



118 Lion Blvd PO Box 187 Springdale UT 84767 * 435-772-3434 fax 435-772-3952

MINUTES OF THE SPRINGDALE HISTORIC PRESERVATION COMMISSION MEETING ON THURSDAY, FEBRUARY 25, 2016 AT SPRINGDALE TOWN HALL, 118 LION BLVD., SPRINGDALE, UT MEETING CONVENED AT 2:10PM

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

ABSENT: Commissioner Joe Harper

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.

Work Meeting – Starting at the Hampton Inn, 1127 Zion Park Boulevard, Springdale, Utah

Special Non-action item

Historic ditch walk-through with the Town Representatives, UDOT and Lochner Engineering

Representatives: Starting at 2:00PM Attendees convened at the Hampton Inn, 1127 Zion Park BLVD, Springdale to walk the historic ditches. Chairman Joe Harper was excused therefore Commissioner Pat Cluff opened the meeting. Introductions were made for those in attendance. She then turned the time over to Tom Dansie who provided the purpose of the walk. The purpose of this walk was to look at the historic stone gutters and irrigation ditches specifically in preparation for the SR-9 reconstruction project coming up in the fall and for the Historic Preservation Commission to give recommendations to the Town Council about the historic value. Those in attendance were asked to note the historic significance of the ditches, their impact on the Town's character and also to be able to recognize some of the difficulties that may arise within the reconstruction project. Mr. Dansie provided a map of the Town with the historic ditch areas highlighted in red (Attachment #1).

It was noted water that enters the historic ditches eventually flows to a wash and then the Virgin River.

Everett Bassett, from Transcon Environment assisting Lochner Engineering in cultural resources, previously mapped the ditches with a sub-meter GPS and identified four types. Some were constructed earlier than others and made of different materials. Mr. Bassett said the irrigation ditches were installed by either the WPA (Works Progress Administration) or the CCC (Civilian Conservation Corps). This would make them eligible for the historic registry. Mr. Bassett guessed the ditches were between 50 and 80 years old depending upon their location.

- Commissioners focused on areas that had lost integrity and could be removed. They felt it important to preserve ditches near historical structures. They knew it was not realistic to preserve all the ditches due to the Town's need for more parking and bike lanes.

During the SR-9 reconstruction, curb and gutter would be added throughout Town. Sidewalks would be at least 5' wide.

- UDOT representatives provided dimensions. There was 39' of area from lip to lip on the road; UDOT proposed two 11' travel lanes, 7' for parking and 10' dedicated to bike lanes.

UDOT would take feedback from the walk through and bring back possible designs in a few months.

Regular meeting – Meeting reconvened at 4:15 PM at Springdale Town Hall, 118 Lion Boulevard, Springdale, Utah

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

EXCUSED: Commissioner Joe Harper

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.

Discussion/Information/Non-Action Items

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

Cluff: Aye

Moss: Aye

Burns: Aye

Roth: Aye

Motion passed unanimously.

Discussion/Information/Non-action items

General discussion and announcements: The Commissioners were notified by Associate Town Planner Toni Benevento of a Historic Preservation Conference March 31-April 1, 2016 up in Salt Lake City. The Town had received a grant that will cover the cost of travel and hotel accommodations for those on the Commission that would like to attend. Toni Benevento will attend the conference and report back to the Commission.

Mr. Roth welcomed the new Commissioner Lila Moss. Mr. Roth expressed the need for the Commission to be brought up to speed and to be reminded of the purpose or guidelines of the Historic Preservation Commission.

- Ms. Cluff said the Commission was established to identify what was historic in Town.
- Mr. Dansie stated that the duties are defined by the by-laws established by the Commission and by Town ordinances. Some of the duties of the Commission are to identify what is historic, provide advice, information, and seek out grants for historic projects or similar projects that may come available. He also stated that right now the Town ordinance we have for historic preservation was the bare minimum. He stated that the Commissioners could consider changes to the ordinance to broaden their role and authority. However, any recommendation to do so would have to be approved by the Town Council.
- Mr. Roth particularly mentioned the historic value of land use and preserving property according to how it was originally used. For example, if a specific area was used as a tourist camp or for agriculture this should be recognized and possibly preserved.

