



Memorandum

To: The Town Council
From: Eugenia Akiyom, Associate Planner
Date: September 4th, 2026
Re: Noise Exemption Permit – UDOT Zion Canyon Fiber Optics Project / SR-9

Introduction

The Utah Department of Transportation (UDOT), with project contractor BHI, has submitted an application for a noise exemption permit associated with installation of fiber optic infrastructure along State Route 9 through Springdale.

The project includes installation of fiber cable, conduit, and junction boxes within the UDOT right-of-way. Construction activities are anticipated to include directional drilling, hydrovac operations, mini excavators, heavy equipment, crews, and support vehicles.

The project will involve evening and nighttime construction activities that are anticipated to exceed the noise limits established by Section 4-3B-2 of the Springdale Town Code. UDOT is therefore requesting approval from the Town Council for a noise exemption permit for nighttime construction.

Requested exemption period: September 9, 2026 through December 31, 2026, between the hours of 8:00 p.m. and 4:00 a.m.

Background

UDOT is installing fiber optic infrastructure as part of the Zion Canyon Fiber Optics Project. The fiber optic network will support Intelligent Transportation System (ITS) infrastructure in the Zion Canyon region, including traffic cameras, weather stations, road signs, real-time traffic management, and incident response.

UDOT states that nighttime construction is proposed to minimize impacts to businesses and pedestrian, bicycle, and vehicle traffic during peak travel periods along SR-9. The project team anticipates completing approximately 500–600 feet of installation per night, with excavated areas backfilled as work progresses.

Applicable Town Code

Section 4-3B-2 establishes the following maximum noise levels within the Town:

- **Daytime, 7:00 a.m. to 8:00 p.m.:** 90 dBA
- **Evening, 8:00 p.m. to 10:00 p.m.:** 60 dBA
- **Nighttime, 10:00 p.m. to 7:00 a.m.:** 50 dBA

Section 4-3B-2(D) exempts noise associated with construction equipment used for an approved and permitted project when operated between 7:00 a.m. and 8:00 p.m. The proposed evening and nighttime construction therefore requires an exemption if the applicable noise standards will be exceeded.

Section 4-3B-2(C) authorizes the Town Council to approve an exemption permit for a specific noise-making occurrence when all applicable standards are satisfied.

Analysis

1. Necessity of the Noise-Making Activity and Community-Wide Public Benefit

The Code requires the noise-making occurrence to be necessary for the operation or construction of an approved project and limits exemptions to unavoidable instances of noise-making necessary for the project.

UDOT states that the proposed fiber optic network will support transportation safety and operations throughout the Zion Canyon region through traffic cameras, weather stations, road signs, real-time traffic management, and incident response capabilities.

UDOT further states that nighttime operations will reduce construction impacts during peak travel periods on SR-9. Conducting portions of the work at night is also anticipated to shorten the overall construction schedule by approximately one month, although the actual duration will depend on subsurface conditions encountered during drilling.

Staff finds that the project provides a community-wide public benefit and that the applicant has provided justification for conducting portions of the construction during evening and nighttime hours.

2. Notice to Property Owners

Section 4-3B-2(C)(2) requires the applicant to mail notice of the proposed noise-making occurrence and the Town Council meeting to property owners within 600 feet of the proposed noise-making location at least ten days before the Council meeting. Proof of mailing must be submitted to Town staff.

The applicant has provided documentation regarding the required notification, including the notice distributed to affected property owners, the applicable property-owner mailing information, and proof of mailing.

Staff finds that the notification requirement has been satisfied, subject to confirmation that mailing occurred at least ten days prior to the September 9, 2026 Town Council meeting.

3. Limitation to One Exemption Permit Per Year

Section 4-3B-2(C)(3) provides that only one exemption permit may be granted to the same person, group, organization, or property within a one-year period.

The applicant states that BHI does not anticipate conducting additional nighttime work in Springdale following completion of the work covered by this application.

Staff finds that this standard can be satisfied provided the proposed exemption constitutes the applicable exemption for this project during the one-year period.

4. Measures to Limit Noise Impacts

Section 4-3B-2(C)(4) requires the applicant to take all reasonable measures to limit noise impacts and nuisance on surrounding properties.

BHI proposes the following mitigation measures:

- Avoid use of vehicles requiring backup alarms during nighttime work when possible and refrain from unnecessary use of backup alarms.
- Use two-way radios for crew communication rather than yelling.
- Conduct no asphalt paving during nighttime operations.
- Conduct jackhammering and sawcutting operations during daytime hours.
- Backfill excavated areas as work progresses through the corridor.
- Fence and cover excavated areas that must remain open.
- Work efficiently through the corridor with a goal of completing approximately 500–600 feet of installation per night and having excavated areas backfilled by morning.

