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MINUTES OF THE SPRINGDALE ART REVIEW BOARD MEETING
HELD ON MONDAY, MAY 18, 2026, AT 12:00 PM
AT THE CANYON COMMUNITY CENTER, 126 LION BOULEVARD, SPRINGDALE, UTAH

The meeting convened at 12:09 PM.

MEMBERS PRESENT: Board Members Kathya LaFave, Lisa Benham, Mike Alltucker, Jim Walshe
MEMBER EXCUSED: Jack Burns
PRESENT: Director of Community Development Niall Connolly, Deputy Town Clerk April Raddatz, recording

Approval of Agenda

Jim Walshe moved to approve the Agenda, placing Item C as Item B. The motion was seconded by Mike Alltucker.

Vote on the Motion:
Alltucker: Aye
LaFave: Aye
Benham: Aye
Walshe: Aye
The motion passed unanimously.

A. Action Item
Application for a mural at Iceberg Restaurant, 849 Zion Park Blvd. Staff Contact: Niall Connolly

Staff Presentation:
Mr. Connolly presented a Mural Permit Application for a mural installed at Iceberg Restaurant. He explained that the Applicant, **Armin Bucad**, had installed the mural without first obtaining a permit because he was unaware of the requirement. Once informed, Mr. Bucad submitted a Permit Application, which was now before the Art Review Board for consideration.

Mr. Connolly explained that the mural consisted of a vinyl wrap attached to a side window of the restaurant. Because it covered the entire window area, it was classified as a “mural” rather than a “window sign” under the Town's Sign ordinance. He noted that the mural depicted Zion Canyon and complied with applicable size and dimension standards.

Mr. Connolly listed three potential areas of noncompliance. First, he noted that portions of the mural's color palette did not conform to the Town's approved color palette, although exceptions within the policy might apply. Second, he stated that the mural included the words "drive-in," which could be considered signage. Because signage and indirect references to a business are not permitted in a mural, he recommended removing the wording. Third, he explained that murals are not permitted to be illuminated, and because the mural was installed on a window, interior lighting at night effectively illuminated the mural from behind.

The Director concluded his presentation and invited questions from the Board members. He also noted that Mr. Bucad was present to answer questions.

Questions and Discussion:
Mr. Walshe acknowledged that he knew there was a mural policy with the Town, but he was concerned that new business owners and the community would not be aware of it. He asked whether new business owners are

informed of this when they get a new business license, and whether there was a possibility of putting something out to the community in the next newsletter or something similar. Mr. Connolly agreed it was a great idea and that the general public may not be aware of the mural policy.

Mr. Walshe asked what the Town's definition of a mural was, because he said he recognized this specific item as more of a sign than a mural. Mr. Connolly read from Town Code the definition, being: "the mix of colors, designs, shapes, and other design elements painted or permanently affixed onto a vertical or near-vertical surface of a structure for the purpose of artistic display".

Mr. Alltucker brought up a question about the color palette. Ms. LaFave agreed with his concerns and was curious about how the colors of Zion National Park could be considered *not* in the approved color palette. She stated that this was more like a public installation of an art piece. Ms. Benham agreed with her.

Ms. Benham addressed that this particular piece was not street-facing. She and Ms. LaFave spoke of other companies whose window signs were more intentional in advertising their businesses, but Ms. LaFave felt this was more like art than an advertisement. She also felt that this was classified as a "sign" more than a "mural".

Mr. Alltucker recanted that the Board had spent many meetings developing a mural policy. He stated that if this *is* considered a mural, it does not comply with their policy. Mr. Benham suggested they categorize this particular piece as something other than a mural. Mr. Walshe asked why it wasn't considered a "sign", and Mr. Alltucker clarified by saying that this piece covered too much window space to be considered a sign.

There was a discussion about the sign being lit. The sign is in a window in the back near the kitchen, so whenever the kitchen lights are on, light comes through that window. Ms. Benham pointed out that no one installed lights to shine directly on this image in the window; it is only lit when the lights are on inside. Ms. LaFave agreed and stated that this sign is not illuminated by intention. Mr. Bucad acknowledged that if the sign were not in the window, the lights shining through the window at night would be even brighter, and that the sign helps filter the light so it does not shine through the window as much at night. Mr. Alltucker also noted that the sign reduces heat and light entering the building during the day. Ms. LaFave stated that she didn't think it was fair to the Applicant for the Board to make a decision on this when none of them had seen it at night to determine the lighting at night.

Jim Walshe moved to table this item until the next meeting, giving all Board Members an opportunity to view the signage at night to assess the lighting. The motion was seconded by Mike Alltucker.

Vote on the Motion:
Alltucker: Aye
LaFave: Aye
Benham: Aye
Walshe: Aye
The motion passed unanimously.

B. Consent Agenda

1. Approval of Minutes from October 27, 2025

Jim Walshe moved to approve the minutes from October 27, 2025. The motion was seconded by Mike Alltucker.

Vote on the Motion:
Alltucker: Aye
LaFave: Aye
Benham: Aye
Walshe: Aye
The motion passed unanimously.

C. Discussion / Non-Action Item

1. Discussion on Springdale's Draft Public Art Plan

Questions and Discussion:
The Board discussed using an existing open space plan as a starting point for developing its own plan rather than creating a new document from scratch. Members agreed that adapting a previously developed plan could provide a simple and efficient framework while allowing revisions to reflect local priorities and needs. The Board discussed methods for collaboratively editing a single document and explored using a shared document that would allow all members to review and track changes in one location. Ms. LaFave requested that their next meeting be two hours so they would have time to go over the shared document.

D. Adjourn

Jim Walshe made a motion to adjourn at 12:58 pm. The motion was seconded by Lisa Benham.

Vote on the Motion:
Alltucker: Aye
LaFave: Aye
Benham: Aye
Walshe: Aye
The motion passed unanimously.

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April Raddatz, Deputy Town Clerk

APPROVAL:_____ DATE: _____

A recording of the public meeting is available by accessing the Town's YouTube channel at https://www.youtube.com/@SpringdaleTownPublicMeetings.

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