



Memorandum

To: Town Council
From: Thomas Dansie, Director of Community Development
Date: March 6, 2026
Re: Ordinance 2026-06: Amending Chapter 10-7A of the Town Code by adding medical and dental clinics as permitted uses in the CC, VC, and PU zones; adding definitions of two types of pharmacies in section 10-2-2; and potentially allowing pharmacies operated in conjunction with a medical clinic as permitted uses in the PU zone.

Introduction and Background

The Town Code currently contains a definition for “clinic, dental or medical.”¹ However, the Code does not specifically allow dental or medical clinics in any zone. Also, the Town Code currently allows “drugstores and pharmacies” as permitted uses in the Village Commercial and Central Commercial zones, but not in the Public Use zone.

In the January meeting the Council considered an ordinance change that would:

1. Formally designate the zones in which “clinics, dental or medical” are allowed. The ordinance proposed allowing such uses in the CC, VC, and PU zones.
2. Allow “drugstores and pharmacies” as permitted uses in the PU zone, but only when operated in conjunction with a dental or medical clinic. This allowance would be in addition to the current allowance for standalone drugstores and pharmacies to operate as permitted uses in the CC and VC zones. The proposed ordinance would have created two types of pharmacy: 1) standalone (only permitted in CC and VC), and 2) operated in conjunction with a clinic (proposed to be permitted in CC, VC, and PU). Staff notes the current definition of “clinic, dental or medical” states that a clinic may include a pharmacy. If the Council decides to allow clinics but not pharmacies in the PU zone, then the definition of “clinic” will also need to be changed to remove reference to an included pharmacy.

Appropriate Zones for Dental and Medical Clinics

Regarding point #1 above (appropriate zones for clinics) all Council Members agreed clinics should be allowed in the CC and VC zones. However, the Council did not have unanimous consensus on whether or not clinics should be allowed in the PU zone. Some Council Members felt clinics were a good fit for the PU zone based on clinics having the purpose primarily of serving the general public. Other Council

¹ See Town Code 10-2-2 where “clinic, dental or medical” is defined as: *A building in which a group of dentists, physicians and allied professional assistants are associated for the conduct of their profession. The clinic may include a dental and/or medical laboratory and pharmacy, but it shall not include inpatient care or operating rooms for major surgery.*

Members felt clinics were a private business and belonged only in CC or VC. The Council should continue to discuss this point

Pharmacies in the PU Zone

As with the discussion regarding clinics in the PU zone, there was no clear Council consensus in the January meeting regarding pharmacies in the PU zone. Some Council Members thought pharmacies were a natural extension of a clinic, and therefore should be allowed in the PU zone along with clinics. Other Council Members disagreed based on pharmacies having a retail sales component that is not appropriate in the PU zone. All Council Members agreed that the definitions of “standalone pharmacy” and “pharmacy operated in conjunction with a clinic” needed to be clarified. The Council made a motion to table the proposed ordinance to allow staff to further develop these concepts. Staff has updated the proposed ordinance as detailed in the following section. The Council should continue to discuss this point.

Changes to the Proposed Ordinance

Based on the Council’s direction in the January meeting staff has made the following changes to the proposed ordinance:

1. *Removed all references to “drugstores,” and*
2. *Created definitions for the terms “pharmacy, in conjunction and associated with a dental or medical clinic” and “pharmacy, standalone.”*

These two changes are explained in detail below.

Remove all references to “drugstores.” The Town Code previously grouped drugstores and pharmacies in the same category. The Code does not have a definition of “drugstore.” However, the common meaning and usage of the term is much broader than “pharmacy.” Drugstores may include a pharmacy, and also operate as a retail convenience store, selling everything from beauty supplies to greeting cards. Decoupling the term “drugstore” from the term “pharmacy” will help clarify the nature of the goods and services a pharmacy is allowed to offer, putting the emphasis on medicine and related health supplies and not on general retail. In conjunction with removing the term “drugstore” the proposed ordinance clarifies that pharmacies are limited to providing medicine and other health related services, not general retail.

Created definitions for the terms “pharmacy, in conjunction and associated with a dental or medical clinic” and “pharmacy, standalone.” These two definitions are intended to help clarify the difference between the nature of pharmacies currently allowed to operate in the CC and VC zones compared to the nature of pharmacies proposed to be allowed in the PU zone. What the proposed ordinance defines as “standalone pharmacies” are currently allowed to operate in the CC and VC zones. In contrast, “pharmacies in conjunction and associated with a dental or medical clinic” are proposed to be allowed in the PU zone, as well as CC and VC.

