



**Cochise County**  
**Community Development**  
**Highway and Floodplain Division**

*Public Programs...Personal Service*  
www.cochise.az.gov

## INTEROFFICE MEMO

**Date:** March 5, 2018  
**To:** Peter Gardner, Planner I  
**From:** Teresa Murphy, Right-of-Way Agent  
**Subject:** SU-18-06 Green Desert Patient Center

**Background:** The applicant requests a Special Use Authorization to establish a Medical Marijuana Cultivation and Infusion Facility southeast of Kansas Settlement, per Section 607-53 & 607.56 of the Zoning Regulations. The property is zoned RU-4 (Rural; ne dwelling per 4 acres) and accommodates an existing agricultural facility including greenhouses, a warehouse and accessory structures. The 143 acres site, parcel 30543-056C, is located at 5655 E. Gaskill Road in Willcox, AZ. The Applicant is Stephanie Wiegold of Green Desert Patient Center of Peoria, Inc.

Right-of-Way Staff was contacted by Planning and Zoning to review the permit and provide comments regarding right-of-way dedication needs for county maintained roads.

### Analysis:

- **The current owner of this parcel is Sunizona Greenhouses Inc.**
- Gaskill Road is not a County Maintained Road, however Bell Ranch Road, which borders the west side of the subject property is County Maintained (MI#70).
- Bell Ranch Road is a declared County Highway per Docket 485, page 534-535.
- Bell Ranch Road is classified as an Access road, with a right-of-way width of 80 feet per the County Standards.

### Recommendation:

- Further right-of-way dedication is required for Bell Ranch Road. A Deed of Dedication will be prepared by the right-of-way department for the West 40 feet of the subject parcel.

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**MEMORANDUM**

**Date:** March 20, 2018  
**To:** Peter Gardner, Planner I  
**From:** Karen L. Lamberton, AICP County Transportation Planner  
**Subject:** Green Desert Patient Center/SU-18-06/Parcel # 305-43-056C

The applicants, Green Desert Patient Center of Peoria, Inc., are requesting a Special Use authorization to use a portion of the subject parcel for construction of facilities for the cultivation and infusion of medical marijuana. The property is zoned RU-4, Rural, and the proposed growing and infusion processes are considered a Special Use in that zone under Sections 607.53 and 607.56 of the Zoning Regulations.

**Special Use Authorization Conditions**

We have no objection to issuing the requested Special Use Authorization with the following conditions:

1. A Private Maintenance Agreement, per Zoning Code 1897.02A will need to be submitted with their first Commercial Permit application, for that segment of Gaskill Road from the Bell Ranch Rd. to their driveway entrance.
2. A commercial driveway, meeting Design Standard CC205-2, with clear zones (sight distance triangles) per Design Standard, CC300 and Zoning Code 1807.06B, should be in place in advance or concurrent with their first Commercial Permit application and shown on the submitted site plan.
3. In advance or concurrent with their first Commercial Permit application the applicant is required to obtain a Cochise County Right-of-Way/Encroachment Permit and coordinate with the Highway Dept. to provide a roadway access apron at the Gaskill Rd. intersection connection with Bell Ranch Rd. as per the County Roadway Design standard CC205-3 or as approved by the Highway Dept. County Engineer.

**Background**

The applicant is proposing to cultivate and infuse medical marijuana within existing greenhouses on a 143-acre site located in the Willcox area. This site is already under active agricultural use. The property is located off of Bell Ranch Rd., a rural minor access roadway that is currently a 20-foot cross-section, native surfaced roadway. Gaskill Road is a private, native surfaced roadway.

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### **Driveway Access**

A commercial driveway intersection will be required from the subject parcel onto Gaskill Road that meets or exceeds the County's Roadway Design Standards. Design standards require that driveways meet or exceed the existing roadway surface, in this case, native surface at the subject parcel connection. Standard commercial driveways for this type of use would typically be a native surfaced 24-foot wide driveway with 35-foot radii to facilitate turning movements of the larger and heavier vehicles that typically serve commercial and agricultural uses. See Design Standards CC205-2. A ROW/Encroachment Permit is not needed for the driveway improvement (if needed) as this driveway takes access onto a private roadway.

