



**MINUTES OF THE SPRINGDALE PLANNING COMMISSION ELECTRONIC WORK MEETING
ON WEDNESDAY AUGUST 5, 2020 AT 5:00PM**

This Planning Commission meeting did not have an anchor location and was conducted entirely via electronic means. Commission members connected remotely.

Meeting convened at 5:00 PM

MEMBERS PRESENT: Chair Jack Burns, Barbara Bruno, Ric Rioux, Tyler Young, Mike Marriott, and Dawn McComb

ABSENT: Treacy Stone, Steve Carnahan

ALSO PRESENT: Director of Community Development Tom Dansie, and Deputy Clerk Katy Brown recording. See attached sheet for attendees known to have signed into the electronic meeting.

Approval of the Agenda: Motion made by Ric Rioux to approve the agenda. Seconded by Mike Marriott.

Bruno: Aye

Rioux: Aye

Young: Aye

Marriott: Aye

Burns: Aye

Motion passed unanimously.

Commission discussion and announcements: Mr. Marriott had heard about a survey given to some members of the community regarding an open space bond. He asked what the objective was and if the results of the survey would involve the Planning Commission.

- The Town had been working with a Trust for Public Land consultant on the possibility of the Town acquiring open space. One of the options for funding open space was a bond. The Trust for Public Land in conjunction with the Town had engaged the services of a professional polling company to reach out to all registered Springdale voters to gauge their opinions on the need for open space and the general appetite for bond financing. The poll had been sent via email to all registered voters whose voter registration records included an email address. All other registered voters would receive the survey in the mail in the coming week.

Mr. Rioux asked if newly appointed Commissioner member Steve Carnahan would be attending meetings soon.

- Staff was in the process of re-engaging Mr. Carnahan and inquiring about his interest level for participation on the Commission. Staff would follow up with the Commission.

A. Information/Discussion/Non-Action Items

1. General Plan update: Draft Vision Statement Language and Review of Public Involvement: The Commission had reviewed the results from the first two public surveys so far. They were now asked to review the results from the third survey and begin to craft a vision statement for the General Plan based on the feedback received from all three surveys.

Ms. McComb joined the meeting at 5:06 pm.

Ms. Bruno asked if the Commission should reference the existing General Plan for guidance. Early in the discussions, the Commission directed staff to pare down the General Plan by deleting redundancies. She was also interested in seeing other General Plans from peer communities who shared tourism characteristics with Springdale. She wanted to see if other communities were trying to incorporate similar considerations into their Plans.

- Staff said that since those early discussions, it had become clear that the Commission wanted to explore a change in format to make the Plan more concise. Staff would research General Plans from similar communities and provide the Commission with some examples.
- Mr. Burns felt the current General Plan successfully reflected the core values of the community but agreed the format could use some refreshing. He suggested having a professional editor make style and formatting recommendations once the Commission had clearly set the content.

The Commission analyzed feedback from the most current survey and discussed the findings in relation to the current General Plan's seven priorities. They noted that the issue of climate change rated highly as a priority.

- Ms. McComb said that a theme with some of her one-on-one conversations with residents was a desire for the Town to be more proactive in crafting plans and contingencies prior to disasters befalling the town.
- Ms. Bruno felt that education would be a large component in crafting a local approach to climate change.

From the current seven General Plan priorities, some had been accomplished or were in the process of being addressed. Crafting a mission statement and direction for the updated General Plan would require the Commission to consider those priorities and determine which to carry forward while also incorporating the current will of the public as expressed in the recent surveys.

The Commission pointed to an emerging trend from the third survey about having an expanded medical facility. They considered including that as a new priority in the next update.

- Since the General Plan process was one of setting general priorities, staff encouraged the Commission to consider that feedback from the public as an indication of a larger unmet need rather than drilling down to the specific logistics.
- Mr. Young remarked the pandemic was perhaps the driving factor in the public's desire for expanded medical facilities and the Commission could consider elevating public health as a priority in the updated Plan.

Each Commissioner agreed to identify 5-7 priorities on their own time and send to staff to compile and disseminate. They were also encouraged to craft their own sample vision statements to aid the Commission's discussions.

- Staff offered to send some sample mission statements to Commission members.

2. Discussion of Potential Regulation of Interior Lighting: Mr. Burns clarified that he was more interested in discussing interior lighting in the commercial zones rather than residential zones. He asked if the Commission wanted to spend time on the issue.

Ms. Bruno said it wasn't a priority for her and felt it could be an overreach.

- Mr. Burns felt light spillage, particularly in the commercial zone, compromised the Town's village feel.

Ms. McComb felt that it was an important topic to address in both commercial and residential zones. Springdale boasted aesthetically-rich properties and light pollution and trespass had the potential to devalue desirable properties. She spoke about the bright lane indicators at the park entrance and said it was a blight on the night sky view.

Mr. Marriott felt there were too many potential complexities in regulating interior lighting. He wasn't sure how one could measure light trespass from inside of a structure.

Ms. McComb wondered if the approach could be more public outreach and education instead of crafting ordinance revisions.

Mr. Young felt like the Commission already had a full plate with the General Plan process without adding interior lighting regulation. Additionally, Springdale business owners were already dealing with extraordinary circumstances from the pandemic and further restrictive regulations would not be well received.

