



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

**MINUTES OF THE PLANNING COMMISSION WORK MEETING ON  
TUESDAY, OCTOBER 4, 2016, AT 5:00PM  
HELD AT THE SPRINGDALE TOWN HALL, 118 LION BLVD., SPRINGDALE, UTAH.**

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

**MEMBERS PRESENT:** Chairwoman Liz West, Jack Burns, Allan Staker, Randy Taylor, Scott Taylor, Mike Marriott and Cindy Purcell from Zion National Park

**ALSO PRESENT:** DCD Tom Dansie, 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 Mike Marriott.**

**Staker: Aye**

**R. Taylor: Aye**

**West: Aye**

**S. Taylor: Aye**

**Marriott: Aye**

**Motion passed unanimously.**

**Commission discussion and announcements:** Ms. Benevento said the September 22<sup>nd</sup> Night Sky event was canceled but has been rescheduled for October 27<sup>th</sup> at the Community Center starting at 7pm.

**Discussion/Information/Non-Action Items**

**Sign Ordinance Revisions: Changes to regulations for sign brightness:** Mr. Dansie said the Planning Commission had previously worked on an ordinance amendment that would have changed illumination standards for signs. Specifically the ordinance prohibited internally illuminated signs, prohibited bright white text, eliminated allowances for logos, and set standards for color temperatures.

The Town Council reviewed the proposed changes and asked the Commission to revisit the ordinance amendment given their discomfort with a complete prohibition of internally illuminated signs. The Council felt the issue was more with the overall brightness of signs than the type of illumination.

Staff researched sign illumination and provided the Commission with information that summarized their findings. Mr. Dansie recommended the Commission focus on: regulation of sign illumination and brightness; sign material standards as they relate to illumination; and the appropriate level of brightness.

Jack Burns arrived at the meeting at 5:09pm.

The Commission began discussing the best method to regulate sign brightness.

- Mr. R. Taylor said based on the information provided luminance was the most scientifically accurate and defensible way to determine brightness. This would require a light meter to measure brightness.
- Mr. Dansie said color temperature and brightness were two separate issues. One defined intensity; the other defined the color of light. He said regulating color temperature alone would not automatically solve all light pollution issues. There should be a standard for both temperature and brightness.
- Mr. Dansie provided a visual demonstration which compared the brightness of different color temperatures ranging from 5000K to 2200K.

- Mr. Burns said the recommended brightness to protect night sky was 3000K or lower. The cumulative effect of lights had a big impact on light pollution therefore shielding was important
- Mr. Dansie pointed out that a lumen cap standard would help applicants before a sign was installed while an illuminance or luminance standard was an after-install measurement.

Currently the Town had no quantifiable standard for sign illumination.

Mr. Staker said this was a complex issue. It would help to identify which existing signs in Town were offensive. He felt the Commission should get more input from professionals.

- Ms. Benevento said the idea was to be proactive in creating standards. There were resources and organizations the Town could seek out to help provide information.
- Ms. West said it was important to find balance between allowing businesses flexibility in advertising but also protect the village atmosphere and night sky.

Mr. Burns said Zion National Park was going through a lengthy application process to apply to become an International Dark Sky Park. Any adjacent areas could jeopardize this effort to qualify so Springdale would play a big role in the Park's ability to maintain the quality of the night sky.

- Ms. West said this was an opportune time for the Park, the Town, and the Dark Sky Association to work together and establish standards.

Mr. R. Taylor said the Commission needed to base regulation of brightness on measurable standards. Saying a light was 'too bright' would not fly.

- Mr. S. Taylor did not think a lumen cap would get the job done. He said the Town should establish maximum allowable levels of luminance and illuminance for signs.

Mr. Burns suggested dimmer switches be installed so signs could be appropriately adjusted. He said any light on at night had an impact. There needed to be balance between finding enough light for safety and not over-lighting to urban standards.

Mr. Staker asked about specifics regarding the new street lights.

- Mr. Dansie said the Town developed a plan to eliminate the cobra lights and replace them with cut-off, down-directed fixtures. These new LED fixtures would direct light on SR-9 and provide continuous illumination rather than periodic bright spots. The lights had technology whereby light could be directed exactly where it was wanted.
- Mr. Staker felt the street lights would have more of an effect on the night sky than business signs. Mr. Dansie said the new street lights would provide controlled lighting that was down-directed and shielded. The light would fall on the road and not go into the night sky. The new street lights would be installed Fall 2017.

The Commission wanted to pursue a luminance standard but wanted to be sure signs could be manufactured to meet this standard. Sign companies should be consulted and provide suggested luminance level maximums. Commissioners discussed conducting a study of existing signs in Town in order to have real-world data.

Staff recommended correlating Munsell colors to Pantone colors rather than re-inventing the existing color management system. This information could be made available to sign companies.

Currently signs must be made of wood, metal or stone. The intent behind the use of these materials was to promote the aesthetic character of the Town. Internally illuminated signs could use plastic which was necessary for them to be effective and allow light to shine through.

