

SRPMIC Community Development Department
Planning Services Division

presents to the

Land Management Board

Conditional Use Permit (CUP) Applications 23-CUP-13 & 25-CUP-02
Associated Farms
South of the Southwest Corner of Thomas Road
and Country Club Drive



August 25, 2025

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Agenda

1. Applicant's Request
2. Background Information
3. Conditional Use Permit Application
 - What is a Conditional Use Permit ("CUP")?
 - CUP Findings
 - Staff Recommended Conditions
4. Next Steps

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Applicant's Request

- ▶ Associated Farms requests two Conditional Use Permits to operate a worker housing agricultural to allow farm worker housing and operate a farm center on agricultural leased land (Lease B-232) located south of the southwest corner of Thomas Road and Country Club Drive.
- ▶ Area of the CUP: 3.083 acres
- ▶ Location: 2610 North Country Club Drive



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Background Info

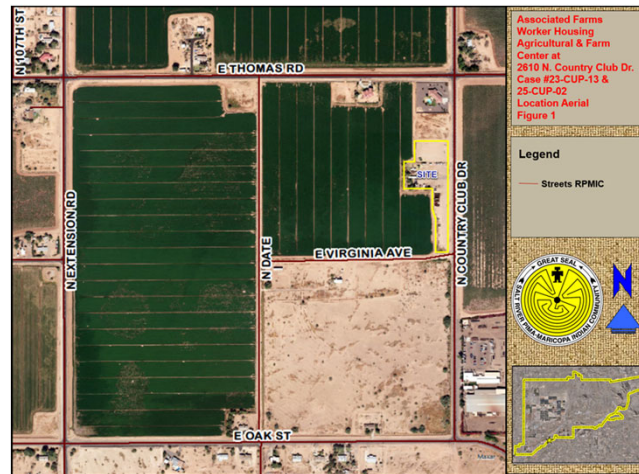
- ▶ Associated Farms has been farming within the Community since 1976, and the farm center was at this location as early as 2003 and the worker housing has been at this location since 2014. The worker housing is used for the farm mechanic and his family to reside on the premises and the farm center currently holds storage of farming equipment and a single farm worker home.
- ▶ In 2014, Associated Farms was allowed to have the worker housing agricultural unit at this location per SRPMIC Resolution SR-3259-2014 (12-CUP-02).
- ▶ In 2018, Associated Farms expanded the farm center by about 1.3 acres, which triggered the need to bring the site into compliance with the 2015 Zoning Ordinance, which requires a CUP for the farm center use per SR-3879-2021 (18-CUP-06).
- ▶ Approval of these CUPs would bring this use into compliance with the SRPMIC Zoning Ordinance for worker housing agricultural and farm center.



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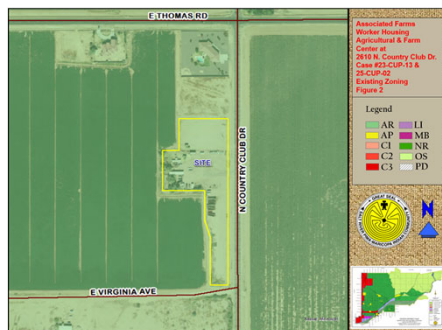
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Associated Farms – CUP Area

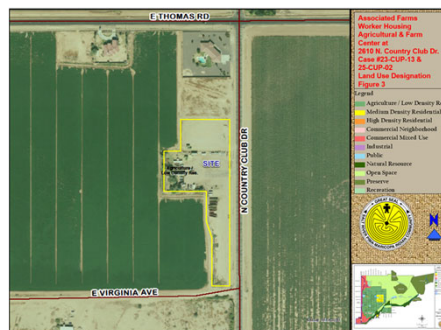


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Zoning – AR Zoning District



General Plan – Agriculture /
Low Density Residential

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Site Photos

– All photos taken from Country Club Drive



↑ Looking West at existing farm center and employee housing unit



↑ Looking Southwest to south property line



Looking Southwest at north property line →

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What is a Conditional Use Permit (CUP)?

- ▶ All Community lands are divided into different zoning districts that allow particular sets of uses. Each zoning district has certain uses permitted by right.
- ▶ Certain other uses may be allowed through a CUP, which must be approved through the Community hearing process by the Land Management Board (LMB) and Community Council.
- ▶ The CUP process gives the LMB and Council more control over land uses and the ability to add stipulations to ensure their compatibility with the surrounding environment and consistency with the General Plan.

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CUP Finding #1

The use in the proposed location is not detrimental to the public health, safety, or welfare of the Community.

Examples of detriment include elevated risk of hazard, nuisance or damage by explosion, fire, smoke, dust, odor, contamination, or vibration.

- Risk of contamination, fire, explosion or smoke of the storage of chemicals, fertilizers or fuel.
 - Regarding safety of the use, the site is fenced along with being locked during the evening hours to prevent unauthorized access. According to the applicant, all equipment and vehicles are serviced and maintained. The applicant states that the employee that will be living on the subject property will act as a deterrent from vandalism and theft as well as providing action to issues that might come up which might require a quick response.
 - In addition, only two additional vehicles will be utilized for this particular use. Due to the residential nature of this use, no odor, contamination or vibration will be occurring. Over the last ten years, there have been no issues that had endangered the health, safety, or welfare of the Community.



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CUP Finding #1 – cont.

The use in the proposed location is not detrimental to the public health, safety, or welfare of the Community.

Examples of detriment include elevated risk of hazard, nuisance or damage by explosion, fire, smoke, dust, odor, contamination, or vibration.

