accordance with Sections 305.6 and 305.9 of the Zoning Ordinance and prior to the notice of public hearing, Republic will submit a written report with results of the citizen participation effort. Republic will prepare this report in accordance with Sections 305.9.1 and 305.9.2 of the Zoning Ordinance.

VIII. Anticipated Application Schedule

In accordance with Section 305.5.5, Republic's anticipated application schedule is as follows:

Community Outreach:	Beginning February 9, 2021
WestWing Project Website Active:	February 9, 2021
Pre-Application Filing:	March 12, 2021
Pre-Application Meeting:	April 13, 2021
Application Submitted:	August 4, 2021
Stakeholder Mailing:	By September 3, 2021
Site Posting:	By September 3, 2021
Open Houses:	To be determined
Technical Advisory Committee Meeting:	To be determined
Planning and Zoning Commission Meeting:	To be determined
Board of Supervisors Meeting:	To be determined