Mr. Burns questioned if the Commission could serve as another level of review for development, including signage, to insure small town character was preserved in accordance with the General Plan.

- Mr. Dansie said one person's definition of small town character may be different from another. Ordinances are specific to help address this. The focus of the Historic Preservation Commission was to focus on preservation of the Town's history into the future.

The discussion of the roles was unclear for a few of the Commissioners who confused the purpose of the HPC with the Planning Commission duties. Due to the confusion of the roles/duties, Mr. Dansie suggested that there could be an agenda item on the roles of the Historic Preservation, what opportunities would be available under the current ordinance and what can be under a potential ordinance at a future meeting.

Reconnaissance Level Survey update: Mr. Dansie stated that Korral Broschinsky had been working to finish the project and she will have a draft ready for the March meeting to present the findings.

Pioneer Cemetery ownership transfer update: Ms. Carlson stated that this project was still ongoing but there was progress being made. We are working with the Town Attorney and are in the process of getting an appraisal along with a title report of the property. Delemar Gifford has also signed a quit-claim deed. A few more living heirs have been identified and we are in process of contacting them. Mr. Roth asked if help was needed to contact these individuals and he agreed to help with that.

Action items

Review and possible action concerning the historic irrigation ditches relative to the walk-through and SR-9 rehabilitation project: Ms. Cluff started the discussion and stated that the group liked the capstone area with the deeper ditches located in the center of Town. Ditches on the ends of Town could likely go.

- Mr. Roth agreed and suggested they preserve areas in the best condition.
- Mr. Burns suggested that maybe we can look at adaptive uses for the ditches. One way was to reach out to the State Preservation Office for a consultation or ideas. He also suggested that maybe we can reuse the stone to rebuild planters or use the capstone to retain the alignment of a bike path along the ditch. Mr. Burns stated that it is an accepted practice of preservation to reuse the salvaged material from historic sites or to bury it to preserve the site. He said removal of the historic ditches would be an adverse action and UDOT would have to provide a mitigation strategy. He suggested that we work with UDOT to help identify mitigation.
- Mr. Roth spoke about the old pull-outs at the Park near Eagles Nest that people thought needed preserving. The stones were reused to build a new cemetery sign. He was concerned that the new changes to the design made it to where it was no longer historic. Mr. Roth felt that reusing rock had no historic value even if it was an acceptable mitigation practice. He would rather have them buried.
- Ms. Moss stated that it was wonderful that they have the opportunity to preserve the ditches and help come to a solution on these historic sites. She had spoken to a few of the citizens who disliked the deeper ditches because they were dangerous. However, she also felt it would be a loss to bury the beautiful deep side walls of the ditches. She felt the Town needed an entire streetscape design which showed the historic ditches, walkways and planters.
- Mr. Burns asked about the streetscape concept and if there was one available. If not he suggested that we may want to contact a university to see if a student is looking for a thesis project.
- Mr. Dansie stated that in our general design we do have elements of a streetscape design that the Town tries to mimic. The plans were developed during the shuttle stop improvements along with colored concrete that are typical in cross sections of Town. However, there was no formal, overall, site-specific plan.

Ms. Cluff asked Mr. Dansie for final suggestions or recommendations from the discussion.

Based on the Commission input, Mr. Dansie summarized comments: the shallow gutter-style ditches located on the ends of Town were less valuable and could be taken out; the deep ditches in the center of Town were important and there was a desire to preserve, modify or adapt; ditches along the west side of SR-9 between Canyon Ranch and the Pioneer were in poor shape and did not need to be preserved; ditches along the east side of SR-9 near Worthington Gallery should be kept; in general, attempt to keep ditches on one side of the road but allow UDOT to take out the other adding width for parking and bike lanes. These findings would keep ditches preserved on one side of the street or the other at different locations in town but would allow for the added width to expand with the SR-9 project.

- Mr. Roth suggested that there was one section that may need to be re-evaluated that we did not look at on our walk. The section in front of the post office was in great shape and it may be worth looking at.
- Mr. Burns said he struggled with the idea of removing historic ditches and replacing them with modern curb and gutter. This was just one more element that took away small town character.