Mr. Rioux felt that if the existing conditions with interior lighting didn't affect the Town's Night Sky designation then the Commission didn't need to spend time on it.

Mr. Burns was more concerned about commercial businesses with large-scale windows which compounded the issue of light spillage from inside the building. He mentioned one business which had a neon sign affixed to its back wall that was highly visible from SR-9 through large street-facing windows. He felt it essentially served as additional advertisement for the business. The Commission had touched on the pervasive effect of the neon sign in past discussions.

- Mr. Marriott said that his new restaurant addition also had large scale windows. In the design phase, it never crossed his mind to capitalize on advertisement with large windows and lighting. His considerations were more from the perspective of his clientele, which was the viewshed from the inside of the restaurant to the surrounding cliffs.

Ms. Bruno suggested asking the Council if they would like the Commission to spend time crafting ordinance revisions to address the issue. The Commission agreed and asked staff to seek direction from the Council.

B. Adjourn

Motion to adjourn at 7:00 pm made by Barbara Bruno. Seconded by Tyler Young.

Bruno: Aye

McComb: Aye

Young: Aye

Marriott: Aye

Rioux: Aye

Burns: Aye

Motion passed unanimously.

Katy Brown, Deputy Clerk

APPROVAL: _____ DATE: _____

A recording of the public meeting is available by contacting the Town Clerk's Office. Please call 435-772-3434 or via email at springdale@infowest.com for more information.



PO Box 187 118 Lion Blvd Springdale UT 84767

REMOTE MEETING ATTENDANCE RECORD

PLANNING COMMISSION Special Meeting 08/05/20

No members of the public attended

PENDING APPROVAL

From: [Barbara Bruno](#)
To: tdansie@springdaletown.com
Cc: [J Burns](#); marrriott@springdaletown.com; [Tyler Young](#); rrieux@springdaletown.com; scarnahan@springdaletown.com; [Dawn McComb](#); [Stone, Treacy T](#); [Darci Carlson](#); kbrown@springdaletown.com; [Teresa Silcox](#)
Subject: Re: Interior Lighting Regulations
Date: Monday, August 3, 2020 1:24:11 PM

From Teresa Silcox:

A couple of weeks ago I raised an issue with Jeff, the town code enforcement guy, about the extraordinarily bright interior lights at the Stagecoach Grille (MajesticView.) I noticed interior lighting is on the Planning Commission agenda so I thought I would mention my concern to you. At night, the illumination coming from the restaurant and chandeliers windows casts a glow reminiscent of driving at night through New Mexico where you can see the lights from Natve American casinos for 10 miles. I suspect the measurable quantity of lumens outside the large, uncovered windows, cast by the interior lighting, are contrary to Springdale"s dark sky initiative. As the nights grow longer, this will be more and more of an issue for the high visibility location.

Sent from my iPad

Barbara Bruno



On Aug 3, 2020, at 9:49 AM, <tdansie@springdaletown.com>
<tdansie@springdaletown.com> wrote:

From: dcd@infowest.com on behalf of tdansie@springdaletown.com
To: ["J Burns"](#); ["Barbara Bruno"](#); mmarriott@springdaletown.com; ["Tyler Young"](#); rrioux@springdaletown.com; scarnahan@springdaletown.com; ["Dawn McComb"](#); ["Stone, Treacy T"](#)
Cc: ["Darci Carlson"](#); kbrown@springdaletown.com
Subject: FW: Interior Lighting Regulations
Date: Monday, August 3, 2020 9:49:47 AM

Commissioners-

Please see the comments below regarding the upcoming discussion on regulation of interior lighting.

Tom

From: Max [REDACTED]
Sent: Saturday, August 1, 2020 5:00 PM
To: tdansie@springdaletown.com
Subject: Interior Lighting Regulations

Dear Tom, Planning Commission and Town Council,

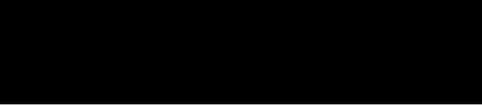
In regards to the upcoming agenda item about potential regulation on interior lighting, please entertain my input. I would certainly agree with past resident comments when the outdoor lighting ordinance was being crafted that interior lighting regulations is an overreach of government. It really is a bit much to be telling us what we can do or not do in our private homes. Many homes have light spillage and undoubtably, if you stand in the right place you will see the actual light source from outside of the property. Are you really going to send the light police out at night to catch us breaking the law in our own homes? What's next? Maybe a curtain ordinance that bans bright colors?

As to commercial properties, I would really struggle with the suggestions in Tom's memorandum at our supermarket. In any of the scenarios, we would probably fail, yet already we are under-lit for the type of business we are. I get that you are concerned about the night sky. I am as well, but maybe you could channel your efforts elsewhere.

It seems somewhat ironic that the Town just conducted two surveys and neither had anything about an interior lighting ordinance (that I can remember), yet on the same day that this agenda was published the Town sent out a newsletter saying how they were listening to input of the citizenry. Such an ordinance will have a dramatic effect on the citizenry, shouldn't this type of far reaching regulation at least originate from the people and not a few folks on the Planning Commission?

Thank you for what you do, public service is way under-appreciated.

Max Gregoric



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