As explained above, the proposed definitions of both types of pharmacy emphasize a pharmacy is limited to providing medicine and health related products and services, and not general retail.

The proposed ordinance includes two options for the definition of “pharmacy, in conjunction and associated with a dental or medical clinic.” These are the types of pharmacies proposed to be allowed in the PU zone. Both definition options require pharmacies in the PU zone to be housed in the same building as a medical or dental clinic. The difference between the two proposed definitions is the extent of services the pharmacy would be able to provide.

Under the first option, a pharmacy in the PU zone must be housed in the same building as a dental or medical clinic and be operated in conjunction with and under the administration of the clinic. As long as these requirements are met the pharmacy would be allowed to provide the same services as a standalone pharmacy (i.e. providing medicine and health related services and products—but not general retail). Thus, the pharmacy could provide prescription and over the counter medicine, as well as other health related products such as vitamins. The pharmacy could serve patients of the clinic as well as the general public who are not patients.

Under the second option, a pharmacy must be housed in the same building as a dental or medical clinic. However, the scope of services and products the pharmacy offers would be much narrower. The pharmacy would only be allowed to sell prescription medication (no over the counter medicines), would not be allowed to sell non-medicine health products (such as vitamins), and could only serve patients of the clinic.

If the Council determines pharmacies are an appropriate use in the PU zone the Council should further determine which of the two proposed definitions “pharmacy, in conjunction and associated with a dental or medical clinic” should be used.

Additional Details and Information

Additional details and information regarding this item are contained in the [staff report from the January meeting](#). The Council should refer to that report for additional background information (of course, the version of the ordinance contained in this staff report is the version the Council should discuss and deliberate upon and not the version of the ordinance in the January staff report).

Additional Public Comment

The Town received one additional public comment letter regarding this item in the time since the January meeting. It is attached to this report.

Council Action

The Council should make the following decisions regarding the proposed ordinance:

1. In which zones should dental and medical clinics be allowed? In CC and VC only? Or in PU as well as CC and VC?

2. Should pharmacies be allowed in the PU zone? (Note that pharmacies are already allowed in CC and VC.)
3. If pharmacies are allowed in the PU zone, which definition of "pharmacy, in conjunction and associated with a dental or medical clinic" should be used?

Based on these determinations the Council should make a motion to adopt, adopt with changes, or reject Ordinance 2026-06.



ORDINANCE 2026-06

AMENDING CHAPTER 10-2-2 AND 10-7A OF THE TOWN CODE BY CLARIFYING IN WHICH ZONES DENTAL AND MEDICAL CLINICS ARE ALLOWED, AND ALLOWING PHARMACIES OPERATED IN CONJUNCTION WITH CLINICS AS A PERMITTED USE IN THE PU ZONE

Whereas, the Town of Springdale General Plan calls for enhanced medical services, including medical clinics, in the community; and

Whereas, the Town of Springdale has long partnered with healthcare providers in the operation of a medical clinic located on the Town’s property in the Public Use Zone; and

Whereas, the Town Code currently does not specifically allow medical clinics in any zone; and

Whereas; the Town Council finds it necessary to specifically identify in which zones medical clinics, with associated pharmacies, should be located; and

Whereas; the necessary procedures and processes to amend the land use ordinance have been satisfied, including the required public hearings;

Now therefore be it ORDAINED by the Springdale Town Council that

- 1) the definitions of “pharmacy, in conjunction and associated with a dental or medical clinic” and “pharmacy, standalone” are added to section 10-2-2 of the Land Use Ordinance as shown on the following pages; and
- 2) that section 10-7A-2 of the Land Use Ordinance is amended as shown on the following pages.

Adopted by the Springdale Town Council this 11th day of March, 2026.

Barbara Bruno, Mayor

Attest:

Robin Romero, Town Clerk

ROLL CALL VOTE		
R. Aton	Yes	No
B. Bruno	Yes	No
J. Burns	Yes	No
P. Campbell	Yes	No
K. Topham	Yes	No

10-2-2: DEFINITIONS:

Pharmacy, in conjunction and associated with a dental or medical clinic: An establishment providing the same services as a standalone pharmacy and which is operated in conjunction with, is under the administration of, and is housed in the same building as a dental or medical clinic.

