



118 Lion Blvd PO Box 187 Springdale UT 84767 * 435-772-3434 fax 435-772-3952

ART REVIEW BOARD NOTICE AND AGENDA
THE SPRINGDALE ART REVIEW BOARD WILL HOLD A SPECIAL MEETING
ON MONDAY, JULY 21, 2025, AT 12:00 PM
AT THE CANYON COMMUNITY CENTER, 126 LION BLVD – SPRINGDALE, UT 84767

A live broadcast of this meeting will be available to the public for viewing/listening only.

****Please see the stream information below****

Approval of the agenda
General announcements

A. Action Item

1. Approval of a Mural: Rick Praetzel and Michele Van Hise Request Approval for a Mural at Zion Adventures, 36 Lion Blvd. Staff Contact: Niall Connolly

B. Discussion / Non-Action Item

1. Discussion About the Town Potentially Creating a Public Art Plan and Subsequent Call for Public Art. Staff Contact: Niall Connolly

C. Consent Agenda

1. Approval of Minutes from May 5, 2025.

D. Adjourn

***To access the live stream for this public meeting,
please visit or click the link below:**

<https://www.youtube.com/@SpringdaleTownPublicMeetings>

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 parties to receive this notice does not constitute a violation of the Town's noticing requirements or policies.

NOTICE: In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting should contact Town Clerk Aren Emerson at 435.772.3434 at least 48 hours before the meeting.

Packet materials for this meeting will be available at: <https://www.springdaletown.com/agendacenter>



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**MINUTES OF THE SPRINGDALE ART REVIEW BOARD MEETING
HELD ON TUESDAY, JULY 21, 2025, AT 12:00 PM
AT THE CANYON COMMUNITY CENTER, 126 LION BOULEVARD, SPRINGDALE, UTAH**

The meeting convened at 12:00 pm.

MEMBERS PRESENT: Board Members Jack Burns, Lisa Benham, Mike Alltucker, Kathy LaFave, and Jim Walshe

PRESENT: Principal Planner Niall Connolly and Town Clerk Aren Emerson, recording.

Approval of the agenda

Kathy LaFave made a motion to approve the agenda. The motion was seconded by Lisa Benham.

Walshe: Aye

Benham: Aye

Burns: Aye

LaFave: Aye

Alltucker: Aye

The motion passed unanimously.

General Announcements

There were no general announcements.

A. Action Item

1. Approval of a Mural: Rick Praetzel and Michele Van Hise Request Approval for a Mural at Zion Adventures, 36 Lion Blvd. Staff Contact: Niall Connolly.

Principal Planner Connolly explained that the Art Review Board was asked to make a recommendation regarding an existing mural painted at Zion Adventures. He reviewed the policy framework: murals that exceed 100 square feet or contain colors outside the Town's color palette require both ARB review and Planning Commission approval. He noted that the mural had previously been brought before the ARB in December 2023 through code enforcement. At that time, the ARB recommended approval contingent on the removal of advertising and non-palette colors. The Planning Commission, however, tabled action due to concerns about the adequacy of the mural policy. Since that time, the Art Review Board provided recommendations, and the Town Council adopted an updated mural policy. This request was now returning for review.

Board members acknowledged that the mural was skillfully painted but noted several issues under current policy:

- Much of the mural (estimated up to 50%) is painted in colors outside the Town's approved palette.
- The mural exceeds the 100 sq. ft. limit.
- Portions of the mural incorporate signage elements that could be interpreted as business advertising, which is not allowed.

Mr. Walshe expressed concern about the Roadrunner depiction resembling a copyrighted cartoon character and asked what liability the Town might face. The Board agreed this was ultimately the responsibility of the applicant.

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Members discussed whether the mural promoted and enhanced the Town's "village character" as described in the General Plan. Several felt it did, citing its depiction of local vegetation, wildlife, and creative expression. Mr. Alltucker referenced the Parks and Recreation goals in the General Plan and believed the mural met that standard. Others expressed concern that it presented more of a cartoonish character rather than reflecting the true image of Zion Canyon.

