

1. August 5, 2020 Planning Commission Agenda

Documents:

[080520.PCWM.COURTESY.PDF](#)

2. August 5, 2020 Packet Materials

Documents:

[ITEM A1 - GENERAL PLAN UPDATE - DRAFT VISION STATEMENT.PDF](#)

[ITEM A2 - INTERIOR LIGHTING REGULATION DISCUSSION.PDF](#)



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**PLANNING COMMISSION NOTICE AND AGENDA**  
**THE SPRINGDALE PLANNING COMMISSION WILL HOLD A WORK MEETING**  
**ON WEDNESDAY, AUGUST 5, 2020 AT 5:00 PM**

**This Commission meeting will not have an anchor location and will be conducted entirely via electronic means. Commission members will connect remotely. The meeting will be available to the public for live viewing. If you do not have access to the internet, you can join the audio via telephone.**

**\*\*Please see electronic login information below.**

**Attending Clerk: Darci Carlson**

**Approval of the agenda**  
**General announcements**

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

1. General Plan update: Draft Vision Statement Language and Review of Public Involvement
2. Discussion of Potential Regulation of Interior Lighting

**B. Adjourn**

**\*\*To access the electronic meeting please click the Zoom link below:**

<https://us02web.zoom.us/j/87142210517?pwd=eHYrVjB4QnM0ZEI5YWNGYTfbUNPUT09>

Meeting ID: 871 4221 0517

Passcode: 664368

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*Packet materials for agenda items will be available by July 31, 2020 at:*

<https://www.springdaletown.com/AgendaCenter/Planning-Commission-7>



**Memorandum**

**To:** Planning Commission  
**From:** Thomas Dansie, Director of Community Development  
**Date:** July 31, 2020  
**Re:** August 5, 2020 Planning Commission Work Meeting  
General Plan Update – Draft Vision Statement Language

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**Executive Summary**

The Planning Commission has gathered a significant amount of public input as foundation for the General Plan update. Based on this public input the Commission should start to formulate a vision statement for the General Plan.

The Commission should use the work meeting to: 1) review public input received thus far, and 2) discuss draft language for a vision statement.

**Review of Public Input**

The Town has gathered input on the General Plan through three different surveys:

- 1) An initial “General Plan” survey.
- 2) “One-on-one” interviews conducted by Planning Commissioners with their neighbors/friends.
- 3) A “Go to the Public” survey, which transitioned to an online “Follow Up” survey due to COVID19 and social distancing concerns.

The Commission has already reviewed the responses from the first two surveys. Staff suggests the Commission revisit these results (available in previous packet material [here](#) and [here](#)).

The results of the third “Follow Up” survey are attached to this report. These results generally confirm the findings of the previous two surveys. Key findings from the survey include:

- Strong community support for the Commission to address issues related to climate change in the General Plan.
- Support for better information infrastructure.
- Support for more protected open space.
- Desire to keep low-density residential development the primary type of residential development in the community.

The survey asked respondents to indicate their level of support for an issue on a 1 to 5 scale (1 being no support and 5 being total support).

Two charts summarizing the results are attached to this report. The first chart shows the different issues the survey asked about, sorted by average score. This gives an indication of the total support for each issue, and the relative support for one issue compared to another. The second chart lists the issues in the order and groupings presented in the survey, with the number of “1”, “2”, “3”, “4”, and “5” responses for each issue shown. This shows the intensity of support for each issue. For example, the

more “4” and “5” responses an issued received the more “intense” the support for the issue (as compared with an issue that received more “3” or lower votes).

Free response comments from the survey are also attached to this report.

The Commission should review these survey results to help inform the overall vision and direction for the General Plan.

### ***Draft Vision Statement Language***

The public feedback received thus far will serve as the foundation for the overall direction for the General Plan. The Commission should start to formulate a vision statement based on this feedback.

Staff has included a draft vision statement with this report to help the Commission begin a discussion. The draft language is based on the prominent trends and key findings from the public input.

