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**MINUTES OF THE SPRINGDALE HISTORIC PRESERVATION COMMISSION SPECIAL MEETING ON
THURSDAY, July 7, 2016 AT TOWN HALL, 118 LION BLVD., SPRINGDALE, UTAH.
MEETING BEGAN AT 4:00 PM**

MEMBERS PRESENT: Commissioners Pat Cluff, Stephen Roth, Jack Burns, Betsy Alford and Lila Moss

ALSO PRESENT: DCD Tom Dansie, Associate Planner Toni Benevento, Town Clerk Darci Carlson and Deputy Town Clerk Jennifer Thompson recording. See attached list for citizens signed into the meeting.

Approval of agenda:

The Commission was unable to review the final report for agenda item number one due to a delay in receiving it from Ms. Broschinsky and they felt it would be better to have proper time to be able to review before it goes to the Town Council on Wednesday.

- Ms. Carlson apologized to the Commission for the delay for the final report as it was received that day at 2:00PM.

Motion made by to approve the agenda with the omission of item number one by Lila Moss; seconded by

Pat Cluff.

Cluff: Aye

Roth: Aye

Burns: Aye

Moss: Aye

Alford: Aye

Motion passed unanimously.

General discussion and announcements: Ms. Moss wanted to thank Tom Dansie for his work negotiating with the Ence Group on behalf of the preservation of the main house at the Canyon Ranch Motel that was possibly being considered for a donation to the Town for an historic museum. She encouraged Tom to continue to work with them and offer something to entice them to donate that building to the Town.

- Mr. Dansie said that he was still in contact with Kevin and Nick Ence and he did invite them to attend this meeting but they were unable to, due to a scheduling conflict. Mr. Dansie also said that they were interested in continuing to look at options for the historic structure and were open to suggestions regarding the preservation of the house.
- Ms. Cluff asked Mr. Dansie if there was anything the Town could do to help entice them into donating it.
- Mr. Dansie said that there was a development agreement procedure in the Town code that would make it possible to offer developers some kind of incentive if they provide a community benefit and preserving a historic structure would qualify as providing a community benefit and certainly if it were donated as a museum, it would. The Town could then offer them additional incentives whether increased density, additional units in their hotel or relaxation on other development standards, for example landscaping. The Town has the ability to work with them.
- Mr. Burns was under the impression that the Ence Group had already been getting incentives for the development agreement.
- Mr. Dansie clarified the incentives available through the development agreement process; however, he stated that in the central commercial zone there were certain things that the developer could do to increase the building size which were two separate processes. Mr. Dansie said that the Ence Group had taken advantage of increasing their building size from 8,500 Square feet to 11,400 square feet, so things

like facing the building with sandstone or providing employee housing were things that they were taking advantage of to increase their building size already.

- Ms. Moss felt that the main house would be a valuable asset for the Town, as being a place for family histories, photographs, antiques as well as making it an historic resource for the Town.
- Mr. Dansie wanted to add that one of Ms. Broschinsky's recommendations from the Reconnaissance Level Survey was to recommend properties for the national registry, which eight were identified and one of these properties was the Canyon Ranch house.

Ms. Carlson asked for a plan of action for the Commission's review of the Reconnaissance Level Survey. It was decided that the Commission would have their comments or concerns to Ms. Carlson by the end of the day Monday.

- Mr. Roth stated that he had already found some errors that he would pass on to Ms. Carlson.

Ms. Moss had invited two of the Board members from Z-Arts to discuss a possible collaboration for a project for a public artwork piece. The Board members would like to present an idea that would have Z-Arts and the HPC working together within the SR-9 construction project. Ms. Cluff invited them to talk to the Commission about their idea.

Jodi McGregor from Z-Arts had already been in negotiation with the Town for an ongoing art project that would start with one art project but would possibly turn out to be a multi-year project. She explained that originally the idea was for a sculptural piece of art, or mosaic bench that could be functional and decorative. She said that if this were to be a multi-year project, the first project could be a commemorative art piece that would incorporate a plaque for the historic ditch. Each cultural project could have their own theme tying into Springdale, which the Commission could help choose.

- Michelle Giardina clarified that the intent was that they would still need to put something specific together for the art review board but that this was just a preliminary idea.

Ms. McGregor said the ball got rolling from the RAP tax grant that had been awarded from Washington County, which was designated to be used in a beautification art project that needed to be visible somewhere from La Verkin to Springdale on SR-9. She said that one concern was that money would be lost if they only beautified an area within Springdale off SR-9. She said it would be possible to do two separate projects if needed, but felt that it would be good to double the resources for one project at this time and suggested that the Commission consider a commemorative art piece.

- Mr. Roth wanted to know who the selection committee was that selects the artist or artwork and asked for Z-Arts to keep the Commission updated on the project.
- Ms. Giardina was the incoming President for Z-Arts and explained the three step process for the Commission. She stated that she had been working with Mr. Dansie and Ms. Benevento previously about the guidelines and questions for the project. She said that once the funding had been received, a subcommittee was formed with four members, who would select an artist and the type of sculpture and the location for the project. They would then submit a recommendation to the Art Review Board, which has two members from Z-Arts and one Town Council member, and two selected artists who would guide the board on the right sculpture or artist that the subcommittee had recommended. The Art Review Board then goes to the Town Council with their recommendation, who will then provide a decision. Ms. Giardina said that the Town's code within the color palette and specifications would be observed.
- Ms. McGregor said that once the project was narrowed down to a wall or bench or sculpture along with a location, she would like to show a rendering of what it may look like in that location for review.