### **Traffic Analysis**

This type of use is akin to a small-scaled agricultural use: average trip generation rates specifically for this type of growing operation have not been developed on either a national or state-level at this time. The applicant anticipates up to 20 employees, at full-build out of this project, which has the potential to generate an estimated range of 30 to 89.6 vehicle trips per day. Greenhouses tend to stabilize the typical seasonal variations inherent in open agricultural activities. The applicant is proposing a staged greenhouse development with three or five phases over time, as market demand allows.

Note: Vehicle trips are different than number of vehicles that travel to the site. Average vehicle trips per day also include incidental traffic generated due to the presence of any particular use (e.g. mail, deliveries, trash pick-up) and averages seasonal variations in trips generated.

The applicant indicates a startup operation using approximately 70,000 square feet of greenhouses. This level of light industrial agricultural activities is likely to generate an estimated range of 110 to 1,101 vehicle trips per day. The threshold for providing a more significant traffic analysis is at 100 vehicle trips per day; however, given the typical range using employee factors, and taking into account that the site has other exempt agricultural trips associated with it, and assuming no patient services per the conceptual scope of the application, and given the applicant's participation with right-of-way dedication and off-site improvements at the Gaskill Rd. intersection, no traffic report will be required.

If built out to a full residential use this 143 acre parcel would likely generate an average of 334.94 vehicle trips per day, for 35 residential units. As a growing and infusion operation only, with no dispensary operation, the requested use is not likely to change the type of use that has historically been on this site nor the type and volume of traffic associated with an agricultural greenhouse operation. It is likely that even at full build-out, as proposed by this applicant; the trip generation for this site would be less than if developed as a residential use.

### **Traffic Statement Requirements/Off-Site Improvements**

Trip generation at this location, based on this conceptual proposal, does not appear to reach the threshold of needing a Traffic Report. Construction impacts are expected to be minimal as the site is fully developed for this type of agricultural cultivation within existing facilities. However, the applicants are advised that if this use expands in the future beyond the scope presented in this Special Use (e.g. dispensary/patient services) some level of formal traffic analysis will likely be needed.

In lieu of conducting a Traffic Statement to assess impacts, the applicant is requested to address the roadway apron connection at Bell Ranch Rd. The roadway access to this site from Kansas Settlement Road is, at this time, all native surfaced roadways. The County is undertaking in 2018 a chip-seal project to hard surface roadways in this area, including Bell Ranch Rd. to beyond Gaskill Rd. This improvement is directly serving these applicant's

subject parcel and the applicant's have agreed to provide requested right-of-way for Bell Ranch Rd. A roadway access apron per Design Standards CC205-3, or as approved by the County Engineer, is requested as a condition of this Special Use, to protect the newly paved roadway edge of pavement.

Right-of-Way/Encroachment Permit information for working within the County's Right-of-Way to construct this roadway apron is available from the Highway Dept. and can be obtained by contacting the Highway Dept. at 520-432-9300 and speaking with Francis Marinez. The typical fee for most ROW/Encroachment Highway Permits is \$100.00 and should be obtained concurrently with, or in advance of, the Commercial Permit application for this use.

**Advisory Note for the Applicant**

The conceptual plan is adequate for this Special Use application but will not be adequate at the Commercial Permitting stage. At the commercial permit stage additional details, including a sight distance triangle, per Zoning Regulation 1807.06 and/or Roadway Design Standards D-300, will be needed on the site plan or as a separate illustration.

Failure to provide required details on the site plan at the Commercial Permit stage may result in the application being found deficient and returned for revisions. Checklists and examples available from the Planning and Zoning Dept. office.

Should the scope or scale of operation change during the process of review by the State and Federal agencies the applicant is advised that conditions related to off-site impacts may change.