The vision statement should be a broad and general statement about the kind of community Springdale should be in the next 20 years. The vision statement should reflect community values and the collective will of the residents, landowners, local businesses, and other members of the community.

Because it is a general vision statement, specific strategies or actions are not necessary (or appropriate). More detailed and specific strategies will be included in the body of the Plan.

The Commission should review the draft vision language and suggest edits, revisions, additions subtractions, etc. Again, the draft language included in this report is merely a starting point for discussion.

Staff has also included a list of General Plan elements (“element” is the technical term for a chapter or section of the General Plan). The State requires the Town to include a land use element and a transportation element in the General Plan. A housing element is required for cities, but not for Towns. However, given the importance of this topic (and the likelihood that the Town will become a city (more than 1,000 residents) in the lifetime of the General Plan) it is a good idea to include a housing element as a de facto required element.

Staff has included an outline of issues to consider under each of these three elements. The Commission does not need to create language for these elements at this time. Staff is including them just to give the Commission time to start thinking about these issues.

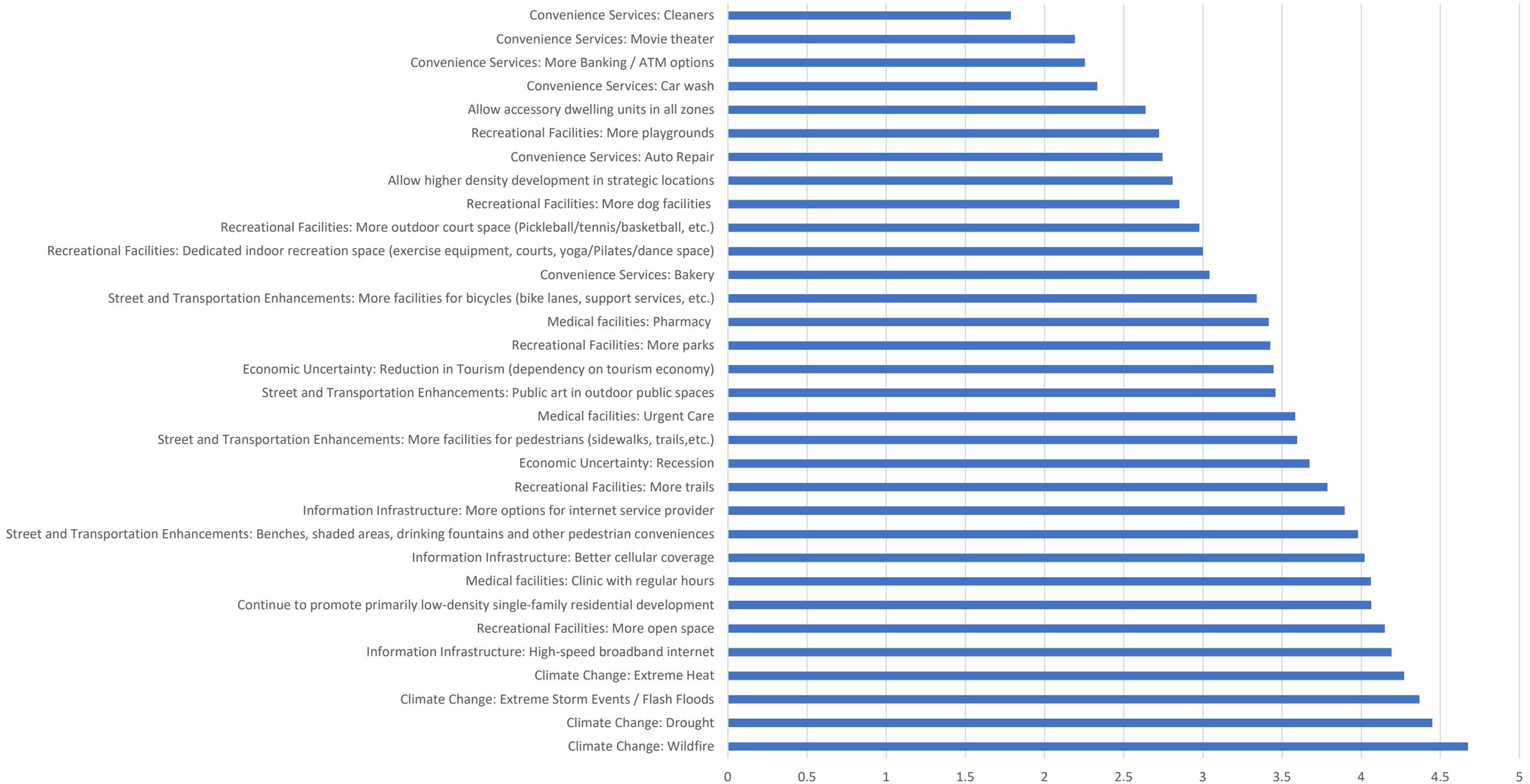
The Commission should also consider what other major issues should be included as General Plan elements. Staff has listed the elements found in the current General Plan. Based on the public input received so far, the Commission should decide if these elements are still appropriate, or if there are other elements that should be included.

