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**MINUTES OF THE SPRINGDALE HISTORIC PRESERVATION COMMISSION MEETING ON
THURSDAY, JULY 22, 2015 AT SPRINGDALE TOWN HALL, 118 LION BLVD., SPRINGDALE, UT
MEETING CONVENED AT 4:03 PM**

MEMBERS PRESENT: Chairman Joe Harper, Commissioners Lisa Zumpft, Jack Burns, Pat Cluff, Stephen Roth

ALSO PRESENT: DCD Tom Dansie and Town Clerk Darci Carlson recording. See attached list for citizens signed in.

Discussion/Information/Non-Action Items

Approval of Agenda: Motion made by Lisa Zumpft to approve the agenda; seconded by Stephen Roth.

Harper: Aye

Zumpft: Aye

Burns: Aye

Roth: Aye

Cluff: Aye

Motion passed unanimously.

General discussion and announcements: Chairman Harper brought an antique scale to the meeting. He said Lila Moss found the scale at the Pizza Noodle during a remodel. She believes it was used for tithing by the old LDS church. She was pleased to donate it to the Town. Ms. Moss indicated she has two chairs donated by Jim Jones from the Gifford Chair Factory that she would also like to give to the Town if there is a place to safely keep them.

Discussion of irrigation ditches during SR-9 rehabilitation project: Mr. Dansie said during the SR-9 reconstruction of SR-9 in Springdale, UDOT will be digging down several feet and has concern for the irrigation ditches. UDOT has said they believe the ditches also contribute to the road's deterioration by allowing water to leech under the asphalt. UDOT would prefer the ditches go away, however they realize they are important features to the Town. The General Plan says they add character to the Town and residents have indicated they want them to stay. UDOT will follow the Town's lead on how to manage the project with the ditches. Essentially there are three options: 1) keep the ditches where they are and work out a plan to protect them while the reconstruction project is being done; 2) take the ditches out and put the stones to use in other areas within Town or put them on display; 3) keep the ditches that are in good shape and lose those in disrepair.

- Ms. Cluff asked where the money came from to rehab the Rockville ditches. Mr. Dansie answered they received a UDOT grant for about \$110,000 to preserve about 100"-200' of ditches. He said they were also functional ditches whereas Springdale's are not. UDOT made it clear they do not have money to restore the ditches but will do their best to protect them. Mr. Dansie said the Commission does not need to make a decision tonight, but their thoughts and feedback can be shared with UDOT.
- Mr. Dansie said when the question was posed to the Planning Commission, Commissioners felt they were important but deferred to the Historic Preservation Commission for direction and input. Ms. Zumpft said anything the Commission can do to preserve the look of our Town is very important. She said they don't have to keep all the rundown sections farther out from the main part of Town.

- Mr. Harper spoke to Chance about the stone ditches. He thought it possible to over-excavate and lay concrete at the base of weaker sections. He was willing to work with UDOT and contribute his expertise or be contracted to help with the rehab.
- Ms. Zumpft said a Town Council member had expressed concern to her over safety regarding the ditches.

Ms. Cluff said one of the purposes of the Historic Preservation Commission is to create a historic district in Town. She felt they would want to keep the ditches in this area.

- Mr. Dansie said completing the Reconnaissance Level survey is an important first step.

Mr. Burns felt we should look where the ditches are most intact versus where they have lost integrity. He agreed they are a defining characteristic for the Town. This time is proving to be a turning point in Town with a lot of new construction happening. We don't want to look back and say "where did Springdale go". The position of the Commission should be that we want to preserve the ditches. But, we need to recognize other issues in Town such as parking. If sections of the ditches were lost then we need to make a higher commitment to preserve those that remain. He said the transportation master plan will provide important information.

Commissioners agreed it was probably not necessary to protect 100% of the ditches but would work to preserve those with the greatest integrity. Also if some of the stone is removed, it will be important to decide what is done with it.

Mr. Dansie said the Commissioners provided valuable input. The Town Council will take input from the Historic Preservation Commission and Planning Commission and provide the general feeling of the Town to UDOT.

Mr. Don Hall was present in the audience and commented that saving the ditches restricted travel. They made it hard for the shuttle, bike riders and large vehicles going through Town. He likes the ditches but our Town is changing and the volume of people coming through Town is increasing. We need to develop places for them to park; otherwise they will find their own places to park.

- Mr. Dansie said UDOT has come up with a plan that when they repave they will restripe and allow bike paths and parking on alternative sides of the street.

