



## **Memorandum**

**To:** Planning Commission  
**From:** Thomas Dansie, Director of Community Development  
**Date:** July 1, 2022  
**Re:** Agricultural Zone Revisions

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The Town Code currently allows restaurants in the Agricultural zone. The Commission has requested that staff research this provision and make recommendations whether or not it should be modified. Additionally, last Fall the Town Council directed the Planning Commission and staff to explore revisions to the Town's regulations for agricultural uses. Based on these directives staff has prepared the following policy options the Commission may wish to consider.

### ***Springdale Agricultural Zone***

The Agricultural Zone in Springdale is different from agricultural zones in other communities. Many other communities establish agricultural zones to preserve large areas (hundreds or thousands of acres of land) on the outlying areas of the community as farmland, pasture, or other agricultural use. These areas are intended for large-scale agricultural uses which produce industrial-scale products.

In contrast, the Town's Agricultural Zone is adopted to help protect the Town's village atmosphere and character by preserving a link to the Town's agricultural heritage. It is not intended for large-scale agricultural production.

Therefore, the development and uses allowed in the zone should help promote the stated purposes and objectives of the zone found in section 10-10-1:

*The agricultural (AG) zone is established to provide areas in which agricultural or agricultural business pursuits can be encouraged and supported within the Town. The AG zone is designed and intended to preserve existing large parcels of land currently in agricultural or agricultural business use intermixed with low density residential uses to protect an important part of the village atmosphere of the Town.*

The Commission should be aware that there is only one property currently in the Agricultural zone in the Town. It is unlikely, though possible, that additional areas will be added to the Agricultural zone. Therefore, the land use standards the Commission recommends for the Agricultural zone will most likely only be applied to the Trees Ranch property at the south end of the Town.

### ***Agricultural Zone Policy Options***

The Commission should determine what the vision for the Agricultural zone should be. Three possible alternatives are listed below:

- 1) The Agricultural zone should preserve the Town's agricultural heritage by being primarily focused on preservation of agricultural uses and agricultural production. In this case the uses and development allowed in the AG zone should be limited to those that have direct correlation with agricultural production: orchards, farming, ranching, and pasture. Additionally, directly related agricultural business uses should be allowed: processing and packing facilities, warehousing, etc. If the Commission determines this should be the focus of the AG zone, very minimal changes are necessary to the AG zone (remove restaurants from the permitted uses, make a few adjustments to the development standards).
- 2) The Agricultural zone should preserve the Town's agricultural heritage by providing an opportunity to demonstrate the importance of agriculture in the community and allowing experiential learning and education about agriculture. In this case the uses and development allowed in the AG zone should allow for experiences that highlight the importance of local agriculture. These could include farm to table restaurants, retail markets specializing in products grown onsite or in the local area, and operations which allow guests to learn about and experience agriculture uses (see these examples [Vermont](#), [Flagstaff](#), [Boulder](#), [Moab](#)). Staff notes the updated General Plan includes a number of goals intended to help tourism in Springdale be based less on consumption and more on contributing to and appreciating the Springdale community. Providing opportunities for appreciation of and education about the importance of the Town's agricultural heritage could help promote these goals. If the Commission determines that this should be the focus of the AG zone then more significant revisions could be made to the AG zone.
- 3) The Agricultural zone currently functions as intended and fills the intent of Section 10-10-1. No additional revisions to the allowable uses in the zone are necessary.

Despite which of these, or other, policy directions the Commission determines is appropriate, there are a number of clarifying technical edits that should be made to the Code. These include more clarification on the maximum building size allowed, potential adjustments to the minimum lot size (currently five acres), and revisions to accessory structure height (currently 35 feet).

***Requested Direction***

The Commission should discuss the vision for the Agricultural Zone. Based on this direction staff will make revisions to the Agricultural zone standards.