### ***Summary***

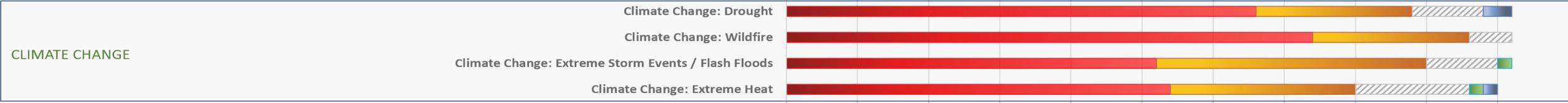
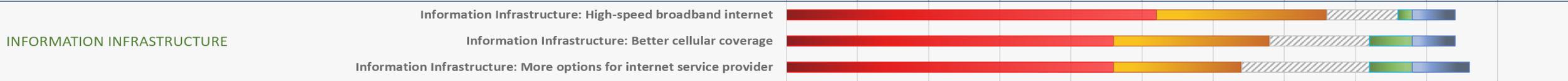
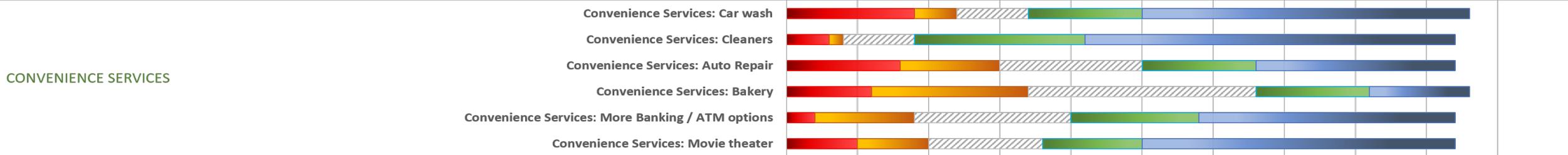
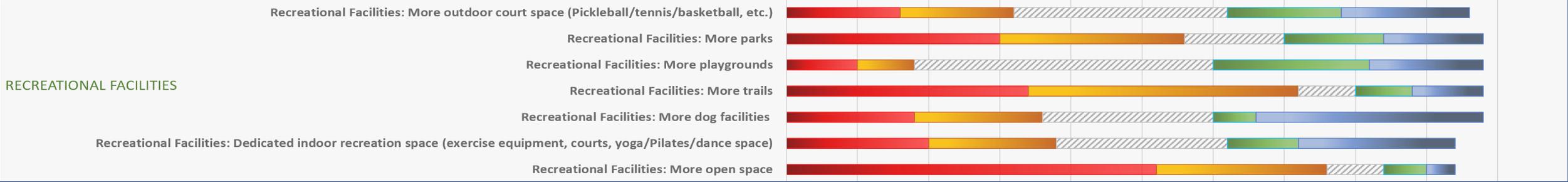
In this meeting the Commission should:

- 1) Review all the public input received to date, with particular emphasis on the results of the third “Follow Up” survey.
- 2) Review the draft vision statement language included in this report and suggest revisions.
- 3) Determine which issues to address as stand-alone General Plan elements.