Staff finds that these measures are appropriate to reduce nighttime noise impacts. Staff recommends incorporating the applicable noise mitigation measures as conditions of approval.

5. Minimum Noise and Shortest Necessary Duration

Section 4-3B-2(C)(5) requires the proposed noise to represent the minimum amount of noise necessary and occur for the shortest duration necessary to effectively complete the project.

The applicant proposes limiting particularly disruptive activities, including jackhammering, sawcutting, and asphalt paving, to daytime operations. Nighttime work will primarily consist of activities necessary for fiber installation, including directional drilling, hydrovac operations, excavation, and associated construction activities.

The applicant also states that nighttime operations are intended to allow work to proceed efficiently while traffic, pedestrian activity, and business activity along SR-9 are at their lowest levels. Nighttime operations may reduce the overall project schedule by approximately one month. Based on the information submitted, staff finds that the applicant has proposed reasonable measures to limit nighttime activities to those necessary to complete the project and to minimize the duration of the noise-producing work.

Town Council Action

If the Town Council decides to approve the UDOT Zion Canyon Fiber Optics Project Noise Exemption Permit, the Council should consider the following conditions of approval:

1. The noise exemption shall apply only to the UDOT Zion Canyon Fiber Optics Project within the Town of Springdale and only during the dates and hours approved by the Town Council.
2. Nighttime construction activities shall be limited to those necessary for completion of the fiber optic installation.
3. Jackhammering and sawcutting shall be conducted during daytime hours and shall not occur during the nighttime exemption period.
4. Asphalt paving shall not occur during the nighttime exemption period.
5. BHI shall minimize the use of vehicles and equipment requiring backup alarms during nighttime operations to the greatest extent reasonably practicable.
6. Construction crews shall use two-way radios or similar communication methods to minimize unnecessary nighttime noise from crew communications.
7. BHI shall implement the noise mitigation measures represented in its application and supporting materials and shall conduct nighttime operations in a manner that minimizes noise impacts on surrounding properties.
8. The applicant shall maintain the project contact information/hotline during the exemption period so that concerns associated with nighttime construction can be reported to the project team.

Suggested Motion Language

Approval:

I move that the Town Council approve the Noise Exemption Permit for the UDOT Zion Canyon Fiber Optics Project along SR-9, for September 9, 2026 through December 31, 2026, between the hours of 8:00 p.m. and 4:00 a.m., subject to the following conditions (list conditions) . This motion is based on the finding that the application satisfies the requirements for a noise exemption permit established in Section 4-3B-2(C) of the Springdale Town Code.

Denial:

I move that the Town Council deny the Noise Exemption Permit for the UDOT Zion Canyon Fiber Optics Project based on the finding that the application does not satisfy the requirements of Section 4-3B-2(C) of the Springdale Town Code.

August 14, 2026

Niall Connolly
Town of Springdale
118 Lion Boulevard
Springdale, UT 84767

Dear Mr. Connolly,

The Utah Department of Transportation (UDOT) is scheduled to conduct fiber cable, conduit, and junction box installation within the Town of Springdale limits as early as August 24, 2026, as part of the Zion Canyon Fiber Optics project. The following letter serves as a formal request for a noise exemption for anticipated evening and night work (8 PM to 7 AM) operations (conducted by the project contractor, BHI) from August 24, 2026 through as late as December 31, 2026. Specific details regarding how these operations meet the Town noise standards as established in section 4-3B-2 of the Town Code are outlined below.

1. *The noise making occurrence is necessary for the operation or administration of a project, event, or land use which has been permitted by the Town of Springdale. Exemption permits shall only be granted for unavoidable instances of noise making necessary for the function or construction of an approved project, event, or land use. Exemption permits shall not be granted for private parties or commercial events that do not have a community wide public benefit:*

The fiber optic network supports intelligent transportation system (ITS) technology that enhances the safety and reliability of travel through the Zion Canyon region, including traffic cameras, weather stations, road signs, and real-time traffic management and incident response. The Zion Canyon Fiber Optics project is part of UDOT's broader effort to enhance connectivity and quality of life throughout Utah through modernizing the state's fiber optic infrastructure. In order to minimize traffic impacts during peak travel times along SR-9, the project team is requesting a noise exemption in order to perform some operations in Springdale at night.