Ms. LaFave expressed concern that permitting large, brightly colored murals without prior approval could lead to similar noncompliant murals in the future. Mr. Burns reminded members that personal opinions aside, the ARB was responsible for enforcing policy consistently.

The Board discussed possible options for modification:

- Repainting the sky in a compliant palette of blues to bring the mural largely into compliance.
- Allowing non-palette highlights, consistent with the policy's allowance for accent colors.
- Retaining the wooden sign element but removing or altering the lettering so it referenced geographic or natural features rather than business names.

The applicants explained that the mural was designed and painted by Ms. Van Hise's daughter, an art student, in a burst of inspiration. They did not initially realize an application was required. Ms. Van Hise explained that changing colors would alter the mood and artistic intent of the work, and noted that the decorated utility boxes in town used bright colors, which contributed to their belief that the palette was flexible for public art. Rick Praetzel acknowledged that the mural had been created without following the approval process and appreciated the Town's time in reviewing it now.

Mike Alltucker made a motion to recommend conditional approval of the mural at Zion Adventures located at 36 Lion Blvd. The motion is based on the following findings:

1. **The mural promotes the town's village character, its reputation as an arts community, and adds interest to the town's visual appearance.**
2. **The mural contains direct and indirect advertisement features in violation of the town's mural policy.**
3. **The surface is a matte finish paint.**
4. **The mural contains a majority of colors not contained in the town's color palette for buildings and structures, and those existing colors are not compatible with the existing natural and built surroundings of the site. However, the Art Review Board finds that the existing mural colors are acceptable as an exception to this policy due to the extended period of time that has passed since the mural was painted.**

Conditions required for approval:

1. **The applicants shall submit a new application for approval from the town for the proposed mural modifications.**
2. **The application must be received within a time limit set by the Planning Commission.**
3. **Acknowledgement by the applicant of the code requirements relating to property maintenance, in particular section 10-20-13.**
4. **Remove or modify the mural's direct and indirect advertising features. They may, however, reflect local geographic features.**
5. **The Planning Commission should set a completion timeline for any modifications, removal of existing mural, and or completion of a replacement mural.**

Alternatively, the applicants could propose to remove the existing mural and return the wall to its former condition or propose an entirely new mural as a replacement.

Ms. LaFave suggested the addition of another condition to the approval: **"Applicants agree that no more than 35% of the mural can be out of compliance with the town of Springdale's color palette."**

Mr. Burns reminded the board that this language was not currently in the policy or ordinance.

Ms. LaFave rescinded her amendment to the motion. She explained that she did not want to set a precedent.

Motion failed due to lack of a second.

Kathy LaFave made a motion to recommend approval of the mural at Zion Adventure Company with the following conditions:

- 1. That the majority of the colors on the mural come into compliance with the town's color palette;**
- 2. The mural signage must not reference an advertisement, but may be appropriate if it references something geographic;**
- 3. That we would accept a portion of the highlight colors as referenced in the mural code. This would require that a large portion of off-palette colors be repainted and that elements of the sign considered advertising would have to be removed or modified. The motion was seconded by Jim Walshe.**

Discussion of the motion:

Ms. Benham asked about requiring specific elements to remain.

Ms. LaFave explained that the code allowed for a small portion of highlight colors, and she thought it was sufficient to allow for the mural to come into compliance while allowing the character of the mural to remain the same.

Ms. Benham asked if the Board could specifically allow 35% of the mural to be highlighted as allowed by the code.

After the discussion, Ms. LaFave changed the third condition to state the following: "The colors must come into compliance with the Town of Springdale's color palette, knowing that the code does allow for highlight colors."