Discussion of status of Pioneer Cemetery ownership transfer: Mr. Harper said he called and spoke with Lance Gifford. Commissioner Roth said O.D. Gifford, died about 90 years ago and owned lots of property in the Canyon. He was the Bishop for many years and considered it a community cemetery. Othel, O.D. Gifford's son, inherited much of the property. Grandson Leon Gifford is believed to have paid the taxes until his death. Now the county taxes are delinquent.

- Mr. Roth also spoke to Delmar Gifford in Wincerville, MO, who is one of Leon Gifford's brothers. Mr. Roth said he knows a lot about the history of Springdale and is willing to donate the property to the Town if we write him a letter.
- The property will go up for tax sale in two years because of the delinquent taxes. Therefore the Town needs to pursue transfer of the property before that time. Mr. Roth offered to follow-up with Delmar Gifford to gain additional information.

The Commissioners decided to come back next meeting with a more comprehensive list of names so letters can begin to be sent out.

Action Items

Review and possible action regarding proposals for CLG Grant Reconnaissance Level Survey consultants: Ms. Zumpft called all the applicant references and provided the Commissioners a summarized grid of comments. Mr. Dansie had the sealed bids.

The Commissioners provided their feedback on the applicant's proposals. Experience was an important component. General consensus was an individual consultant was likely more suitable for a small town study. The study timeline was an important component due to when the next round of grant applications is

due. Based on the applications, the Commission ranked the list in order of their preference. Mr. Dansie opened the sealed bids to reveal quotes.

Motion made by Joe Harper to recommend Broshinsky as the RLS consultant; seconded by Lisa

Zumpft.

Cluff: Aye

Roth: Aye

Burns: Aye

Zumpft: Aye

Harper: Aye

Motion passed unanimously.

Mr. Dansie would contact the consultants and inform them of the Commission's recommendation. The item would be on the next Town Council agenda for a final vote on the contract. Mr. Harper thanked Ms. Zumpft for her work on the references.

Discussion of next steps for historic structure preservation and surrounding area landscape: Mr. Harper was glad the Commission decided to keep the structure in its existing location. He asked about additional grants that might be available to assist with the cost of their preservation efforts.

- Mr. Dansie said typically CLG grants are in the \$5,000-\$10,000 range. The Town Council would also need to approve a matching amount.

Mr. Harper said the structure should be pulled up off the ground, placed on either a lava rock or sandstone foundation and leveled.

Ms. Zumpft asked if they seek a grant would work on the structure need to be bid out. Mr. Dansie reiterated the Town's procurement policies. Mr. Burns said in order to receive grant money they need to get three bids.

- Mr. Harper wanted to know if he was eligible to bid. Mr. Dansie said any conflict must be declared. Ethically it would be good for Mr. Harper to recuse himself from the discussion for selection if he were to bid on the job.
- Mr. Dansie said the Commission has a lot of work to do before they apply for a grant in February. He recommended the Commissioners utilize their construction, landscape architecture and historical expertise to devise a plan for the foundation, area vegetation and interpreted history.
- Mr. Burns wanted to be sure this project was the Commission's highest priority given what is going on with the ditches.

Mr. Harper raised the question of access. He asked if the Commission wanted to allow people to go into the structure or not. This would be an issue they need to decide.

- Mr. Burns said they always need to be concerned with vandalism. The Commission was especially concerned with preserving the signatures on the inside and outside of the structure. Mr. Dansie said it was important for them to consider the pros and cons of allowing access in the structure.

Mr. Harper offered to work on a plan including suggestions for the foundation and roof. Ms. Zumpft offered to speak with Barb Farnsworth and look at photographs to determine how the area around the structure would have likely been landscaped.

Consent agenda

Motion made by Lisa Zumpft to approve the Consent Agenda; seconded by Pat Cluff.

Harper: Aye

Zumpft: Aye

Burns: Aye

Roth: Aye

Cluff: Aye

Motion passed unanimously.

The next Commission meeting was set for Wednesday, August 26, 2015 at 4:00PM.

Adjourn

Motion to adjourn at 5:35 PM made by Lisa Zumpft; seconded by Pat Cluff.

Harper: Aye

Zumpft: Aye

Burns: Aye

Roth: Aye

Cluff: Aye

Motion passed unanimously.

Darci Carlson

Darci Carlson, Town Clerk

APPROVAL: _____

[Handwritten Signature]

DATE: _____

Aug 26, 2015