

1. June 5, 2018 Agenda

Documents:

[060518.PCWA.COURTESY.PDF](#)

2. June 6, 2018 Packets

Documents:

[ITEM A1 - 2018 PROHIBITED USE REVISIONS.PDF](#)

[ITEM A2 - STORAGE CONTAINER ORDINANCE 2018.PDF](#)



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PLANNING COMMISSION NOTICE AND AGENDA
THE SPRINGDALE PLANNING COMMISSION WILL HOLD A WORK MEETING
ON TUESDAY JUNE 5, 2018 AT SPRINGDALE TOWN HALL,
118 LION BLVD., SPRINGDALE, UT.
THE MEETING WILL BEGIN AT 5:00 PM.

Approval of agenda

Commission discussion and announcements

A. Discussion/Non-Action Items

1. Discussion of prohibited use regulations
2. Discussion of design standards for storage containers

B. Adjourn

This notice is provided as a courtesy to the community and is not the official notice for this meeting/hearing. This notice is not required by town ordinance or policy. Failure of the Town to provide this notice or failure of a property owner, resident, or other interested party to receive this notice does not constitute a violation of the Town's noticing requirements or policies.

If you have questions regarding any of the agenda items, or other community development comments, please contact the Community Development staff at 435-772-3434 or dcd@infowest.com.

The Town of Springdale complies with the Americans with Disabilities Act by providing accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for Town-sponsored public meetings, services, programs, or events should call Springdale Town Clerk Darci Carlson (435.772.3434) at least 24 hours before the meeting.

Packet materials for agenda items will be available here: <http://www.springdaletown.com/AgendaCenter/Planning-Commission-7>

10-2-2: DEFINITIONS:

AMUSEMENT PARK: A commercial establishment that features rides, mechanical attractions, roller coasters or other similar forms of entertainment.

BOWLING ALLEY: A facility which offers more than two lanes of bowling.

CAMPGROUND: An public area improved and used for designated by a public agency for camping on an ongoing basis, or a private area licensed by the town for camping.

CAMPING: A temporary establishment of living facilities such as tents, yurts or recreational coaches as regulated by this title. This definition includes any overnight occupancy of any structure or facility of any kind with the exception of an approved dwelling unit or transient lodging unit which has been issued a certificate of occupancy.

CIRCUS OR CARNIVAL: A traveling amusement show which typically includes mechanized rides.

DRIVING RANGE WITH FLOODLIGHTS: An illuminated area for practicing golf shots.

LANDFILL AND GARABAGE DUMP: A discrete area of land or excavation that is used for disposing of refuse and other solid waste material by burying it or covering over with other material.

MINI-GOLF COURSE: A n informal golf game played with a putter on a miniature course which includes obstacles and artificial features, usually centered on a novelty theme.

RETAIL TOBACCO SPECIALTY BUSINESS: As used herein, this term will have the same definition as set forth in section 10-8-41.6(1)(b) of the Utah Code Annotated, as amended.

SHOOTING RANGE: An indoor or outdoor facility to practice archery or the discharge of firearms.

STORAGE ESTABLISHMENTS: Commercial establishments that accept rent or payment for the long term storage of items.

SKATING RINKS: A large flat facility designed to allow ice or roller skating, usually in an oval or round shape. This definition does not include public community multi-use paths which accommodate roller skating, or public community skate parks which contain obstacles, sloping surfaces, and other features.

SWAP MEET / FELA MARKET: A gathering at which enthusiasts or collectors trade or exchange miscellaneous items that are not of great value. This definition does not include vendors at festivals or events authorized by a temporary use permit.

WATER PARK: 1) A commercial enterprise which accepts payment for entrance to outdoor recreational water features such as pools, waterslides, or splash pads. This definition does not include water features developed as an accessory to hotels or spas and are open only to the guests of the hotel or spa. 2) Any recreational water feature or combination of recreational water features on the same property such as pools, water slides or splash pads, which measure greater than 2,500 square feet in total area regardless of whether a fee is charged for entrance.

