
MEMORANDUM

TO: Taylor Candland, CNDLND LLC

FROM: Jose A. Macias, Senior Planner
Development Services Department, Planning & Zoning

RE: PZ21-08-23 White Mountain Grow

DATE: September 29, 2021

Mr. Candland,

Please see the comments from El Mirage Technical Advisory Committee (TAC) for the Development Application for the project mention above.

BUILDING & SAFETY

1. Building permit required for electrical and plumbing systems
2. Greenhouses are permit exempt per 2012 IBC Section 105.2

ECONOMIC DEVELOPMENT

3. Economic Development has the following comments- The total Economic Impact of this operation is unknown. Jobs and wage data were not provided. Property taxes remain the same and growing facilities create no sales tax revenue beyond utility taxes.

ENGINEERING

4. See attached memorandum.

FIRE DEPARTMENT

5. No comment.

PLANNING & ZONING

6. Narrative: Rocking H Investments LLC open the cultivation operation in 2013. White Mountain Health Center Inc. took over the site in 2017. (BizConnectPro)
7. Narrative: The Zoning Code defined Temporary as "A use established for a fixed period of time with the intent to discontinue the use upon the expiration of the time period." Please provide an expiration date use of the hoop houses.
8. Conditional Use permit: the applicant shall consent to the following stipulations in writing by adding them to the site plan.
 - a. The right to a use and occupancy permit shall be contingent upon the fulfillment of all general and special conditions imposed by the Conditional Use Permit procedure.

- b. All the special conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his or her successors or assigns.
 - c. All conditions specifically stated under any conditional use listed in Zoning Code Chapter 154 shall apply and be adhered to by the owner of the land, his or her successors or assigns.
 - d. All the special conditions shall be consented to in writing by the applicant.
 - e. The proposed use and site plan amendment shall not generate noise, vibrations, and odors that may become a nuisance to the general public.
 - f. No expiration date of the Conditional Use Permit is being proposed by staff; however, failure to meet and maintain these stipulations will result in revoking the Conditional Use Permit.
9. Site Plan: Add the following statement to the site plan.
- a. *"Any change of use or occupancy of any building or buildings, including additions thereto requiring more parking, shall not be permitted until such additional parking spaces as required by this chapter are furnished."*
10. Parcel 501-46-014A & 501-46-001P have wrong ownership, please revise.
11. Breakdown the total lot coverage by existing and proposed.

POLICE DEPARTMENT

12. No comment.

PUBLIC WORKS

13. No comments regarding this application.

MEMORANDUM

TO: Jose Macias, Planner/GIS
FROM: Bryce Christo, P.E., Assistant City Engineer
SUBJECT: White Mountain Health Center Conditional Use Permit Review
DATE: 09-28-21

Below are the Engineering Division's comments for the above referenced submittal prepared in September 2021. **These items will have to be addressed prior to the Planning and Zoning Meeting.**

1. None

The below items will have to be addressed during the Construction Plan Submittal.

Narrative

1. The Narrative makes several references that "...no new permanent infrastructure or buildings are proposed". It shall be noted, however, that approximately 12 hoop houses and a 10 foot tall fence was constructed without a permit. Were any other improvements (i.e. utilities, asphalt, concrete, etc.) constructed in association with the hoop houses?

Site Plan

2. Provide the name and address of the developer/owner.
3. Show the building setback lines as 20' for the front yard, 10' for the street side yard and 5' for the interior side and rear yards. Both parcels need their own setback lines.
4. A property with an aggregate gross floor area between 15,000 and 40,000 square feet requires one loading berth per City Code Section 154.106. The berth shall be a minimum of 12'x70 and be exclusive of a drive aisle or maneuvering space.
5. Is the ADA space along the east side of the existing building existing or proposed? Are the two backflow preventers existing or proposed.
6. Provide dimensions of the improvements included the spacing between each hoop house, the spacing between the hoop houses and the existing buildings and the width of the drive aisles. One way drive aisles shall be a minimum of 12-feet wide unless it is an emergency access drive which shall be a minimum of 20-feet wide and two way drive aisles shall be a minimum of 25-feet wide.
7. A trash enclosure shall be provided and adhere to City Detail EM-113.
8. Provide an aerial photo of the subject site and surrounding areas.
9. Provide color photographs of the subject site and surrounding improvements and show photo reference numbers on the plan.

Civil Plans

10. Assuming the Conditional Use Permit is approved, Improvement Plans will have to be submitted to the City for review. The plans shall include the following:
 - a. Topographic contours at a minimum interval of 2 feet.
 - b. Utilities and utility easements including electric, gas, phone, cable, etc.
 - c. Exterior lighting
11. No portion of any retention/detention basin shall be located within any easement or building setback line.
12. A Grading and Drainage Plan will be required to show how the property drains. Show the existing and/or proposed basin(s) and provide the High Water Level (HWL) and bottom elevations, volumes required and provided, basin overflow elevations and the low outfall of the lot.
13. Any hydrants within the project site shall be private and painted red per City Detail EM-360. Hydrants shall be installed per City Details EM-360, 361 and 362. All hydrants require markers per MAG Detail 122. Show the existing hydrants along 125th Avenue.
14. Plans shall include applicable City Notes. Call out MAG, City, etc. details to be used. Use the City's DDSM as a guide for the final design.

Drainage Statement (DS)

15. The DS states that the site will not change the drainage of the property but approximately 25,000 square feet of impervious coverage from the hoop houses is being added to the site which will affect the amount of runoff generated. The property shall drain to a basin which shall be sized to handle the 100 year storm (2.4 inches). No basin is currently shown on the Site Plan.
16. Provide calculations for the basin(s). The calculations will have to adhere to the latest City requirements. The proposed basin will have to be sized for the entire property.
17. Use the City Runoff Coefficients per City Code Section 155.054(B)(6)(a).
18. A Final Drainage Report will be required and must also include the following:
 - a. A tributary area map to show the areas contributing to each basin.
 - b. Sizing calculations for any storm drain and basin. Provide the High Water Level (HWL) and bottom elevations and volumes required and provided.
 - c. Any offsite flows that reach the site.
 - d. For the dry up calculations, use Equations 9.2 and 9.3 from the *MCFCD Drainage Design Manual – Hydraulics* dated December 14, 2018.

Traffic Impact Statement (TIS)

19. The TIS states that the property access is from Alice Avenue and the Exhibit only shows the north parcel, however, the majority of the improvements have taken place on the south parcel. Will the driveway(s) along 125th Avenue be used to access the south parcel?
20. The TIS states that "...there will be no significant change in the property and will not affect the...traffic or flow of the property" but the new hoop houses appear to greatly change the property and the vehicle flow. The Site Plan shows vehicle circulation arrows on the south parcel. What types of vehicles will need to access this area? How will they turn around?
21. Do the additional of the hoop houses change the number of employees or the amount of traffic that visits the property?

Exterior Elevations

22. No comments.

Deed

23. No comments

The above comments are meant to be general in nature and are not considered to be all inclusive. Additional comments will arise during the formal permit submittal.