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**MINUTES OF THE PLANNING COMMISSION SPECIAL MEETING ON TUESDAY, JUNE 7, 2016,  
AT 5:00 PM AT THE SPRINGDALE TOWN HALL, 118 LION BLVD., SPRINGDALE, UTAH.**

**The meeting convened at 5:00 PM**

**MEMBERS PRESENT:** Vice Chair Liz West, Randy Taylor, Scott Taylor, Mike Marriott and Jack Burns from Zion National Park.

**EXCUSED:** Chairman Jack Archer, Allan Staker

**ALSO PRESENT:** DCD Tom Dansie via teleconference, Associate Planner Toni Benevento and Town Clerk Darci Carlson recording. Please see attached list for citizens signed in.

**Approval of Agenda: Motion made by Liz West to approve the agenda; seconded by Scott Taylor.**

**R. Taylor: Aye**

**West: Aye**

**S. Taylor: Aye**

**Marriott: Aye**

**Motion passed unanimously.**

**Commission discussion and announcements:** Ms. Benevento announced the next Night Sky Event was on June 14<sup>th</sup> starting at 8:30pm at the Canyon Community Center. Samuel Tobler, professor at Dixie State, would present and bring telescopes for viewing.

Ms. West asked about the pink flags on the road.

- Mr. Dansie believed they were to identify utility locations to assist in the design of the SR-9 reconstruction project.

Mr. Marriott asked for an update on the Subway property.

- Mr. Dansie said the latest business application received by the Town was for a Subway restaurant.

Mr. Burns asked for an update on the ditches.

- Mr. Dansie said the purpose of the Historic Preservation Commission (HPC) meeting with UDOT yesterday was to discuss mitigation strategies for the ditches. The HPC endorsed a plan to remove the type-B shallow ditches and replace them with concrete curb and gutter. The curb would be faced with stone recovered from the ditches.
- The new plan for the type-D deep ditch from Sol Foods to Bumbleberry was to preserve it. Mr. Dansie said there would likely be discussion about this at the Town Council meeting tomorrow night. On the agenda was a resolution of support for the SR-9 project.
- The Roger Brooks presentation was referenced during the HPC/UDOT meeting. It was mentioned that the State Board of Tourism was in favor of many of the recommendations discussed in this presentation.
- Mr. Marriott commented that long term maintenance of the stone could be a challenge especially given the amount of water. Mr. Dansie said facing the curb with stone was a new idea and UDOT would likely have to investigate.
  - Mr. Burns commented that the ditches were used for irrigation and likely able to withstand water. The idea was to maintain the character.
- Mr. Dansie mentioned that a representative from the State Historic Preservation Office participated via teleconference during the HPC/UDOT meeting yesterday.
- Mr. Burns hoped communication of what would be gained by losing the ditches would be clearly articulated. Mr. Dansie said this would be passed on to the UDOT Public Involvement Team.

Ms. West mentioned the Planning Commission received a letter from Dr. Kate Jewel about development of ordinances to protect wildlife and wildlife habitat.

- Mr. Dansie said the item was not on the agenda therefore receipt of the letter could be acknowledged; however in order to discuss the topic in depth it would need to be placed on a future agenda.
- Mr. Dansie said the Town Council was heavily involved in the pond issue. Strategies to protect wildlife habitat were land use issues and therefore the Planning Commission was responsible for making recommendations to the Town Council regarding land use policy.
- The Commission determined this topic could be put on a future meeting agenda for further discussion.

### **Action Items**

**Residential Design/Development Review: Red Hawk Subdivision, Lot 12 – Mark Fahrenkamp, representing Tom and Sue Kenaston:** Ms. Benevento said this was a single family residence in conformance with the Foothill Residential zone development standards. A note on the final plat of the subdivision indicated lot 11 should be no higher than the building pad elevation of lot 12. The builder and both property owners were aware of this stipulation. Landscaping was governed by the moderate income housing agreement so typical requirements did not apply. Lighting fixtures complied but may need a specific bulb. Colors and materials were similar to what was currently in the subdivision. The air conditioner and propane tank would need to be screened.

The contractor Mark Fahrenkamp was in attendance to answer questions. He said the lighting fixture was night sky compliant and the bulb could be considered.

Mr. Taylor asked about the size of the house compared to others in the development. Mr. Fahrenkamp said it was similar in size but the loft over the garage might make it look larger. A similar stone pattern would be used and required by the HOA.

Lot 11 would need a fair amount of excavation to comply with the final plat requirement.

- Ms. West asked if there would be a drainage or run-off problem. Mr. Fahrenkamp did not anticipate an issue.

Ms. West indicated disturbed areas would need to be reseeded with a recommended seed mix.

- It was important the seed mix maintained the genetic integrity of the area. Mr. Burns said the Park worked with a source that matched plants and seeds to the area. This information could be shared with Mr. Fahrenkamp.

Mr. Taylor asked if there was a conservation easement around the building site that should be protected.

- Mr. Dansie said the areas outside the building lots in Red Hawk were common area and not protected by a conservation easement as on Anasazi Plateau. Any disturbance would have to be repaired after construction.

Ms. West asked about screening of the air conditioning and propane tanks. Mr. Fahrenkamp said they would likely build a stucco wall or rusty metal fence.

