

From: [REDACTED]
To: [Guadalupe Ortiz Cortez](#)
Subject: Triangle At PV 303
Date: Monday, January 23, 2023 12:28:58 PM

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Hi Guadalupe,

I am reading the project narrative for this property and would like to know about the diesel pumps behind the store. And the truck parking to the west of the pumps.

There is nothing in the project narrative about this being a truck stop, why is the developer hiding this in the narrative?

As you know, the folks to the north of us fought against the Love's truck stop and won. Circle K was smarter and went to the city of Goodyear who does not say no to anything.

Best regards,

Nic

From: [Michael Bailey](#)
To: [Brannon Hampton](#)
Cc: [Guadalupe Ortiz Cortez](#)
Subject: RCC comments - Circle K at The Triangle
Date: Tuesday, April 11, 2023 1:43:11 PM

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Regarding: Circle K at The Triangle

Refinery Christian Church
16721 W Indian School Rd, adjacent to the Circle K

Hello Councilman Hampton and Planner Cortez,

I am Executive Director at The Refinery Christian Church, which is located at the end of the shared driveway of 166th Ave. We welcome and look forward to the incoming users at The Triangle, including the Circle K. However, as the only current user at the parcel, we know we will be directly impacted by the traffic of the incoming Circle K.

The area of Indian School Rd and 166th Ave is already a well-used intersection, and we expect this to increase. However, 166th Ave is the ONLY path of entry or exit for The Refinery Christian Church at this time. Sunday services is our most important time for people to reach us, but we have scheduled meetings and events throughout the week as well. Simply put, I'm deeply concerned for the possibility of the intersection becoming clogged at times as vehicles try to enter or exit Circle K on 166th Ave. An even greater concern is the possibility of diesel trucks waiting to enter / exit, or finding their way on to the Refinery Church's property. This is already an issue we deal with, as we have trucks with loads that enter our property but then damage our parking islands and landscaping with their trailers.

I wanted to be sure that our concerns would be included, as a resident and as a neighboring organization. It would help us to know that Circle K has made ample plans to handle the expected traffic of their customers and diesel trucks. Signage on 166th Ave that indicates "No Outlet" before the turn toward Refinery CC would be helpful as well.

In the future, as the church's facility expands and as other users develop, the proposed 166th Lane will provide another outlet. But there's no certainty to when / if that will come to fruition.

Again, we enjoy and look forward to the continued development of The Triangle at PV303. Thank you for your time.

Sincerely,

Michael Bailey
Executive Director

16721 W Indian School Road | Goodyear, AZ 85395
tel (623) 925-2000

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From: [REDACTED]
To: [Guadalupe Ortiz Cortez](#)
Subject: CircleK item 21-300-00011
Date: Wednesday, April 12, 2023 4:15:57 PM

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Dear Ms. Cortez,

This is very concerning, not about the Circle K Station and gas pumps, but the truck stop they are creating in back with diesel fuel pumps and parking.

This will be very loud and disruptive to residential homes within 550 feet, especially considering how sound carries at night. I am surprised that the report writer from your staff did not consider it.

Circle K is a multi million dollar organization. They should at least put up a sound restricting wall that is at least 10 feet high around the most southern and eastern part of the parcel.

This proposed project is very disturbing to the residents in our immediate area (Pebblecreek).

Please mention this to the commission and the lawyer representing Circle K.

Vic [REDACTED]

[REDACTED]
Goodyear
[REDACTED]