



**MINUTES OF THE SPRINGDALE PLANNING COMMISSION WORK MEETING ON WEDNESDAY  
APRIL 7, 2021 AT 5:00 PM**

**This Planning Commission meeting did not have an anchor location and was conducted entirely via electronic means. Commission members connected remotely. The meeting was available to the public for live viewing/listening.**

**Meeting convened at 5:02 pm.**

**MEMBERS PRESENT:** Chair Barbara Bruno, Commissioners Ric Rioux, Jack Burns, Dawn McComb, Tom Kenaston, Kyla Topham, and Susan McPartland from Zion National Park.

**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 Tom Kenaston.**

**McComb: Aye**

**Burns: Aye**

**Kenaston: Aye**

**Rioux: Aye**

**Bruno: Aye**

**Motion passed unanimously.**

**Commission discussion and announcements:** In anticipation of the State-wide mask mandate being lifted effective April 10<sup>th</sup>, the Town would resume in-person public meetings in May and provide the option for remote attendance via Zoom.

Mr. Rioux requested that the Commission look at the Home Occupation Permit language and identify areas that could be tightened up.

- Chair Bruno said she and Mr. Rioux had spoken about the issue previously and that she approved the request for staff to begin working on revisions to bring to the Commission for review.

Ms. Bruno had recently heard some questions from business owners in the community relating to Open Air Display Permits in Town. She asked if staff could expound on current enforcement efforts.

- Mr. Dansie provided a summary of the Open Air Display permit process. The permit was intended for businesses to display retail items outside as an accessory to what was contained within their primary business structure. There were a few instances in Town where the displays had deviated slightly from what was approved and the Code Enforcement Officer was working with business owners on compliance.

Mr. Burns asked for clarification on sandwich board/A-frame sign regulations.

- Mr. Dansie responded that A-frame signs were not currently allowed under the sign ordinance.

**A. Action Items**

**1. Outdoor Lighting Ordinance Revisions:** The Town had been undergoing the process of qualifying for nomination with the International Dark-Sky Association (IDA) for some time. The Town had recently forwarded the current lighting ordinance to the IDA and asked what further measures would need to be taken to ensure a strong application. The IDA responded with ordinance suggestions and recommendations that would help Springdale's chance at nomination. Among those suggestions were implementing a lighting curfew of 10:00 PM for illuminated signs, and placing illumination limits on signage. The current ordinance had a 30,000-lumen/acre maximum but it exempted signs and only counted recessed lighting at 25% of the total. The Commission would need to discuss the IDA recommendations to determine their merit for future ordinance revisions.

Mr. Burns asked if there was any room for negotiation in the cutoff time at night.

- Staff had asked the IDA the same question and the answer was no.

Mr. Rioux asked how dramatic the changes would be for property owners if the sign lighting had to be included in the total maximum lumen count.

- An analysis had not yet been performed on the potential impacts to property owners.

Ms. Bruno asked if the ordinance would be for business or residential. She also asked if the priority was just to get the designation or to truly have a darker sky.

- The ordinance would apply to commercial only. Mr. Dansie spoke about the amortization process. Any ordinance adopted by the Town was typically assumed to be forward-looking, however the Town chose to include an amortization process when they passed what is now the current lighting ordinance. This allowed a certain number of years for properties to come into compliance with the new standards. The Town's priority was to mitigate lighting impacts throughout Town in anticipation of future nomination with the IDA.

Mr. Kenaston asked how lumen emissions would be measured.

- Total lumen count for exterior building lighting was determined using technical details from the lighting manufacturer of a chosen fixture. Sign lumens were actually measured with a luminance meter, referred to in the lighting industry as a "nit gun."

Ms. McComb asked if the Town-owned illuminated signs would be subject to any new standards. She also asked if the Park entrance signs would be subject to Springdale lighting standards.

- The Town was subject to its own ordinances, so the electronic information signs would have to be in compliance. As for the Park's illuminated entrance station signs, the Town could not regulate Federal property.
- Ms. McPartland spoke on the Park's efforts regarding signage and night sky compliance. One of the guiding principles was to strive for compatibility with local surrounding area ordinances. She and Mr. Burns both communicated a desire within the Park to be a good neighbor to Springdale by taking a serious look at impacts, namely the entrance station lane lights.

Ms. Bruno commended Mr. Dansie for his work on incorporating the IDA's recommendations into the ordinance.

Mr. Burns asked if "recreational lighting" included event lighting and would have a curfew of 10:00 pm.

- Staff would add language to address event lighting.

Ms. McComb asked if interior lighting standards could be addressed at the same time as revisions from the IDA suggestions.

- The Commission preferred a separate ordinance for interior lighting. They felt that there would be a lot of community pushback and wouldn't want to hold up outdoor lighting standards unnecessarily.

