



118 Lion Blvd • PO Box 187 • Springdale, UT 84767 • 435-772-3434

**MINUTES OF THE SPRINGDALE HISTORIC PRESERVATION COMMISSION
FRIDAY, APRIL 28, 2023, AT 11:00 AM
AT THE CANYON COMMUNITY CENTER
126 LION BOULEVARD, SPRINGDALE, UT 84767**

The meeting convened at 11:00 am.

MEMBERS PRESENT: Vice Chair Robert (Bob) Carlton, Judi Rook, and Claudia Mitchell

EXCUSED: Jean Krause, and Rich Levin

ALSO PRESENT: Principal Planner Niall Connolly, and Town Clerk Darci Carlson recording. Please see attached list of attendees.

Approval of Agenda

Motion made by Judi Rook to approve the agenda. Seconded by Claudia Mitchell.

Rook: Aye

Carlton: Aye

Mitchell: Aye

The motion passed unanimously.

General Announcements: No announcements were made.

A. Action Items

1. Consideration and possible recommendation to the Town Council on the location of the Bishops Granary and site improvements: Mr. Connolly provided background information for context.

- The granary, currently located behind the Community Center, dates to the pioneer era. Recently, staff worked with an architect to draft landscape plans to improve the area and create an interpretive site.
- The Town Council asked the Commission to make a recommendation on whether the granary should be relocated to the Town-owned lot on Winderland Lane near the Pioneer Cemetery.

The Commissioners considered the pros and cons of the current location versus the alternative location.

Claudia Mitchell raised concerns about the structure being moved to Winderland Lane due to the potential for vandalism. She noted there had already been some vandalism in the Pioneer Cemetery. If left in its current location, it would be protected because of the proximity to the Police Department and the Community Center. Ms. Mitchell said the landscape plans had already been developed for that location and believed the current place was ideal.

Ms. Rook considered the site on Winderland Lane but was unsure about the structure being moved again. She, too, had concerns about vandalism. If the granary remained where it was, visitors would have access to restrooms and other nearby recreation amenities.

Mr. Carlton allowed public comment.

- Gil Kiefer lived in the Moenave subdivision and shared concerns about vandalism if the granary was located on Winderland Lane. Additionally, it was his understanding that the property on Winderland was conveyed to the Town by the Moenave development as a restricted deed to keep as open space. Therefore, he was unsure if it was a legally viable space.

Ms. Mitchell said the warranty deed stated the intention was to create open space for the Moenave subdivision. The preliminary plat indicated the property was to be used as a parking lot and trailhead.

Mr. Carlton said members of the Council felt moving the granary to the Winderland Lane location might create a connection between it and the pioneer cemetery. He also had a discussion with Allan Lee, who thought the structure could be moved again. The potential for damage was no greater than lifting the granary and placing it on a foundation. He also did not think the potential for vandalism was any greater if the granary remained in the current location or was moved near the pioneer cemetery.

Mr. Dansie joined the meeting. He explained that the statement on the deed was not a legal requirement, statement of intention or restriction.

- During the development of the Moenave subdivision, uses for the parcel were discussed, which included parking for the cemetery or other community enhancements. If the granary was moved there, there was no legal constraint or deviation from the intended use for that parcel.

Mr. Kiefer said Moenave owners were initially told the parking lot would be for subdivision guest parking. Once deeded to the Town, it became a larger parking lot for the pioneer cemetery and trailhead. Moenave homeowners felt betrayed because the Town had overstepped the understood use of the property. He said the granary was more of an eyesore than a historic asset. The homeowners of Moenave did not want it relocated there.

Mr. Dansie could not vouch for the accuracy of what Moenave homeowners were told. The property was deeded to the Town well before any homes were constructed. Concerns about impacts on the neighborhood were valid; however, definitions of open space or limitations or restrictions on that property were not defined.

Ms. Rook asked about foot traffic on that parcel.