The amended motion reads as follows:

Kathy LaFave made a motion to recommend approval of the mural at Zion Adventure Company with the following conditions:

- 1. That the majority of the colors on the mural come into compliance with the town's color palette;**
- 2. The mural signage must not reference an advertisement, but may be appropriate if it references something geographic;**
- 3. The colors must come into compliance with the Town of Springdale's color palette, knowing that the code does allow for highlight colors.**

This would require that a large portion of off-palette colors be repainted and that elements of the sign considered advertising would have to be removed or modified. The motion was seconded by Jim Walshe.

Vote on the motion:

Alltucker: No

LaFave: Aye

Burns: Aye

Benham: Aye

Walshe: Aye

The motion passed 4:1.

Mike Alltucker made a motion to add findings to the previous motion. The findings are as follows:

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- The mural does promote the town's village character and promotes the town's reputation as an arts community, and adds interest to the town's visual appearance:
- That the mural contains direct and indirect advertising features in violation of the town's mural policy:
- That the existing surface is of a matte finish paint:
- And that the mural contains a majority of colors not contained in the town's color palette for buildings and structures, and those existing colors are not compatible with the natural and built surroundings of the site.

The motion was seconded by Jack Burns.

Vote on the motion:

Alltucker: Aye

LaFave: Aye

Burns: Aye

Benham: Aye

Walshe: Aye

The motion passed unanimously.

B. Discussion / Non-Action Item

1. Discussion About the Town Potentially Creating a Public Art Plan and Subsequent Call for Public Art. Staff Contact: Niall Connolly.

Principal Planner Niall Connolly introduced the item, explaining that the Board had previously discussed initiating a call for public art. He suggested that a formal public art plan should precede any call, establishing a framework for locations, funding sources, and design parameters. He noted that example plans from Napa, CA, and Park City, UT were included in the packet, along with the Town's Streetscape Plan, which already incorporates public art elements.

Several members expressed concern that no current budget exists for public art. They questioned whether funding sources could be identified before forming a subcommittee. Mr. Burns noted the Council could potentially create funding avenues in future budgeting cycles.

Mr. Walshe emphasized that any art funded with public money must remain the property of the Town and not be placed on private land where ownership could become complicated.

The Board members agreed that public input is essential in shaping the art plan. Different tastes in art should be respected, and residents should have opportunities to weigh in.

Ms. Benham and others noted that public art could include benches, gateways, and other functional elements, which may open additional funding opportunities under streetscape or infrastructure budgets.

Members of the Art Review Board discussed whether to first form a subcommittee or to take time at the next ARB meeting to review the Streetscape Plan and the example plans in depth. Ms. LaFave suggested dedicating the next ARB meeting to dissecting these documents and outlining which components would make sense for Springdale. She added that outside consultants may not be needed.

The Board agreed that a public art plan would be beneficial for Springdale and that further work was needed before creating a subcommittee. The consensus was to review the Streetscape Plan and other examples at the next ARB meeting and then determine next steps.

C. Consent Agenda

1. Approval of Minutes from May 5th, 2025

Kathy LaFave made a motion to approve the amended minutes from May 5, 2025. The amendment was to add the formal motion and vote count to item A1. The motion was seconded by Mike Alltucker. Walshe: Aye

Benham: Aye
Burns: Aye
LaFave: Aye
Alltucker: Aye
The motion passed unanimously.

D. Adjourn

Kathy LaFave made a motion to adjourn at 1:37 pm. The motion was seconded by Lisa Benham.
Walshe: Aye
Benham: Aye
Burns: Aye
LaFave: Aye
Alltucker: Aye
The motion passed unanimously.

Aren Emerson, Town Clerk

APPROVAL: _____ DATE: _____

A recording of the public meeting is available by accessing the Town's YouTube channel at <https://www.youtube.com/@SpringdaleTownPublicMeetings>.



PO Box 187 118 Lion Blvd Springdale UT 84767

ATTENDANCE RECORD

Please print your name below

Meeting: APT REVIEW BOARD SPECIAL MEETING Date: 07/21/25

ATTENDEES:

MICHELE YANHOUSE
Name (please print)

PICK PRATZEL
Name (please print)

Name (please print)

Name (please print)

Name (please print)

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