**Motion made by Mike Marriott to approve the Residential Design/Development Review for Red Hawk Subdivision, Lot 12 based on findings it is in compliance with the zoning requirements for the area and in conformance with the lot area and setbacks, building size, building height, lighting, landscaping, grading and colors and materials. With conditions: 1) the air conditioning unit and propane tank be appropriately screened, 2) the lighting fixtures and bulbs be verified as appropriate, 3) any disturbed areas be reseeded with the appropriate mix; seconded by Liz West.**

**R. Taylor: Aye**

**West: Aye**

**S. Taylor: Aye**

**Marriott: Aye**

**Motion passed unanimously.**

### Discussion/Information/Non-Action Items

**Ordinance revision: Sign standards related to logos and illumination:** Mr. Dansie said this item was discussed in the last couple of work meetings. He provided a brief overview of the proposed changes:

- Excessive outdoor lighting was clarified and further defined.
- Clarified logo areas may not be illuminated on an internally illuminated sign. Only text areas could be illuminated. Also limited the areas of illumination to 50% of the sign.
- Color temperature standard was defined to get away from very bright light and move toward warmer or softer light.
- Changes to color palette would not allow bright white or pure white as a color for text. Only off-white and grays would be allowed.
- Clarified that only text portions of an internally illuminated sign could be illuminated.
- Removed all reference to logos.

Mr. R. Taylor asked for further clarification of section 10-15C-2.

- Ms. Benevento showed images of channel letter signs for the Commission to reference. Mr. Dansie said the *Zion Guru* and *Campground and RV Park* signs were text only and very bright when illuminated. The proposed amendment would not allow these types of signs.
- Mr. Marriott commented channel letter signs could be illuminated externally which would provide a similar look. Therefore he was not sure this provision was needed. He did not support it.
- Ms. West referenced comments made by Commissioners in previous meetings indicating internally illuminated signs were generally brighter than people wanted. She felt these signs contradicted the Night Sky Ordinance coming into effect.

Mr. Marriott said a halo-lit sign was technically an internally illuminated sign.

- Mr. Dansie referenced section 10-15(C)-5(F) whereby the halo effect was classified differently than an internally illuminated sign.

Mr. Marriott did not think sign copy should be restricted to 50%. He believed if someone wanted channel letters for a sign they should have latitude to have it. Mr. Marriott said if a sign was set off SR-9 it may be difficult to be read.

- Mr. Dansie said an eight square foot sign was allowed on SR-9 for businesses that were not right on the main road.

Mr. Burns said the current sign lighting options would likely impact night sky. He recommended a standard be adopted that only allowed down-lighting. He felt down-lighting created a more calming effect rather than a more urban approach with internally illuminated signs. Mr. Burns questioned if the Town wanted an overall mix or a more uniform architectural standard.

The Commission reviewed the Munsell Color chart book to view the gray colors proposed. They felt the colors allowed were reasonable.

- Mr. S. Taylor said the color of the lettering toned down the sign.

Mr. Burns said the Commission should determine if an issue maintained, enhanced or detracted from Town character. He was concerned with the overall size of signage, especially if internally lit.

Mr. Dansie said the proposed ordinance changes did not address lumens, but intensity of light.

Mr. R. Taylor said verbiage should be added that if a sign consisted of all lettering it should be mounted to wood, metal or stone. This would maintain the materials the Town wanted. Mr. S. Taylor agreed.

Mr. Burns asked if the type of signage allowed in this proposed ordinance was compliant with night sky.

- Mr. Dansie said any time light seeped horizontally or outward it had an impact on night sky. Internally illuminated signs had more impact compared to externally illuminated signs.
- Mr. Burns said this created a conflict with the night sky ordinance. If there is truly a commitment to protecting night sky, the tradeoff was not to allow signage that would have an impact on it.
- Mr. Dansie said the majority of comments, calls and concerns about signage were over internally illuminated signs.

Mr. Burns said the Park was concerned about ordinances the Town adopted dealing with night sky. He said we are in the fortunate position to have a high-quality night sky but there were encroaching impacts from Hurricane and La Verkin. The Park applauded anything Springdale did to reduce impacts to night sky.

- Mr. R. Taylor said this proposed ordinance was a step in the right direction but did not think the Town had the will to prohibit all internally illuminated signs.
- Mr. Burns said signage could be well-lit and down-lit and not impact night sky.

Mr. S. Taylor said the 50% revision didn't work for him but the color palette was good. He felt less lighting was better. Others agreed.

- The next step was a public hearing to get community input.
- Ms. West asked the Town Clerk to make a concerted effort to send out notice the Commission really encouraged any and all public comment regarding the signage topic.

Commissioners continued to discuss sign styles and specifically channel lettering.

- Mr. Burns suggested signs be shielded. Signs would have to have a "roof" over the top to shield the light.

Mr. Dansie said allowance for internally illuminated signs already existed in the code so these proposed changes did not expand sign allowances, it restricted them. Mr. Dansie did not believe there was an inherent conflict between the signage ordinance and the night sky ordinance however there may be competing goals working at cross-purposes.

- Staff could contact sign companies to see what options existed to shield signs.
- Mr. S. Taylor commented if homeowners were required to shield their lights, then businesses should too.

Mr. Dansie said staff would present options for the Commission and public to consider. A public hearing would be scheduled for the July regular meeting.

**Consent agenda**

**Motion made by Liz West to approve the consent agenda; seconded by Randy Taylor.**

**R. Taylor: Aye**

**West: Aye**

**S. Taylor: Aye**

**Marriott: Aye**

**Motion passed unanimously.**

**Adjourn**

**Motion to adjourn at 6:13pm made by Randy Taylor; seconded by Scott Taylor.**

**Staker: Aye**

**R. Taylor: Aye**

**West: Aye**

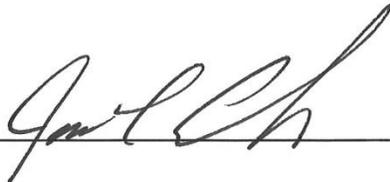
**S. Taylor: Aye**

**Marriott: Aye**

**Motion passed unanimously.**

  
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Darci Carlson, Town Clerk

APPROVAL: \_\_\_\_\_



DATE: \_\_\_\_\_

6-21-16