OR

Pharmacy, in conjunction and associated with a dental or medical clinic: An establishment housed in the same building as a dental or medical clinic and which provides pharmaceutical services to the patients of the dental or medical clinic, which services are limited to the dispensing of prescription medication and counseling patients on proper medication usage.

Pharmacy, standalone: A business that provides pharmaceutical services, including the dispensing of medication, counseling patients on proper medication usage, and offering additional health related services and items such as vaccinations, vitamins, and health screenings.

10-7A-2: PERMITTED, ACCESSORY, AND CONDITIONAL USES ESTABLISHED:

A use that is indicated as permitted ("P") is allowed in the applicable zone if the use is consistent with all laws and ordinances applicable to the use. An accessory use ("A") is allowed in the applicable zone only if the use is accessory to a primary, allowable use and is consistent with all laws and ordinances applicable to the accessory use. A conditional use ("C") is allowed in the applicable zone only with a conditional use permit for the use and if the use is consistent with all laws and ordinances applicable to the use. An overlay zone use ("OZ") is allowed in the applicable zone only when an overlay zone is first applied to the underlying zone. A nonpermitted use ("N") is prohibited in the applicable zone. A use that is not listed in the table below is prohibited unless it is allowed in accordance with subsection 3. below.

Use	FR	VR	AG	CC	VC	PU
Residential uses:						
Accessory buildings such as garages, carports, bathhouses, greenhouses, gardening sheds and similar structures which are customarily used in conjunction with, and incidental to, a permitted principal use or structure	A	A	A	A	A	A
Accessory dwelling units, external	N	P	N	N	N	N
Accessory dwelling units, internal	P	P	N	N	N	N
Elderly residential facilities, subject to the requirements of chapter 22 of this title	P	P	N	P	P	N
Guesthouses, only one per lot or parcel of land	A	A	N	A	A	N
Home occupations where public comes to the premises on an appointment only basis	P	P	P	P	P	N
Keeping of household pets, but not four or more dogs or other domesticated animals of similar size	P	P	P	P	P	P
Kennels, noncommercial, subject to the standards in this chapter)	P	P	P	P	P	N
Multiple-family dwellings or apartments	N	N	N	P	P	N
Open space, public or private	P	P	P	P	P	P
Parks, public or private	P	P	P	P	P	P
Residential facilities for persons with a disability, subject to the requirements of chapter 22 of this title	P	P	N	P	P	N
Single-family dwelling, detached only, for the use of a caretaker, watchman or similar employee of a permitted use	N	N	N	N	N	A
Single-family dwellings, detached	P	P	N	P	P	N

Single-family dwellings or dwelling groups, detached (owner or employee occupied, one per five acres of land area, in support of agricultural operations on the property)	N	N	P	N	N	N
Swimming pools	A	A	A	A	A	P
Two-family dwellings, duplex	N	P	N	P	P	N
Utilities, lines and rights-of-way only	P	P	P	P	P	P
Agricultural uses:						
Agricultural related business, including:	N	N	P	N	N	N
a. Indoor-outdoor retail market facilities specializing in produce grown on site;						
b. Processing facilities associated with the agricultural use of the land located a minimum of 100 feet from a VR or FR Zone boundary and 30 feet from SR-9;						
c. Warehouses associated with the agricultural use of the land or similar storage facilities located a minimum of 100 feet from a VR or FR Zone boundary and 30 feet from SR-9.						
Agriculture	P	P	P	P	P	P
Keeping and raising of farm animals	N	P	P	N	N	N
Keeping of nondomesticated animals not defined as "farm animals"	N	N	N	N	N	N
Commercial and public uses:						
Administrative, professional or medical offices	N	N	N	P	P	N
Ambulance and fire protection services	N	N	N	P	P	P
Art galleries	N	N	N	P	P	N
Artist studios	P	P	N	P	P	N
Automotive service stations, subject to the standards of this chapter	N	N	N	P	P	N
Bakeries, retail	N	N	N	P	P	N
Banks and financial institutions	N	N	N	P	P	N
Barber and beauty shops	N	N	N	P	P	N
Bicycle shops	N	N	N	P	P	N
Blueprint and photocopy services	N	N	N	P	P	N
Cemeteries	N	N	N	N	N	P
Churches	N	N	N	P	P	N
<u>Clinics, dental or medical</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>
Clubs, lounges, and bars	N	N	N	P	P	N
Convenience stores	N	N	N	P	N	N
Daycare and nursery schools, subject to the standards in subsection 10-7A-4(B) of this chapter	N	N	N	P	P	N
Delicatessens	N	N	N	P	P	N
<u>Pharmacies, in conjunction and associated with a dental or medical clinic</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Drugstores and pharmacies, standalone</u>	N	N	N	P	P	N
Educational institutions; public, quasi-public or private	N	N	N	P	P	P
"Established uses" as provided for in section 10-21-1 of this title	N	N	N	P	P	N
Florist shops	N	N	N	P	P	N
Food markets and grocery stores	N	N	N	P	P	N
General retail stores	N	N	N	P	P	N
Guiding and tour services to areas inside Town limits, subject to the standards in this chapter	N	N	N	P	P	N
Guiding, tour, and transportation services to areas outside Town limits	N	N	N	P	P	N
Laundries, self-service	N	N	N	P	P	N

