|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Commercial Standards Review Worksheet** | |  |  |  |  |  | **Review of Project #2022-2, Gardner RV Park/Campground\_\_\_\_\_\_** | | | | |
| Standard | notes | ABSOLUTE | RELATIVE | WEIGHT | POINT RANGE |  | NR | Complies | Fails | Points | Points X Weight |
|  |  |  |  |  |  |  |  |  |  |  |  |
| 1. Commercial on UT 12 Only |  | ü |  |  |  |  |  | **X** |  |  |  |
| 2.a No Commercial in Overlay |  | ü |  |  |  |  |  | X |  |  |  |
| 2.b Watercourse Buffer |  | ü |  |  |  |  |  | X |  |  |  |
| 2.c Moderate Slopes |  |  | ü | 5 | -2/0 |  |  |  |  | 0 |  |
| 2.d Crossings |  | ü |  |  |  |  |  | X |  |  |  |
| 2.e Views, Natural Features |  |  | ü | 3 | -2/+2 |  |  |  |  | 0 |  |
| 3.a Retaining Vegetation |  |  | ü | 5 | -2/0 |  |  |  |  | 0 |  |
| 3.b Protecting Vegetation |  | ü |  |  |  |  |  |  |  |  |  |
| 3. Storm Water | state law | ü |  |  |  |  |  | X |  |  |  |
| 4.a Utilities | Chapter 10 | ü |  |  |  |  |  | X |  |  |  |
| 4.b Access to Hwy 12 | state law | ü |  |  |  |  |  | X |  |  |  |
| 4.c Access to Other Roads |  | ü |  | | |  |  | X |  |  |  |
| 4.d. Utilities underground |  |  | ü | 3 | 0/+2 |  |  |  |  |  |  |
| 5. Dimensional Standards | Table 2 | ü | Planning Commission may require deeper setbacks | | |  |  | X |  |  |  |
| 6.a Maximum Parking, LDR | 15 | ü |  |  |  |  |  | X |  |  |  |
| 6.b Maximum Parking, GMU | 15/50 | ü | Applicable standard depends on access to UT 12 | | |  |  | X |  |  |  |
| 6.c Parking for Dwelling |  | ü | ü |  |  |  |  | X |  |  |  |
| 6.d Land Use Intensity |  |  | ü | 3 | -2/+2 |  |  |  |  | 0 |  |
| 7.a Outdoor Spaces Setback | Table 2 | ü | Planning Commission may require deeper setbacks | | |  |  | X |  |  |  |
| 7.b Buffering/Screening |  |  | ü | 3 | -2/+2 |  |  |  |  | 1 |  |
| 7.c Conflict with Parking |  | ü |  | | |  |  | X |  |  |  |
| 8.a Outdoor Sales Setback |  | ü | Planning Commission may require deeper setbacks | | |  |  | X |  |  |  |
| 8.b Outdoor Sales Fontage |  | ü |  | | |  |  | X |  |  |  |
| 8.c Outdoor Sales Landscaping |  |  | ü | 3 | -2/+2 |  |  |  |  |  |  |
| 8.d Conflict with Parking |  | ü |  | | |  |  | X |  |  |  |
| 9.a Parking & Traffic |  | ü | ü | 5 | -2/+2 |  |  | X |  |  |  |
| 9.b Mitigation |  | ü |  |  |  |  |  | X |  |  |  |
| 10.a Off-street Parking | Table 3 | ü |  |  |  |  |  | X |  |  |  |
| 10.b Excessive Parking |  | ü |  |  |  |  |  | X |  |  |  |
| 10.c RV Parking |  | ü |  |  |  |  | X |  |  |  |  |
|  |  |  |  |  |  |  |  |  | subtotal >1 | |  |

|  |  |  |  |  |  |  |  |  |  |  |  |
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| Standard | notes | ABSOLUTE | RELATIVE | WEIGHT | Point Range |  | NR | Complies | Fails | Points | Points X Weight |
|  |  |  |  |  |  |  |  |  |  |  |  |
| 10.d Not in Front Setback |  | ü |  |  |  |  |  | X |  |  |  |
| 10.e Limit on Frontage Parking |  |  | ü | 3 | -2/+2 |  |  |  |  | 0 |  |
| 10.f Buffering/Screening |  |  | ü | 3 | -2/+2 |  |  |  |  | 1 |  |
| 10.g Internal Landscaping |  |  | ü | 1 | -2/+2 |  |  |  |  | 2 |  |
| 11. Building Axis |  |  | ü | 3 | -2/+2 |  |  |  |  | 0 |  |
| 12.a No UPDES | state law | ü |  |  |  |  |  | X |  |  |  |
| 12.b Runoff |  | ü |  |  |  |  |  | X |  |  |  |
| 12.c No Air Quality Permit | state law | ü |  |  |  |  |  | X |  |  |  |
| 12.d Hazardous Materials | fire code | ü |  |  |  |  |  | X |  |  |  |
| 12.e Outdoor Lighting | IDA Seal | ü |  |  |  |  |  | X |  |  |  |
| 12.f Light Trespass |  | ü |  |  |  |  |  | X |  |  |  |
| 12.g Dust, Smoke |  | ü |  |  |  |  |  | X |  |  |  |
| 12.h Heat, Glare |  | ü |  |  |  |  |  | X |  |  |  |
| 12.i Noise |  | ü |  |  |  |  |  | X |  |  |  |
| 12.j Noxious Weeds | state law | ü |  |  |  |  |  | X |  |  |  |
| 13.a Solid Waste |  | ü |  |  |  |  |  | X |  |  |  |
| 13.b Buffering/Screening |  |  | ü | 2 | -2/+2 |  |  |  |  | -1 |  |
| 13.c Disposable Food Containers |  | ü |  |  |  |  | X |  |  |  |  |
| 14. Signs |  | ü |  |  |  |  |  | X |  |  |  |
| 15. Operating Hours |  | ü |  |  |  |  |  | X |  | total > |  |
| 16. Drive-in, Drive Through |  | ü |  |  |  |  | X |  |  | total > |  |
| 17. Standardized Commercial |  | ü |  |  |  |  |  | X |  | total > |  |
| 18.a. Accessory Dwellings |  | ü |  |  |  |  |  | X |  |  |  |
| 18.b Employee Housing |  |  | ü | 3 | 0/+2 |  |  |  |  | 2 |  |
| 19.a Reflectivity |  |  | ü | 5 | -2/0 |  |  |  |  | 0 |  |
| 19.b Color |  |  | ü | 4 | -2/+2 |  |  |  |  | 1 |  |
| 19.c Building Lines |  |  | ü | 4 | -2/+2 |  |  |  |  | 0 |  |
| 19.d Detached Forms |  |  | ü | 4 | 0/+2 |  |  |  |  | 0 |  |
| 20. Local Value Added |  |  | ü | 1 | -2/+2 |  |  |  |  | 0 |  |
| To receive a CUP, projects must comply with ALL absolute standards and have a cumulative score of zero or more on the relative standards. Continuing compliance is required. | | | | | |  |  |  | subtotal > | |  |
|  |  |  | total >5 | |  |
|  |  | number of absolute standards with which project fails to comply > | | | | | |  |  |  |  |