- Mr. Dansie said the use of reverse pan channel signs, like the new Pioneer Lodge sign, was becoming more popular. In the previous meeting the Commission found the Pioneer Lodge sign to be attractive and acceptable but struggled if it was internally illuminated or backlit. Mr. Dansie suggested the Commission take a definitive stance on whether or not this type of sign was internally illuminated and could therefore use plastic.
- One option was to require the sign background be made of wood, metal or stone; but if the sign had an internally illuminated, channel letter, pan channel, or halo-lit element, plastic could be used. This would prevent a situation where the entire sign face was made of plastic.

- Mr. Marriott said plastics were generally less expensive for signs. He said an opaque use of metal and an opaque use of plastic looked virtually the same day or night.

The Commission grappled with whether a reverse pan channel sign should be considered internally illuminated and therefore allowed to use plastic.

- Ms. West asked the opinion of Zion National Park. Ms. Purcell said the Park had different sign standards that were 'park-esque' and wooden; therefore she had no specific comment regarding the Town's standards for reverse pan channel signs. She said the Park was currently struggling with LED changeable message boards.
- Currently Springdale allowed digital message boards for shuttles and parking only. The Commission discussed regulating colors for LED signs and asked staff to conduct additional research.

The Commission was split in their decision whether a reverse pan channel sign should be allowed the use plastic. Their consideration of this type of sign would continue.

Mr. Marriott asked why there was a three foot (3') limitation above grade for directional signs. He suggested this standard be reconsidered.

Mr. R. Taylor asked about the use of digital, changeable signs. Mr. Dansie said they were allowed only in conjunction with the shuttle system. He indicated sign companies suggested the Town regulated colored LED lighting for signs.

- Mr. Burns said there was research that colored lights impacted wildlife.

Mr. S. Taylor asked about the Town's position on moveable signs.

- Mr. Dansie said there was nothing against a company name being on a vehicle but it could not be parked conspicuously to attract attention to a business and circumvent the requirements of the ordinance.

The Commission would take up discussion of the sign ordinance again during a future meeting. Staff would continue to conduct research given the comments and feedback.

**Parking Ordinance Revisions: Changes to add regulations for parking structures by adopting an overlay zone:** Mr. Dansie said the Commission discussed creating a process for allowing parking structures in Springdale. Based on these discussions the Commission was most interested in adopting an overlay zone. Staff drafted a parking structure overlay zone ordinance for use as starting point to further conversation.

A property owner could apply for the overlay allowing them to build a parking structure. There had to be a demonstrated need for additional parking and confirmation the site was suitable.

- Commissioners said the current height maximums within the underlying zone should remain. A criterion for size and setbacks would be determined on a case-by-case basis.

The primary objective was to keep standards loose so as applications came in there was flexibility to accommodate specific settings.

- Ms. West felt development standards should be comprehensive especially as it related to lighting and other nuisance issues.

Mr. S. Taylor did not think stucco fascia should be allowed. He felt it detracted from the look the Town was trying to achieve.

- Mr. Dansie said more specific standards for parking structure materials could be adopted.
- Ms. West suggested it might help to break up large expanses with a mixture of materials.

Mr. Burns asked about the maximum footprint of a parking structure.

- Mr. Dansie said Commission feedback indicated they did not want to set a maximum; it would be determined on a site-by-site basis. Current landscape standards varied by zone but required a certain percentage of land be left as open space or landscaped. This was a check on how large a structure could be.
- Mr. Burns wanted to be careful about what a maximum footprint could look like in Springdale and cautioned a parking structure could be one of the most imposing structures in Town.

Mr. Dansie said the advantage of an overlay zone was that it was a legislative decision which allowed much wider discretion on the part of the Town. He said holding the landscape requirement constant would be a way to control the size of a parking structure.

The ordinance draft made allowances for complementary, non-parking uses, such as restrooms and public showers. It also addressed allowing separate structures on the property but these were subject to all standards of the underlying zone.

Mr. Burns said lighting on rooftop parking should be reviewed closely. This had the potential to be very visible.

- Mr. R. Taylor suggested lighting be built into the parapet walls so it was down-directed.

Mr. Burns supported the idea of conducting a study to demonstrate the need and benefit of additional parking. Over time he felt parking requirements would change in Town and a study would track this potential change.

- Ms. Purcell said the Park was conducting a Visitor Use Management Plan which may change the way people visit and the need for parking.

Mr. Staker said a landscape standard was self-defeating if the intent was to encourage parking structures.

- Ms. West said maintaining landscape standards would protect the integrity of Springdale as a small, rural gateway town to a national park.

Mr. Burns said the parking impact in Springdale was largely due to day use but this could change over time. Shuttle and transit service could affect the need for parking; therefore only one or two structures may be all the Town needed.

In future discussions the Commission wanted to address water run-off, lighting, exterior architecture, and building materials. Staff would take Commissioner's feedback and update the draft.

**Adjourn**

**Motion to adjourn at 7:13 pm made by Liz West; seconded by Allan Staker.**

**Staker: Aye**

**R. Taylor: Aye**

**West: Aye**

**S. Taylor: Aye**

**Marriott: Aye**

**Motion passed unanimously.**

  
Darci Carlson, Town Clerk

APPROVAL:  DATE: 10-19-16