2. *The person seeking the exemption permit has mailed notice of the proposed noise making event, as well as the Town Council meeting where the permit application will be reviewed, to all property owners within 600 feet of the proposed noise making location. Such notice must be mailed at least ten days prior to the Town Council meeting where the permit application will be considered. The applicant must submit proof of mailing to Town staff: please see a copy of the mailer, the list of property owners within 600 feet of State Route 9 who received copies of the mailer, and proof of postage attached.*

3. *Only one exemption permit will be granted to the same person, group, organization, or property within a one-year period:* BHI does not anticipate needing to conduct any night work after the period specified in the application (August 24, 2026 to December 31, 2026) in the Town of Springdale.
4. *The applicant will take all reasonable measures to limit the noise impact and nuisance on surrounding properties*

AND

5. *The proposed noise is the minimum amount of noise necessary, and for the shortest duration, to effectively complete the project, event, or land use:*

BHI will implement the following measures to minimize noise nuisance and conduct work as efficiently as possible:

- Crew members will refrain from utilizing backup alarms from vehicles on-site and will avoid using these trucks during nighttime work altogether when possible.
- Crew members will utilize 2-way radios to facilitate communications and avoid yelling.
- There will be no asphalt paving during nighttime work.
- Excavated areas will be backfilled as work progresses through the corridor; if dug areas must remain open, BHI plans to fence off and cover these areas to limit public interference with any open work zones
- Jackhammering and sawcutting operations will be completed during daytime operations
- BHI will aim to complete 500-600 feet of installation per night with everything backfilled by morning.

In closing, night work operations, permitted under an exemption by the Town of Springdale, will be less impactful to traffic and businesses along the corridor, as businesses will be closed during the evenings and pedestrian, cyclist, and vehicular traffic will be at its lowest point. Completing operations during evening and nighttime hours in Springdale brings the potential to save a month of time on the total project, though this estimate is dependent on the material crews encounter underneath the roadway and how difficult it will be to drill through.

Please reach out to the project team through their dedicated project email (zioncanyontechnology@utah.gov) or hotline (855-663-6800) with any questions.

Thank you,
Zion Canyon Fiber Optics Project Team

SR-9, US-89 & SR-20

Zion Canyon



CONSTRUCTION NOTICE

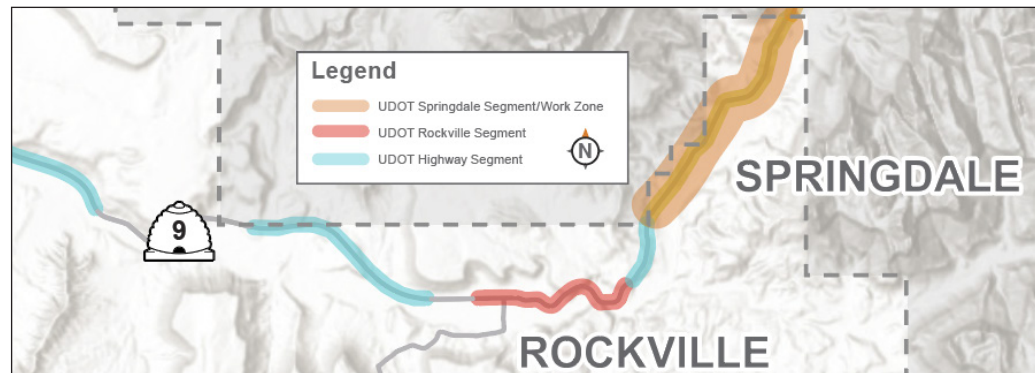
The Utah Department of Transportation (UDOT) is installing fiber optic cable along State Route 9, the Zion-Mount Carmel Highway, US-89, and SR-20. The fiber optic network will support various Intelligent Transportation System (ITS) devices, including traffic cameras and road signs.

Work in the Springdale area is anticipated to begin as early as Monday, August 24, 2026 and may continue through December 31, 2026.

Fiber installation will occur entirely within UDOT right-of-way, including areas containing sidewalks and park strips. Any landscaping disturbed by the work will be restored by the project.

What to expect:

- **Day and night work with night lighting Monday through Friday, except holidays**
- Heavy equipment, crews, and support vehicles
- Moving operations with lane shifts and restrictions
- Minor to moderate traffic delays
- Pedestrian/bike detours and temporary sidewalk closures
- Noise, dust, and vibrations



Springdale work area and nearby project segments

HOTLINE 855-663-6800 **EMAIL** zioncanyontechnology@utah.gov

WEBSITE udotinput.utah.gov/ziontechnology



STAY INFORMED

Want the latest? Sign up for email updates by emailing zioncanyontechnology@utah.gov with “Subscribe” in the subject line.

Scan the QR code below to visit the project website:



Project impacts to travel can be found on the UDOT Traffic Website, www.udot.utah.gov/traffic, or by downloading the UDOT Traffic App.

*A Noise Exemption Permit application has been submitted by the contractor for this project and will be reviewed at the Town Council on **September 9, 2026**. Interested residents are welcome to attend and provide comments regarding the application.*

SR-9, US-89 & SR-20



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