Mr. Rioux asked if properties built prior to the adoption of the ordinance would be subject to the lighting standards, specifically in regard to color temperature.

- The bulk of the ordinance was adopted in 2009 at which point an amortization process was implemented. The color temperature changes to the ordinance came at a later date and that change was not amortized. The Town asked the IDA if the resulting non-conforming lighting would affect the Town's nomination. They indicated that the current amortization met their standards, but the Commission was always free to put an amortization in place.

The Commission directed staff to input the IDA suggestions and prepare a draft of the revised lighting ordinance for a public hearing.

Ms. Topham asked what else would need to happen after the ordinance change in order to be ready for nomination.

- The Town would need to show proof of a monitoring plan and sponsor more public outreach and education. The IDA accepted nominations once a year around January. The Town hoped to have a complete application ready to submit at the beginning of 2022.

**2. Update on the SR-9 Design Standards Revisions:** Because of recent state legislation, there was a degree of uncertainty on what the Town could and could not regulate in terms of new building & design standards along the SR-9 corridor.

Ms. Bruno asked when the bill would be resolved.

- The Governor vetoed based on a technical issue with National Flood Insurance Program compliance. He would be calling a special legislative session to fix the technical changes which would likely happen later in the Spring. Meanwhile, Springdale and other resort communities where the physical appearance of the community was an integral part of their character were pushing back diligently for an exemption.

**3. General Plan Update – Continued discussion on goals, objectives, and strategies:** Ms.

McPartland requested help with the crafting an outline for "Municipal Services." Ms. Topham offered to take over for Ms. McPartland.

#### ***Park, Recreation, & the Arts – Dawn McComb***

Ms. McComb expressed an appreciation to Mr. Burns for his thoughtful comments in the shared Google document. She asked the Commission if she was heading in the right direction with the language, she had crafted so far. Her concern was crafting language that inadvertently conflicted with an existing ordinance.

- The General Plan guided the ordinances, not the other way around. The broad, visionary approach that Ms. McComb had taken was the correct focus for this portion of General Plan revisions.
- Ms. McPartland felt the Artist-in-Residence program would be a great opportunity for the Park and the Town to partner together.

- Ms. Topham expressed a desire for a better network of communication between the Town, the Park, and the elementary school for art programs.

### **Public Health – Barbara Bruno**

The current constraint facing the medical clinic was limited options for types of health insurance plans accepted. The idea currently at the forefront was to approach Intermountain Healthcare and gauge the possibility of them absorbing the clinic. That concept would open up a larger pool for staffing and rotational scheduling.

A recreation or fitness center was favored by some of the Commissioners as a proactive response to public health.

Ms. McComb liked the idea of provide housing for medical personnel.

Ms. Topham added the need for pharmacy services, especially after-hours options.

### **Natural and Cultural Resources – Ric Rioux**

Mr. Burns had added some thoughts on the importance of natural quiet. The Park had started to experiment with quiet zones by placing signage in certain areas to educate visitors and encourage them to tune into the natural surroundings by listening.

Ms. McPartland spoke on urban garden concepts such as pollinator gardens, bat house templates, and community solutions for green waste. The Commission agreed that more community educational outreach events about wildlife species should be included in the General Plan.

Ms. Bruno asked about next steps for General Plan revisions.

- Now that the goals objectives and strategies had been outlined, it was time to take the broad concepts/visions and reduce them down to a more polished version. This could be a small committee project.

The Commission expressed their confidence in Ms. Bruno's wordsmithing abilities and asked her to spearhead the next step. Ms. Bruno was happy to polish the language and requested that each Commissioner send her their notes by the following Wednesday. She was also happy to meet with Commissioners in person.

Mr. Dansie asked the Commission to review the three distinct General Plan format examples provided to the Commission provided earlier and consider which formats would best showcase the current draft. The links to the sample formats were in the staff report and would be posted on the Commission's shared site. He commended the Commission on their great work so far in taking on the General Plan.

## **B. Adjourn**

**Motion to adjourn made by Dawn McComb. Seconded by Jack Burns.**

**McComb: Aye**

**Burns: Aye**

**Rioux: Aye**

**Kenaston: Aye**  
**Bruno: Aye**  
**Motion passed unanimously.**



Katy Brown, Deputy Clerk

APPROVAL: Barbara Bruno      DATE: 4-21-21

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@springdale.utah.gov](mailto:springdale@springdale.utah.gov) for more information



PO Box 187 118 Lion Blvd Springdale UT 84767

**REMOTE MEETING ATTENDANCE RECORD**

Meeting: Planning Commission Work Meeting 4/7/2021

No members of the public were present.