



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

**MINUTES OF THE SPRINGDALE HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING ON THURSDAY FEBRUARY 7, 2019 AT 4:00 PM,  
AT TOWN HALL, 118 LION BLVD., SPRINGDALE, UTAH.**

Meeting convened at 4:01 pm

**MEMBERS PRESENT:** Chair Jeff Carlson, Janet Hollis, Lila Moss, and Michelle Giardina  
**ALSO PRESENT:** Director of Community Development Tom Dansie, Associate Planner Sophie Frankenburg, Town Clerk Darci Carlson, and Deputy Clerk Katy Brown, recording. Please see attached list of citizens signed in.

**Approval of Agenda: Motion made by Lila Moss to approve the agenda; seconded by Janet Hollis.**  
**Hollis: Aye**  
**Carlson: Aye**  
**Moss: Aye**  
**Giardina: Aye**  
**Motion passed unanimously.**

**Commission announcements:** Mr. Carlson announced that Mavis Madsen would be joining the Commission and they were looking forward to her attendance and input.

**Discussion/Information/Non-Action Items**

**1) Review of Intensive Level Survey findings** – Ms. Koral Broschinsky had presented the findings of the ILS at Town Hall on January 28, 2019.

Ms. Carlson thought it would be important to share the findings with the property owners and allow them to review before they decide on taking next steps to obtain the NRHP designation.

- Mr. Dansie suggested that staff could research what the next steps would be for the property owners. Staff would report their findings at the next meeting on February 25, 2019.

Ms. Carlson suggested having a Commissioner “assigned” to each property owner as a point of contact for further assistance with the designation process.

**2) Review of Discussion of Historic walking tours:** Roger Reese had attended an informal meeting and expressed his interest in revitalizing the walking tours that had been created a few years ago. Mr. Carlson asked the Commission to discuss their impressions of such an initiative to gauge a level of interest.

Ms. Moss asked who originally started the walking tour a few years back.

- Ms. Giardina indicated that the Humanities division of Z-arts was in charge of the tour but funding had been pulled a few years ago.
- Ms. Moss suggested approaching Z-arts again about potentially reviving the walking tour.

Mr. Carlson asked Ms. Hollis to be the point of contact for Roger Reese should the Commission want to offer more of their time to the project.

### 3) Project Updates

**a) Pioneer Cemetery** – Mr. Carlson had spoken with the Town’s attorney Devin Snow who indicated that he was beginning the process of finding and contacting all heirs of the pioneer cemetery ownership. Mr. Carlson would also be working with Manager Rick Wixom to contact other law firms in Northern Utah who might have more expertise in this specific field. He would report back at the next meeting.

**b) History Center** - Mr. Dansie made a comment to the Commission that their presence at the upcoming Planning Commission meeting on February 20<sup>th</sup> would be greatly appreciated as a show of support during the Commission’s consideration of the revised proposal from the Canyon Ranch property.

Mr. Carlson gave the Commission a brief summary of his ongoing negotiations with the Canyon Ranch ownership group. They came back with a revised proposal stating they would be willing to transfer ownership of the structure and the portion of land where it sat, including assistance with any parking mitigation, in exchange for the allowance of eight additional units on their property.

Ms. Giardina asked in what capacity they would “assist” with parking.

- Mr. Carlson said that was unclear but imagined it would be in the form of designated spots.

Mr. Carlson had concurrently met with other property owners in Town who had expressed an interest in a development agreement in exchange for museum space. Those meetings included representatives from Cable Mountain Lodge, Ferber Resorts, Ensign Hospitality, and Steward Ventures. He noted that while the Historic Preservation Commission was awaiting a decision on the Canyon Ranch offer, any other development agreements that would be entertained had potential to result in “big asks” from interested entities. He also indicated that many of the conceptual developments that could potentially include a history center would still be years before breaking ground.

Other organizations who had expressed an interest in operational involvement were the Paiute Indian Tribe of Utah, the Zion Canyon Visitor’s Bureau, and the Zion Forever Project. Mr. Carlson was confident that there would be enough support to assist with the operational needs of a History Center.

The Historic Preservation Commission initially wanted to discuss the merits of each potential agreement with the interested property owners in the event the Planning Commission denied the Canyon Ranch revised proposal. They decided the best course would be to support the Canyon Ranch location and await the Planning Commission’s decision. They would discuss the results in the next work meeting.

Ms. Frankenburg noted that many of the entities who had expressed an interest in helping erect a History Center had done so in part because there were development incentives at play. This seemed to indicate a general interest in incentives from potential developers, a trend that was not unique to the Canyon Ranch proposal. She suggested highlighting that point during the upcoming Planning Commission meeting.

- Ms. Carlson mentioned that, when viewed in terms of the magnitude of incentives that other ownership groups could ask for, eight additional units did not seem like a huge concession.

The Commission agreed to be present for the February 20, 2019 Planning Commission meeting and show their support for the revised Canyon Ranch proposal.