- Mr. Kiefer said traffic included trucks with mountain bikes to access the trail and Oscar's overflow parking. He questioned the historical significance of the granary and said it would not add value to the Moenave neighborhood.

Mr. Carlton asked if there had been an effort to establish the granary as a historic structure.

- Ms. Carlson said its historical significance was unquestionable, and there had been several oral accounts of the structure in Town. Pioneer names were inscribed on the inside. Grant funds were being used to hire a researcher for a more in-depth historical investigation.

Jim Keyes suggested that the granary be located on the Town-owned property on Zion Boulevard.

- Mr. Dansie said many locations had been considered over the years, including that parcel. The Commission should focus efforts on evaluating the proposal presented in the staff report in order to determine which site was appropriate.

Staff had staked out an area on the Winderland Lane parcel to give Commissioners an idea of size and setbacks. The granary could, however, be moved within that parcel.

Ms. Mitchell reiterated that there was a community of 52 homeowners in Moenave that did not want it there. Winderland was not a preferred location.

- Ms. Rook was concerned about vandalism, given that there were several homeowners who did not want it there. Considering landscape plans had already been developed, Ms. Rook favored the current location behind the Community Center.

Motion made by Claudia Mitchell to recommend the granary stay at the location where it is now with the landscape enhancements as proposed. Seconded by Judi Rook.

Rook: Aye
Carlton: Aye
Mitchell: Aye

The motion passed unanimously.

B. Information/Discussion

1. Discussion of project updates: Ms. Rook was overseeing the Springdale jail project. She provided some background on the property and indicated that the structure was built in 1935 by the Civilian Conservation Corps (CCC). She did not believe anyone from the town was incarcerated there but believed the jail was used to hold CCC members who over-indulged. At one point, her family owned the jail until they deeded it to the Town. Ms. Rook said the intention was to clean up the site and provide public access.

- Ms. Carlson said Architectural Historian and Preservation Consultant Korral Broschinsky had conducted an Intensive Level Survey on the jail. Using funds from the CLG Grant, Ms. Broschinsky would submit an application to the National Registry of Historic Places for the jail.

Ms. Mitchell was spearheading the walking tour project. Given her concerns about vandalism and social media, she did not favor presenting information about the Town's historic assets through an online app to the public. Ms. Mitchell suggested that visitors interested in Springdale's historical features could pick up a flyer from Town Hall.

- Mr. Carlton suggested it could be helpful to get input from citizens, and possibly professionals, concerning the risk of vandalism of historic places. It may be that vandalism in Springdale was not as great a concern as in other places.
- Using Zion National Park as an example, Ms. Rook added that given the number of visitors, there was not much damage. If set up properly, she felt a walking tour was workable with oversight.
- Ms. Mitchell preferred the entire Commission to discuss the topic. Through conversations with long-time Springdale residents, she said there was reluctance to share information about the historic places in Town. During Covid, there were more incidences of tagging and graffiti.

Mr. Carlton asked to meet with Korral Broschinsky before she starts her research work on the granary.

C. Consent Agenda

Motion made by Judi Rook to approve the Consent Agenda. Seconded by Claudia Mitchell.

Rook: Aye
Krause: Aye
Levin: Aye
The motion passed unanimously.

D. Adjourn

Motion to adjourn at 12:05 pm made by Claudia Mitchell. Seconded by Judi Rook.

Rook: Aye
Krause: Aye
Levin: Aye
The motion passed unanimously.

Darci Carlson, Town Clerk

APPROVAL: _____ DATE: _____

A recording of this public meeting is available by contacting the Town Clerk's Office. Please call 435-772-3434 or email springdale@springdale.utah.gov for more information.



PO Box 187 118 Lion Blvd Springdale UT 84767

ATTENDANCE RECORD

Please print your name below

Meeting Historic Preservation Date 4/28/23

IN-PERSON ATTENDEES:

Tim Keys
Name (please print)

GIL KIEFER
Name (please print)

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REMOTE ATTENDEES:

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