10-7A-5: PROHIBITED USES:

Subject to the provisions of section 10-21-1 of this title, the following uses are recognized to be incompatible with the general plan, because of the limited amount of private land available within the town's boundaries; the large size or scale required of such uses; excessive noise, odor or light emissions; their excessive use of limited resources and the undue burden they place on public utilities and services, or because they are of a character hereby found to be in conflict with the town's general plan:

Arcades.

Amusement parks.

Automobile repair (major) and automobile dealerships.

Automobile wrecking yards.

Bowling alleys.

Car washes.

Circuses or carnivals.

Drive-in theaters.

Driving ranges with floodlights.

Helipads, helistops, and heliports.

Jails and prisons.

Junkyards.

Landing strips, airports, or other facilities designed for the take off or landing of any type of aircraft.

Landfills and garbage dumps.

Mini-golf courses.

Mining, quarries or gravel pits.

Off-road vehicle, motorcycle, and ATV tracks and parks.

Pawn shops.

Recreational vehicle parks and/or campgrounds.

Retail tobacco specialty businesses.

Skating rinks.

Shooting ranges.

Shopping malls.

Storage establishments.

Swap meets and flea markets.

Tattoo parlors.

Water parks.

A. Additional zone specific prohibited uses: In addition to the uses listed above, the uses listed by zone below are prohibited in the zone under which they are listed.

1. Residential zones: Commercial uses (specifically including transient lodging) except those allowed under a home occupation permit, and all uses prohibited in the commercial zones.
2. Agricultural zone: Commercial uses (specifically including transient lodging) except those allowed by section 10-7A-2 or other specific allowances under this title, and all uses prohibited in the commercial zones.
3. Commercial zones: Industrial uses, manufacturing uses other than those allowed by section 10-7A-2, distribution and wholesaling uses, energy and power generating facilities except for wind and solar facilities designed to serve the needs of the property on which they are located.

10-22-3: USES PROHIBITED:

Those uses listed in section 10-7A-5 of this title are prohibited.

Subject to the provisions of section 10-21-1 of this title, the following uses are recognized to be incompatible with the general plan, because of the limited amount of private land available within the town's boundaries; the large size or scale required of such uses; excessive noise, odor or light emissions; their excessive use of limited resources and the undue burden they place on public utilities and services; or because they are of a character hereby found to be in conflict with the town's general plan:

Amusement arcades, theme parks or water parks.

Automobile repair (major) and automobile dealerships.

Bowling alleys or skating rinks.

Circuses or carnivals.

Drive-in theaters.

Heavy industrial and manufacturing uses.

Helipads, helistops, and heliports.

Junkyards.

Landing strips or airports for aircraft.

Mini-golf courses and driving ranges with floodlights.

Mining, quarries or gravel pits.

Recreational vehicle parks and/or campgrounds.

Shooting clubs or ranges.

Shopping malls.

Storage establishments.

Wholesale stores.

10-22-16: Storage Containers:

Storage containers may be placed on properties in Springdale, subject to the regulations below:

- A. Containers may be placed on properties in the CC, VC, PU, and AG zones. Storage containers are not allowed in the VR or FR zones.
- B. A design/development review approval is required prior to the placement of a storage container on a property. If a storage container is used for a use other than storage a building permit is also required.
- C. Containers may not be stacked one on top of another.
- D. Storage containers must comply with all land use standards and regulations in this code, including setback standards, color standards, and architectural standards.
- E. If visible from any adjacent property or a street, the following additional design standards apply to storage containers:
 1. Containers must have a site-built roof installed on top of the container. The roof must have a minimum 12-inch eave overhang on all sides.
 2. Containers must be completely sided with an approved exterior building material on all sides.
 3. Containers must include a site-built addition of at least 50 square feet in floor area attached to the container in such a way to break the rectangular plan view form.
- F. If used for a use other than storage, containers must be placed on a permanent engineered foundation and must have permanent connection to utilities.