|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **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 |  |

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 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 >  |  |   |   |   |