- Dust from mobilizing farm equipment to and from the agricultural fields.
 - The site will be required to mitigate dust constructing an access drive with a 3-inch cover of pavement millings.
- Fire of farm equipment.
 - A stipulation is recommended to require inoperable equipment (over 30 days) to be removed from the site.
- Contamination of soil due to farm equipment leakage.
 - A stipulation is recommended requiring pans be placed below stored equipment to prevent soil contamination.



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CUP Finding #2

The type and characteristics of the use are reasonably compatible with the uses existing or planned in the immediate surrounding area.

Examples of compatibility considerations include scale, architecture, intensity, sound levels, volume and character of traffic, appearance, hours of operation and potential adverse impacts.

- The employee worker housing is for the farm mechanic and their family to watch over the agricultural yard area. The housing unit that will be utilized will continue to be a manufactured home, which is similar to other residential dwellings within the surrounding area in terms of size and architecture. The volume and character of traffic will be similar to a residential use. The employee and family that will be residing in this home do have a few small dogs, but it is not expected excessive noise generated by them. Hours of operation would be typical of any small residential home.

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CUP Finding #2 – cont.

- This area has been farmed by Associated Farms since 1976. Normal business hours are from 6 a.m. to 6 p.m. Sound will be limited to motorized equipment leaving and returning to the farm center. The three-acre farm center (with the 1.75-acre expansion) is considered compatible with the surrounding area of agricultural fields and scattered homesites. The nearest homesite is located at least .1-mile away.

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CUP Finding #3

Adequate infrastructure to serve the use exists in the proposed location, or the applicant can demonstrate that adequate infrastructure will be provided or addressed by an acceptable means.

Examples of infrastructure include adequate street capacity or traffic control, water and sewer lines, and public safety service.

- The dwelling unit is connected to the Community's domestic water system. Regarding sewer, the home is plumbed into a septic tank with a leach pit that has been approved by the inspectors of the Community after it was originally inspected. In addition, the applicant indicates the sewer system has been regularly serviced by a professional service. Salt River Project is providing power which is separately metered. Vehicular access is provided onto abutting Country Club Drive and the site is served by the Salt River Police Department and Salt River Fire Department.

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CUP Finding #3 – cont.

- The applicant states that even with the expansion of the farm center in 2021, they still have adequate infrastructure for the site.

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CUP Finding #4

The use in the proposed location is consistent with the goals and policies of the General Plan.

- Goal 6.4: To ensure that new developments are compatible with surrounding land uses and the natural, physical, and environmental character of the area.
- Goal 7.1: To maintain and expand the Community's agricultural base.
- Goal 7.2: To transition in sustainable agricultural practices throughout the Community agricultural areas.
- Goal 7.3: Create revenues through agricultural diversification.
- Goal 10.1: To balance economic development in the Community with the cultural, economic, and environmental well-being of the Community.

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Recommended Stipulations

Staff finds the submitted CUP request complies with the requirements of the SRPMIC Code of Ordinances, Chapter 25 Zoning. If recommended for approval by the LMB and approved by the Community Council, Staff recommends the following stipulations be included:

These first 5 stipulations are for both CUPs

1. The approval of the CUP shall be for a term that is too commensurate with Agricultural Lease B-232 and any subsequent amendments or extensions.
2. Applicant acknowledges and agrees to regular/scheduled and unscheduled/yearly, etc. inspections for compliance with fire, public, and environmental health and safety by government staff as determined by the SRPMIC and that any code violations noted during the inspection shall be corrected within the timeframe provided within the written notice of violation or this CUP may be subject to suspension or termination.



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Recommended Stipulations – cont.

3. The owner/operator shall prevent and control track-out, carry-out, spillage, and/or erosion of dirt and other materials. Fugitive dust control measures are required for the site.
4. Any pesticides and herbicides used/stored at the site shall be stored and applied according to label instructions, and safety data sheets shall be maintained for each product. Remember the label is the law and that is what the community will enforce.
5. Spills or releases of hazardous materials/hazardous wastes happen, lessees should call the SRPMIC Fire Department and Police for emergency assistance. After calling for assistance, notify the CDD/EPNR Division by calling (480) 362-7600 or by emailing the CDD/EPNR hotline at epnr@srpmic-nsn.gov. The resultant waste shall be cleaned up and disposed of properly under CDD/EPNR direction.



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Recommended Stipulations – cont.

These 3 additional stipulations pertain only to the Farm Center CUP (25-CUP-02):

1. If equipment is inoperable for more than a month and considered obsolete or no longer needed for the farming operation, it will be removed from the site within 30 days.
2. If there will be a fuel tank or other petroleum in excess of 1,320 gallons stored in tanks, drums >55 gallons, or totes, a Spill Prevention, Control, and Countermeasures (SPCC) Plan will be required to be created, maintained, and implemented for the site, pursuant to 40 CFR Part 112. An electronic copy of the plan shall be submitted to the CDD/EPNR hotline at epnr@srpmic-nsn.gov.
3. To reduce any potential equipment leaks penetrating the soil, trays or pans should be placed under the engine of any equipment parked for extended periods.



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Environmental Review

- The Environmental and Archaeological Clearance memo was issued by CDD/Environmental Protection and Natural Resources on March 3, 2021. This was an update of the original Clearance completed in 2015. CDD-EPNR has reported that an environmental clearance is good for 10 years.

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Next Steps

- Land Management Board Recommendation
- SRPMIC Council Notification
- SRPMIC Community Council Hearing
- SRPMIC Council Final Review and Determination



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End of Presentation

Thank you!!!

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