Libraries and museums, public or private	N	N	N	P	P	P
Liquor stores	N	N	N	P	P	N
Manufacturing, small scale assembly and production, subject to the standards in this chapter	N	N	N	P	P	N
Microbreweries	N	N	N	P	P	N
Mobile business (see standards in section 10-22-11 of this title)	N	N	P	P	P	N
Nursery and garden supplies	N	N	N	P	P	N
Postal services	N	N	N	P	P	P
Public assembly	N	N	N	P	P	P
Public or quasi-public cultural activities and nature exhibits	N	N	N	P	P	P
Public parking areas and facilities	N	N	N	P	P	P
Public services facilities and government offices	N	N	N	P	P	P
Recreational facilities, commercial, subject to the standards in this chapter	N	N	N	P	P	P
Rental of nonmotorized recreational equipment	N	N	N	P	P	N
Rental of power equipment	N	N	N	P	N	N
Restaurants	N	N	P	P	P	N
Rock shops	N	N	N	P	P	N
Theaters, subject to the standards in this chapter	N	N	N	P	P	P
Transient lodging facilities, Type 1	N	N	N	OZ ¹	OZ ¹	N
Transient lodging facilities, Type 2	N	N	N	OZ ¹	OZ ¹	N
Transportation services, subject to the standards in this chapter	N	N	N	P	P	P
Travel agencies	N	N	N	P	P	N
Vehicle holding area	N	P ¹	N	P	P	P
Miscellaneous uses:						
Wireless communication facilities	See section 10-27-5 of this title					

Note:

1. Only when the Transient Lodging Overlay Zone is first applied to the property.
2. Only on public parking lots existing on July 11, 2018 which are currently operating as non-conforming uses.

(Ord. No. 2022-09, § 3, 6-22-2022; Ord. No. 2023-07, § 1, 8-9-2023; Ord. No. 2025-13, 8-13-2025)



Thomas Dansie <tdansie@springdale.utah.gov>

Public Hearing on March 11th, Ordinance 2026-06 Amending Chapter 10-7A

Cheri I. [REDACTED]
To: Thomas Dansie <tdansie@springdale.utah.gov>

Fri, Feb 27, 2026 at 1:25 PM

Hi Tom,

Regarding the public hearing on March 11th, Ordinance 2026-06, Amending Chapter 10-7A, I am not sure we should expand the medical clinic and add a dental office. Maybe adding a pharmacy would be good for both visitors and locals. But, the current medical clinic is not even open full time. They are a part time clinic even in the summer months and they should be open on a Saturday or at least one weekend day to accommodate the large crowds on the weekends. Why expand, when a clinic cannot even be open to accommodate the large visitor crowds on the weekends. They are only open right now on Tuesday and Fridays and should at least be open Tuesdays and Saturdays. We get the most people on the weekends.

I don't think we need a dental clinic either as I do not think it will be enough business. A pharmacy would be nice so we do not have to drive down to the bottom of the hill to get our prescriptions.

Questions: How many visitors in 2024 and 2025 used the medical clinic here in town? And, how many residents in 2024 and 2025 used our medical clinic? This would help to better understand the need.

Cheri Ikerd