

**Historic Preservation Commission
Minutes
January 12th, 2023**

The Cedar City Historic Preservation Commission held a meeting on Tuesday, January 12th, 2023, at 3:00 p.m. in the City Council Chambers, 10 North Main Street, Cedar City Utah.

Board Members Present: Chairwoman Aleese Cardon; Farah LeFevre; Paula Mitchell; Ryan Paul; Maria Twitchell; Kearney Wood; Councilmen Scott Phillips; City Planner Don Boudreau; Executive Assistant Natasha Nava.

Excused: Ryan Paul; Maria Twitchell.

Others Present:

1. **Call to Order:** Aleese called the meeting to order.
2. **Pledge of Allegiance:** Farah led everyone in the Pledge of Allegiance.
3. **Approval of Minutes:** Scott motions to approve the minutes from the November 8th meeting; Paula seconds; all in favor unanimous decision.
4. **Public Agenda:** None.
5. **Business Agenda:**
Build Schedule for Alfred Runte
Add to next month's agenda in Ryan's absence.

CLG

Don in the last grant cycle we proposed 2 new historic districts, the Northwest Quadrant, and the Historic Downtown. That is scheduled for a hearing next week. The State sent us a generic letter that went out to all property owners in those districts letting them know their property is being nominated for being in a Historic District. The State reached out to me after receiving multiple calls from property owners. Their concerns are property rights and regulations. There is a 30-year-old regulatory ordinance that stretches from 400 North to 400 South, and 900 West to 400 East, it's a large piece of geography that covers both districts. (Exhibit 1, City Ordinance 1993 – 0322-93-1) To the best of my knowledge the City has never enforced this ordinance. We need to get the message out that establishing these districts is a positive thing and people can get tax credits. I spoke with the State, and we can postpone the nomination. Giving us time for public outreach and the repeal of that ordinance. Let the public know our goal is preservation. It might be better to have a clean slate before we go into the nomination process.

Don has anyone contacted the property owners of Jolley's, The Theatre, and Hughes Café? **Scott** I have not talked to them since this all came up. I've expressed to people that we did not knowingly give contradictory information to the public. I believe we should repeal the ordinance completely. We have an ordinance passed in 2018 which re-establishes the Historic Preservation Commission. It outlines our goals and objectives. It's generic, however it's all legal. **Don** We need that ordinance so that we are able to receive State grant funding. **Scott** I recommend in the future, that we amend the 2018 Ordinance to be more specific to what we want to happen in Historic Districts. **Paula** did the public know about this Ordinance and we didn't? **Scott** I think they're afraid of the "what if"? **Farah** if we do relinquish the 1993 Ordinance, what are the chances that we would get any of those regulations back? **Scott** we would have to look at the specifics. The public is not in support of the historic nominations while this Ordinance is in place. (Exhibit 2, letter from concerned citizen) **Don** there is some truth to that letter if we do not repeal the Ordinance. **Scott** this Ordinance has never been enforced; however it legally could be enforced. **Don** I think we need to repeal it and create something in the future. **Scott** we are an advisory committee, we only have the power to advise.

Don (Exhibit 3, email from the State) **Scott** could we postpone the Northwest Quadrant because that's where I've seen most of the objections coming from. **Don** districts aside, we may be able to move forward with the specific building nominations. **Scott** I think it would be best to postpone the entire project until we have repealed the Ordinance. **Paula** we need to wait. **Scott** this could be a positive thing. I think with outreach and education we could get owners on board. We could have a town hall meeting and bring Corry in. **Farah** could we amend the Ordinance? **Scott** the way it is written currently; it puts too much responsibility or authority on a citizens committee, we don't have the legal authority from statute to make those decisions. **Kearney** I have not heard a single positive thing from the people I have spoken with.

Scott motions to postpone the nominations, repeal the 1993 ordinance, and revisit the nominations in the spring. Paula seconds. All in favor, unanimous decision.

Scott regarding the CLG grant this year. We can apply and if we're awarded, we can decide if we want to move forward or we can always return the funds. We might not even be awarded as there is more competition this year. **Paula** I think we should submit the application. **Don** it is competitive this year and requires a match. We could do a survey, the State likes surveys.

Paula motions to apply for the CLG grant. Scott seconds. All in favor, unanimous decision.

Board member terms

Natasha Paula and Kearney are eligible to serve another term after their current term expires 6/30 of 2023. Paula and Kearney would like to be reappointed to this board for another term beginning 7/1/23.

Historic Markers

Scott I would like to do the Pawn Shop. **Paula** I would like the Bus Garage. They celebrated their 100th year this year. What about Homer Jones? **Aleese** we talked about doing the other side of the Depot. **Natasha** from the October minutes we decided to focus on the following locations: Commissary, Rainbow Sign, The Parks Company, and Adams Theatre. Ryan is supposed to be getting us the copy of what will be written on the markers.

6. Other Business:

Main Street Park Flagpole

Scott I spoke with John Fen who is the Commander of the American Post 74. He wants to have a meeting with myself and Mike Miller with the SUU Veterans Resource Center to talk about the flagpole at Main Street Park. They want to work on the flagpole as a service project. 2028 will be the flagpoles centennial. They want it saved and restored.

Railroad Centennial Celebration

Scott we have been working on the Railroad Centennial Celebration. I want to have our 1st official meeting for that board on January 24th 3:30 to 5:00, and I would like everyone from this commission to be on the board. We have \$25,000 from the State of Utah, we have \$10,000 from Union Pacific, and I'll be requesting some funds from the City. We are proposing an \$80,000 budget.

Green House on 300

Farah Maria spoke with Steve Nelson, and he is having a hard time demolishing the house on 300 because of what it is made of. If we can pay to move it, he will move it to the backyard of one of his properties and restore it. **Scott** if we take this on, we will need to raise the money. **Kearney** I spoke with Steve and he got a quote from a company that moves homes and it would cost \$17,000 to move the house.

7. Adjourn: The meeting adjourned at 4:09 p.m.