Chart Title



# Springdale General Plan Survey



# Springdale General Plan Follow Up Survey

## Section Four Responses – Other Issues

### What else would you like the Planning Commission to address as they work on the General Plan?

#### **Betina Lindsey**

More employee housing as promised by hotels when developing. No franchises. Allow food trucks and busking as entertainment for visitors

#### **Angela Gwen**

Reduce emissions in town. Pedestrian paths in Zion away from road. Reduce shuttle speed and number

#### **Sherry Teresa**

The Planning Commission asked the residents for their opinion like this survey and then completely disregard our wishes even when they are in the majority. Listen to the people and don't prejudge and issue.

#### **Max Gregoric**

Get rid of paid parking. Skateboard park, allow stuff like mini golf, etc.

#### **Lillie Baiardi**

Betina Lindey, Bonnie Suerig, Linda Woston (Springdale Residents) ask better questions. We know this is every 5 years and a token

#### **Nancy Gall**

Community events

#### **Cheri Ikerd**

Don't develop - consider traffic conditions. Maintain open space and views. Don't obstruct views. Night sky is also important. Rent seems expensive for workers. Need more affordable housing for people who work in town. Review parking – residents should be allowed to park for free

#### **Sharon Nawara**

Less nightly short-term rental zoned areas. Setbacks for building next to Virgin River. Water purity and conservation. More concern for the residents than the tourist

**Stanzione**

Just information and internet options to private residences. I would like to work from my home but cable is not run to Kinesava Ranch all homes. Thanks!

**Christine/Dan Grey**

Please continue to resist chain restaurants, fast food, etc. Please continue to keep strong regs regarding signs, lighting (dark sky) etc. We appreciated the town's support for a strong community and local economy! Please continue to limit short-term rentals. You're doing a great job of keeping the town's character and village/neighborhood feel.

**Ralph Gifford**

This might be out of your hands, but have public works clean side of road, dead trees, brush, limbs, etc. Also, have UDOT fix bad spots in road that Sunroc should have done.

**Janet Hollis**

Perhaps it is time to halt or slow down the building of more hotels and Airbnb's. If/when Covid-19 disappears, now need to work with NPS to limit number of persons in park without forcing reservations or limiting short day visits by locals.

**Sharon Young**

A maintenance person to keep bushes from growing into the side streets

**Helen McMahon**

Springdale would benefit from becoming a township known for other things besides tourism such as teaching center for the arts i.e. pottery, photography, painting, culinary schools, center for climbing, hiking, bicycling, yoga, or chigon?/carning? programs, crafts, etc.

**Judith Schraut**

Cut down on police presence. We don't have a problem with speeding because no one can even go the speed limit! Tickets should be given for going too slow and causing danger in that way

**William Bassett**

I fill this out in Protest. The city has made a whore of what the citizens have asked for – mostly paving our town allowing building in perfect open spaces – not a good job. I was active until I was told to #\$\$@! -off in a city council meeting.

**Lila Moss**

Noise reduction – (leaf blowers, lawnmowers, trimmers, yard alarms). Light reduction and a ban on open burning. Outlaw outdoor fire features. Limit blowing trash at construction sites – personal trash – water bottles, wrappers, cans, etc. are scattered everywhere – blowing into the hills. We should incentivize solar – especially on all new construction.

**Faith MacPherson**

This is the first community that I have been involved in where they genuinely care about the residents' concerns and interests. I hate to see Springdale grow into one giant chain of hotels. I think we have enough hotels and should really begin focusing on quality of life for those of us that have chosen to invest in the town.