**c) Oral History Interview assignments:** Mr. Carlson presented a list of people to gather oral histories from. Ms. Moss offered to call Ms. Greer Chesher who used to work for Zion Natural History Association to find out whose oral histories had already been recorded.

**d) Town Newsletter assignments:** Ms. Moss suggested assigning a Commissioner to write obituaries of Springdale Residents who pass. She also suggested a feature on the bicycle hub in the next newsletter.

**Action Items:**

**1) Discussion and possible approval of use of historic ditch materials for public bicycle hub construction at 868 Zion Park Blvd:** Mr. Dansie was present to propose Southern Utah Bicycle Alliance's (SUBA) bicycle hub design for the area near the Pizza Noodle shuttle stop. The project would be funded through a RAP tax grant and would include a bike parking/repair station, water filling station, benches for resting, wayfinding signage, and bicycle route maps. The Historic stone would be used to construct a pad designating the spot as a bike hub. The project was intended to promote more pedestrian traffic in the center of Town to add to the village scale atmosphere suggested by the General Plan. Mr. Dansie asked the Commission to consider if the proposal met the conditions for use of the historic stone and make a recommendation to the Town Council who would conduct the final review to grant approval.

Ms. Moss asked about signage and if there would be an attendant.

- Mr. Dansie affirmed there would be signage but it would be self-serve station.

Mr. Carlson asked about lot size restrictions and getting water to the pecan tree.

- Ms. Moss was concerned about the surface roots of the tree not receiving enough water.
- Ms. Hollis recommended a condition of approval that if the tree was affected by the construction, the applicant would agree to replace it.
- Mr. Dansie responded that the owner was exempted from lot coverage/density requirements since they were entering into an agreement with the Town for a project benefitting the public. He also affirmed that the design of the pad would allow for water to reach the tree roots.

Ms. Hollis asked if there would be a roof or awning.

- Mr. Dansie said the design did not include a roof since the pecan tree would provide enough shade.
- Ms. Hollis recommended adding a roof to the design to protect the hub from pecan tree debris and sap.

Mr. Carlson asked if the budget could accommodate a small commemorative plaque.

- Mr. Dansie indicated the construction budget was tight. The Commission could always use their budget to produce HPC sponsored commemorative signs to be placed at projects where stone use was granted.

**Motion made by Janet Hollis to approve the use of the historic irrigation ditch stones for construction of the bicycle hub as proposed to the Commission; seconded by Lila Moss.**

**Hollis: Aye**

**Carlson: Aye**

**Moss: Aye**

**Giardina: Aye**

**Motion Passed unanimously.**

**2) Nomination and Election of 2019 Chair and Vice-Chair:** Mr. Carlson had served two (1 year) terms as Chair and was anxious to pass the mantle so he could focus his efforts on the pioneer cemetery and History Museum. The Chair position required scheduling meetings, composing agendas and interacting with the staff.

Ms. Hollis nominated Ms. Moss to serve as Chair for 2019. Ms. Moss accepted.

Mr. Carlson asked Ms. Giardina if she could serve in the Vice Chair position for another year. Ms. Giardina accepted.

**Motion made by Janet Hollis to approve Lila Moss as 2019 Chair of the Historic Preservation Commission and Michelle Giardina as Vice Chair; seconded by Michelle Giardina.**

**Hollis: Aye**

**Carlson: Aye**

**Moss: Nay**

**Giardina: Aye**

**Motion passed.**

**Consent agenda:**

**Motion made by Lila Moss to approve the minutes of October 22, 2018; seconded by Michelle Giardina.**

**Hollis: Aye**

**Carlson: Aye**

**Moss: Aye**

**Giardina: Aye**

**Motion passed unanimously.**

**Adjourn:**

**Motion to adjourn at 5:27 pm made by Janet Hollis; seconded by Michelle Giardina.**

**Hollis: Aye**

**Carlson: Aye**

**Moss: Aye**

**Giardina: Aye**

**Motion passed unanimously.**

\_\_\_\_\_  
Katy Brown, Deputy Clerk

APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_

Motion made by Janet Hollis to approve Lila Moss as 2019 Chair of the Historic Preservation Commission and Michelle Giardina as Vice Chair; seconded by Michelle Giardina.

Hollis: Aye

Carlson: Aye

Moss: Nay

Giardina: Aye

Motion passed.

Consent agenda:

Motion made by Lila Moss to approve the minutes of October 22, 2018; seconded by Michelle Giardina.

Hollis: Aye

Carlson: Aye

Moss: Aye

Giardina: Aye

Motion passed unanimously.

Adjourn:

Motion to adjourn at 5:27 pm made by Janet Hollis; seconded by Michelle Giardina.

Hollis: Aye

Carlson: Aye

Moss: Aye

Giardina: Aye

Motion passed unanimously.

  
\_\_\_\_\_  
Katy Brown, Deputy Clerk

APPROVAL:  \_\_\_\_\_ DATE: 2-25-19



PO Box 187 118 Lion Blvd Springdale UT 84767

**ATTENDANCE RECORD**  
**Please print your name below**

Meeting Historic Preservation Commission mtg Date 2/7/19

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*None*