Ms. Cluff asked the Commission if everyone was in an agreement to draft a letter to UDOT summarizing the HPC ditch walk to give them a recommendation along with a map of their suggested preservation sites.

Motion made by Stephen Roth to direct staff to summarize the findings from the historic ditch walk recommending that Type A shallow ditches not be preserved; the deep capstone ditches in the center of Town and areas between the Worthington Gallery and Desert Pearl be preserved along with anything on the west side in good shape; the ditches between Canyon Ranch and the Pioneer be eliminated. Staff will create a map to illustrate these areas; seconded by Pat Cluff:

Cluff: Aye

Roth: Aye

Burns: Aye

Moss: Aye

Motion passed unanimously.

Consideration of possible adoption of Historic Preservation Commission Bylaws: Commissioners reviewed the bylaws and made minor changes Article 3 and Article 5.

Motion made by Lila Moss to adopt the Historic Preservation Commission Bylaws with changes to Article 3 that allows at least five members on the Commission and Article 5 that defines a quorum as a majority of members; seconded by Stephen Roth.

Cluff: Aye

Moss: Aye

Burns: Aye

Roth: Aye

Motion passed unanimously.

Consideration and action regarding nomination of 2016 Historic Preservation Commission Chair and Vice Chair: Ms. Moss had indicated that she had spoken to Commissioner Harper last night and that he felt he wanted to continue to sit on the Commission but did not feel he had to be Chairman. The Commissioners all agreed that he did very well as the Chairman before. Ms. Cluff stated that she didn't mind filling in as Vice Chair when he was unavailable. The Commissioners agreed Ms. Cluff would be an excellent Vice Chair.

- Mr. Dansie reiterated why it was a good practice to nominate or re-appoint new chairs every year according to the bylaws.

Motion made by Stephen Roth to nominate Joe Harper as Chairman and Pat Cluff as Vice Chair for the 2016 Historic Preservation Commission; seconded by Lila Moss.

Cluff: Aye

Moss: Aye

Burns: Aye

Roth: Aye

Motion passed unanimously.

Consent agenda: Motion made by Pat Cluff to approve the minutes from September 17, 2015; seconded by Jack Burns.

Cluff: Aye

Moss: Aye

Burns: Aye

Roth: Aye

Motion passed unanimously.

The next Commission meeting was scheduled for: April 7, 2016 at 4:00PM.

Ms. Moss mentioned she would like to find a more appropriate place for the historic granary structure. The Commission decided to add discussion about this to their next meeting agenda.

Adjourn: Motion to adjourn at 5:20PM made by Stephen Roth; seconded by Lila Moss.

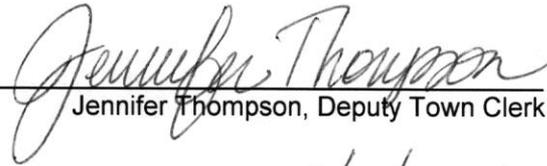
Cluff: Aye

Moss: Aye

Burns: Aye

Roth: Aye

Motion passed unanimously.