Discussion/Information/Non-action Items

Review of the final report of the Reconnaissance Level Survey: Review of the Reconnaissance Level Survey had been deleted from the agenda and would be placed back on at a later date, in order to give the Board more time to review.

Discussion of the fiscal year of the 2016/17 budget for Historic Preservation Commission projects: Mr. Dansie said the Town Council had budgeted \$10,000 which was available for the HPC to pursue various projects. The \$10,000 amount was broken down as sub-line items, which are not fixed amounts, so if the Commission needed to move money around, it would be possible. The sub-line items include \$5,000 for the rehabilitation or preservation of the Granary storehouse structure; \$3,000 for an Intensive Level Survey, which would be the next

step in identifying structures as candidates for the National Registry; and, \$2,000 which was budgeted for the Commission to attend the Historic Preservation Conference in Salt Lake City.

- Ms. Cluff said that she didn't feel that the conference was geared toward the type of small town that Springdale was. She also inquired if the Commission would have to supply some funds to help preserve part of the ditch project.
- Ms. Moss said that the conference was interesting and she was able to make some valuable contacts there. She mentioned that she didn't feel that the surveys were necessary but that it was time to get to work and accomplish something worthwhile.
- In response to Ms. Cluff's inquiry, Mr. Dansie said the Commission could make recommendations to the Council on those improvements but would not come out of the HPC's budget.
- Mr. Burns inquired if part of the funds could be used for in-kind matching grant.
- Mr. Dansie said yes. If interested, there were certified local government grants available every year. That could be used as matching funds.
- Ms. Moss asked what the advantage of going further with the grants and surveys would be.
- Mr. Dansie stated that if the Commission was interested in nominating properties in Springdale for the National Registry, the next step would be the Intensive Level Survey. All of the properties had been looked at during the initial Reconnaissance Level and the Initial reactions to the historic assets in Springdale have recommended eight properties which would be eligible for the national register.
- Ms. Moss asked if we could skip the survey and just continue without it.
- Mr. Burns replied by saying that any property owner could nominate their own property but the advantage to having the work of a survey was that the consultant would do all the leg work for the nomination and take it to the levels of review and take it to the registry and do so as multiple nominations with all properties. Mr. Burns said that his home is one of the eight nominated, so he would support it wholeheartedly.

Ms. Carlson asked if Mr. Dansie could mention an idea to the Commission about the Intensive Level Survey that was discussed at the UDOT SR-9 construction meetings regarding mitigation measures that have been proposed for the historic ditches.

- Mr. Dansie said that in talking with UDOT, they suggested as part of their mitigation efforts they proposed putting up the funds to do the Intensive Level Survey which would free up the HPC's \$3,000 budget money that was set aside for that. Based on the Commission recommendations, a list of the Towns preferred mitigation measures was provided to UDOT. They were in the process of looking at that list, and determining what they can do from a budget and technical standpoint and what they can't do. If UDOT comes back to the Town and says they can only do two of these things and not all, then the Commission could use some of our money to help where they have a shortfall, but most of these mitigation measures were more than what \$10,000 could supply.
- Mr. Dansie suggested talking about what would be a priority for the Commission and how the Commission could use the budget money to accomplish what they wanted. He mentioned whether the Commission would want to make the historic granary structure a priority and also suggested that there were grants available for matching funds to help with their efforts.
- Ms. Moss wanted to hold off on moving the granary until they find out if the Town would be acquiring the Olsen home. She suggested that if the Town was able to acquire it, the HPC could permanently move the structure to a historic location instead.
- Mr. Roth shared with the Commission where the granary building's original location was, which was located in Zion National Park at the nature center or the old Crawford home, so it has been moved a couple of times. Ms. Carlson asked for copy of the picture to include it in the Towns history. Mr. Roth agreed to do so.
- Mr. Burns stated that he felt that we should absolutely have UDOT do mitigation for the Intensive Level Survey for the Town not just the ditch. Mr. Dansie would clarify with UDOT whether the survey would be just for the ditches or the whole Town.

Mr. Burns asked for an explanation of the review that was discussed earlier since he was delayed in getting to the meeting. He mentioned that there were photographs within the report that were missing that should accompany the report. Mr. Burns asked for an electronic copy of the final draft survey. Ms. Carlson said she would send it to the Commission electronically.

- Mr. Dansie said that the initial scope had the photographs.

- Ms. Carlson would resend the scope out to the Commission and would like the comments or suggestions back to her by Monday at the end of the day. Ms. Broschinsky would be in on Wednesday for the Town Council meeting. However, Ms. Carlson said that date could be delayed if more time for review was needed.
- Ms. Cluff asked if the Commission was in agreement to push back having Ms. Broschinsky come to the Town Council meeting and give a little more time for the HPC to review the Reconnaissance Level Survey final draft. The Commission agreed to ask for more time and see if Ms. Broschinsky could come in August instead.

Consent Agenda

Motion made by Pat Cluff to approve the minutes from April 7, 2016 and April 21, 2016; seconded by Lila Moss.

Cluff: Aye

Roth: Aye

Burns: Aye

Moss: Aye

Alford: Aye

Motion passed unanimously.

Adjourn: Motion to adjourn at 4:49 PM made by Steven Roth; seconded by Pat Cluff.

Cluff: Aye

Roth: Aye

Burns: Aye

Moss: Aye

Alford: Aye

Motion passed unanimously.

Jennifer Thompson, Deputy Town Clerk

APPROVAL: _____ DATE: _____