**Ric Rioux**

Continue to educate the public as to ordinances and the enforcement of such.

**Louise Excell**

- 1) This isn't as much a planning issue as a policy issue: please enforce zoning and other codes; what's the purpose of codes if they are not followed and not enforced?
- 2) Please protect high visibility lots in the foothills; recent buildings are eyesores.
- 3) Please don't give up on affordable housing for Springdale's workers, especially the young folks just getting started, and for young families. We need them for diversity and as dependable workforce.

**Martha Barton**

I would like our town to have a plan to lobby the Park Service to control the numbers of people coming into the Park. I feel like the town is overrun and my quality of life has been greatly diminished in the past 5 - 6 years.

**Darci Carlson**

Underused, vacant properties in the commercial zones which affect the character of the Town; time line for the Town to become dark sky compliant

**Pat & Barbara Campbell**

ZERO high density residential; Reduction of heavy traffic in town (encourage public transportation from well outside City limits); NO short-term rentals of residential homes (i.e. Air-BnB)

## ***Draft General Plan Vision Statement***

### **Small Residential Town**

- The priority for decision making and town administration should be on promoting and maintaining the residential nature of community.
- New development (both residential and commercial) should be small-scale, primarily low-density, thoughtful in design, and compatible with natural surroundings and existing neighborhoods.
- Town services and amenities should be designed primarily to meet the needs of residents, not visitors.

### **Protection of Natural Resources**

- The Town's character and the quality of life for residents are both heavily influenced by the rich array of natural resources in Zion Canyon: dark night skies, the Virgin River, abundant wildlife, etc. The Town should prioritize protection of these resources.
- To preserve natural resources, the Town should protect important and strategic open space within the community (orchards, pastures, hillsides, ridgelines).

### **Community and Relationships**

- Strong and enduring relationships between members of the community are a large part of what gives Springdale its unique sense of place. The Town should help foster a sense of community and camaraderie between residents, local businesses, and other community members.
- The Town should facilitate positive and productive interaction between community members through community events geared toward Town residents.
- The Town should provide community gathering spaces such as commons, parks, and town squares to promote more frequent social interactions between community members.

### **Local and Independent Commercial Development**

- Local, independent businesses help contribute to the Town's character and make Springdale unique and distinct from other gateway and natural amenity communities. The Town should help foster small, local, and independent businesses.
- All commercial development should be limited in scale (mass and height), fit with the architectural heritage of Springdale and Zion National Park, and respect the needs of surrounding residential development.
- Commercial services that meet the of residents, not just visitors, should be encouraged.

### **Setting in Zion Canyon**

- The Town is situated at the base of Zion Canyon, and set against the backdrop of incredible scenery and beauty. The Town should ensure views of Zion Canyon and the lower foothills are protected.
- The Town should continue to partner with Zion National Park on Zion Canyon regional issues that impact both the Town and the Park.

### **Planning for Future Uncertainty**

- The Town should anticipate and plan for future changes that could impact the quality of life in Springdale. These changes could include impacts of a changing climate (drought, wildfire, flooding).

## **SPECIFIC ISSUES TO INCLUDE AS GENERAL PLAN ELEMENTS**

### ***Required Elements***

#### **Housing** (to be more fully informed by consultant study which is nearing completion)

- Housing needs and goals. What are we trying to accomplish with housing policy?
  - o Low density, single family development?
  - o Housing attainable for employees?
  - o Aging in place housing?
- Housing types, density, design, etc. needed to meet housing goals.