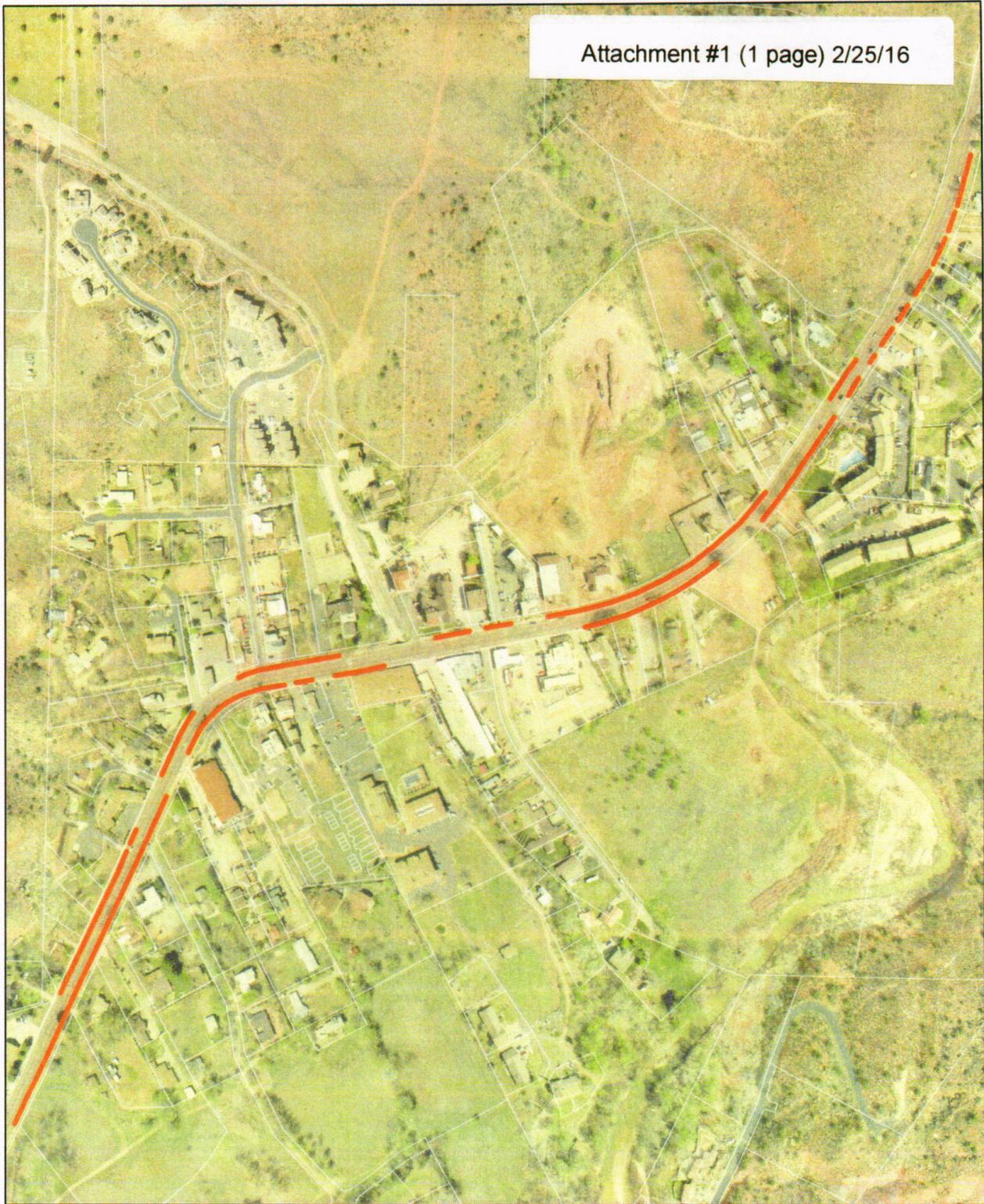
Jennifer Thompson, Deputy Town Clerk

APPROVAL:

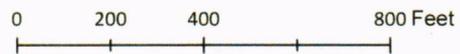


DATE:





**TOWN OF SPRINGDALE
HISTORIC HAND CUT ROCK DITCH AND GUTTERS**





TOWN OF SPRINGDALE

PO Box 187 118 Lion Blvd Springdale UT 84767

ATTENDANCE RECORD

Please sign

Meeting of HPC Work meeting on 2/25/16

If you'd like to be included on our great e-notice list, please give us your email address. That's the only reason you need to provide that

information. Your address will never be sold, though we may have to provide it as public information. If you have provided the information before, you don't need to add it again.

Stephen Roth - HPC Commissioner

name

Paul Mogel - Sunrise Engineering

name

Dusty Shaffer - Sunrise Engineering

name

Tom Dansie - Town Staff

name

Lisa Zumpft - Town Council

name

Jack Burns - HPC Commissioner

name

Darci Carlson - Town staff

name

Jennifer Thompson - Town staff

name

Toni Benevento - Town staff

name

Robert George - Town staff

name

Bobby Totten - Town staff

name

Lila Moss - HPC Commissioner

name

Everett Bassett - Transcon Environmental

name

Brandon Anderson - UDOT

name

Andrea Layton - environmental clearance consultant for

name

Eric Hansen - UDOT

name

Jerry Amandsen - Lochner Engineering

name

Pat Cluff - HPC Commissioner

name

Rick Wixom - Town Staff

email (not required)

Alan Jensen - Resident

email (not required)