#### **Transportation**

- Transportation goals. What are we trying to accomplish with transportation policy?
  - o Reduce traffic?
  - o Avoid transportation conflicts?
  - o Provide transportation options to get around town?
  - o More efficiently handle traffic and parking associated with ZNP visitation.
- Vehicular traffic policy: congestion, parking
- Active transportation policy: (biking, walking)
- Zion National Park shuttle coordination
- Regional transportation (transit to St. George, multi-use trail to Hurricane/St. George)

#### **Land Use**

- Land use goals. How should the Town regulate land use in support of the General Plan vision, housing goals, and transportation goals?
- Zone change policy: avoid changing zoning designations, especially residential to commercial changes.
- Designation of areas for residential, commercial, agricultural, public use, other land uses (Future Land Use Map)

*What other major issues (elements) need to be addressed?*

### **Elements in Current Plan**

Town Appearance

Economic Development

Housing

Historic Preservation

Environmental Resources

Public Works

Parks, Recreation, and the Arts

Peacekeeping, Health and Safety

Sustainability



**Memorandum**

**To:** Planning Commission  
**From:** Thomas Dansie, Director of Community Development  
**Date:** July 31, 2020  
**Re:** August 5, 2020 Planning Commission Work Meeting  
Discussion on Regulation of Interior Lighting

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**Executive Summary**

The Planning Commission expressed a desire to investigate the possibility of regulating light trespass and light nuisance caused by interior lighting. The Commission should use this meeting to begin a discussion on this topic.

The Commission should determine if this type of regulation is desirable, necessary, and appropriate. If so, the Commission should direct staff to begin work on developing potential strategies for regulation of interior lighting.

**Lighting Ordinance Background**

The Town adopted a comprehensive outdoor lighting ordinance in 2009. The ordinance is intended to help reduce light pollution, protect the Town’s dark night skies, reduce glare and nuisance lighting, and contribute to better health for people and wildlife.

The 2009 ordinance only regulates outdoor lighting. It does not regulate interior lighting.

The outdoor lighting ordinance regulates the design of light fixtures, the color temperature of light sources, allowable lighting applications, and (for commercial properties) the total lumens allowed on a property. These regulations help accomplish the ordinance goals listed above.

The Commission should review the outdoor lighting ordinance (found [here](#)) prior to the meeting.

Poor interior lighting (which is currently not regulated) can counteract the effectiveness of regulations for outdoor lighting. Interior light that is very bright or a harsh color temperature can escape through large or poorly placed windows and create a lighting nuisance.

Although the outdoor lighting ordinance does not regulate interior lighting, there are a few references in the Town Code that do address this issue:

- Section 10-9A-13(B)(6) requires blinds or shades on windows visible from SR9 for “high visual impact” parcels in the FR zone.
- Section 10-11B-13(E) requires all lighting sources in the VC zone (not specifically limited to outdoor lighting) to be aimed or shielded to prevent light trespass.
- Section 10-16-4(B)(4)(b)(9)(A) states that windows should be designed to “limit light trespass” from interior lighting.

These regulations are either limited in application (for example, only impacting high visual impact lots in FR), or fairly broad (windows should be designed to “limit” light trespass). The Commission could research regulations that have town-wide applicability and are clearer and more specific.

The Commission should be aware that regulation of interior lighting was previously discussed at the time the Town adopted the outdoor lighting ordinance. At that time the Town chose not to regulate interior lighting. Regulating interior lighting can be complex. Some residents have expressed the opinion that regulating interior lighting is an overreach of the Town’s land use authority. The Commission should consider these concerns as you deliberate on the issue.

Staff suggests the option of regulating the impacts of interior lighting, but not necessarily the lighting itself. For example, the Commission could consider a regulation that prohibits light trespass from any light source (interior or exterior) from encroaching onto a neighboring property. Or a requirement that the illumination source (bulb or LED) of any lighting (interior or exterior) not be visible from outside the property boundaries. Each property owner could determine the best way to comply with these standards without the Town setting strict regulations. This approach may be successful in achieving the Town’s dark sky preservation goals, while not unnecessarily interfering with the use of a property owner’s interior space.

***Summary***

The Commission should review the Town’s existing outdoor lighting ordinance, with particular emphasis on the goals and purposes of the ordinance. The Commission should then consider whether or not a regulation on interior lighting is necessary to help accomplish those goals. If so, the Commission should direct staff to start researching options for interior lighting regulation.