

HISTORIC DOWNTOWN ECONOMIC COMMITTEE

3/2/23, 5:30-7:00

Council member present: Scott Phillips

Committee Members present: Maria Twitchell, Ron Cardon, Mark Baruffi, Brent Drew, Jeff Corry, Danny Stewart

Excused: Evan Vickers, Jennie Hendricks, Donn Jersey

Main Street Director: Talisa Myers

Public Present: Heather Carter, Steve Nelson, Mary Jane Ward (YCC), Hadley Persons (YCC)

Minutes: Megan Lamb

Call to Order: Danny Stewart

Pledge of Allegiance: Mark Baruffi

Approval of Minutes: February minutes to be approved.

***Motion:** Jeff Corry made a motion to approve February minutes as written. Mark Baruffi seconded this motion. All present unanimously approved.*

Public Agenda:

Update on Steve Nelson project

Steve Nelson offered us an update on where his project currently is in the process. They are running into some issues, mostly with Century Link. They don't want to get off of the power poles without charging \$200,000. He is working with Rocky Mountain Power to get the documentation that they were sent about vacating the poles. So this is holding them up for now. Vaults and trenches are in place now (placing the power underground). There will be a Hampton Inn right there as well on the Main Street side of the block. This will have a parking structure to accommodate the parking needs of the block. The plans are submitted with the city on this. He is waiting for the CRA to be approved on this to be able to move forward but is waiting for the Iron County School Board to approve the Downtown CRA. The city has been very good to work with on his plans. Hoping to be complete in 2025.

Update from Heather Carter on Festival City Farmer's Market

Heather gave an update to the few board members that were not able to be here. She is trying to get the mid-week Farmer's Market to start up on Wednesday's again. This would be the same dates as the Shakespeare Festival dates and run from 4-7pm. Saturday markets will still be on 100 W. UDOT did ask

specifically to have a letter of support from the City Council. He did mention that the state would probably like it to come from Danny Stewart with Economic Development, but she does not want the city to take on the liability. She has insurance and will be putting in for the permit herself. She did say that Chief Adams was supportive of having an officer available to assist in shutting down the roads, but she has opted to hire private security to complete this task to not have any undue burden on the police department.

Scott Phillips asked how Doug from the winery is feeling about all of this? Has he had his concerns addressed. Heather had not talked to him again and Steve said he had not reached out to him. Scott reminded everyone that he had concerns about all access being cut off to any parking around his building once construction started. Steve assured everyone that Main Street access would remain open until the hotel was started. (Which is more than likely a year away, and by then the parking structure will be available.)

Scott Phillips made the statement that this certainly meets all our goals of wanting foot traffic in our downtown midweek especially. But he would like to ask that she maybe do some PR with the community to either inform them or get their opinions on the road closure.

***Motion:** Mark Baruffi proposed for this group to write a letter of support for this. Maria Twitchell seconded this motion. The majority approved; Jeff Corry did not vote in support, and Scott Phillips abstained.*

Business Agenda:

Discuss Next Steps for the Downtown Commercial Zone ordinance and update committee on Council action – Jennie Hendricks

Scott mentioned that the council asked that this get sent back to the committee. Work on it and come back with suggestions. Steve stood and mentioned that the one thing he felt was that there should be incentives issued instead of restrictions on properties. And involve the business owners and property owners in these meetings. We will do this in April.

National Historic registry and its significance to Historic Downtown Economic Committee – Scott Phillips/ Don Boudreau

Our Cedar City Historic Preservation Commission is a group that has been working on saving and preserving buildings. We have recently had Reconnaissance Surveys done and some Intensive Level Survey's done. We have the Downtown Historic District that included a larger area than what this committee has for the Historic Downtown area. But it has caused a little bit of problems with property owners and business owners. We did not communicate well with them what it meant to be a historic district and such. So that has been pulled back and we are trying to figure out what our next steps are and where we go from there. We were trying to get three buildings on the National Register of Historic Buildings and this Historic Downtown area. I didn't recognize that it went all the way to Coal Creek, I thought it ended at 200 N. We are trying to get the Cedar's Hotel, the Cedar Theater and the Hughes Café building on the National Register of Historic Places. Because we want to try and protect those buildings. So right now we are just working with the Cedar's Hotel and trying to get it on the Nation

Register. If you have any ideas on helping the Historic Preservation Commission move forward he would welcome them. Our whole purpose is not to tell people what to do, but to offer tools to help them if they want them.

Mark Baruffi asked for clarification on designating an area as a historic district because originally he felt it was unclear. So now he understands that all it really does is offer more ways for incentives. Tax Credits and stuff like that. There are no restrictions. You can change your building, tear down a building, sell it, whatever you want. You just won't get those tax credits and incentives. Scott said that the concern he had heard was will future city councils come in and say now that this is on the National Register, we don't want you to do x, y, and z to these properties. Which none of us can answer to any future councils. So, we have to recognize that that is a legitimate fear of some of these property owners.

Christmas Decorations/beautification Center Street to 200 South – Scott Phillips

Scott Phillips just wanted to get this committees' thoughts on this. One of the things that came up in the Downtown Area re-look was the separation that people felt from Center St – 200 S. They don't feel like they are downtown and they don't feel like they are included and I get it. We say they are; we include them on all our maps but we haven't put a foot forward to do it. We need to start considering this part in all that we do. Add some more benches and Christmas lights extended that direction.

Other Business -

Update on the Façade and Tenant Improvement Program and Sign Improvement Program. We currently have one application submitted from David Whitmore with Cedar Sports. Megan will send that out to everyone to review the application in the next week.

There was some discussion on the sign ordinance and if we now allow for back-lit signs downtown. There has been a new sign installed and it is back-lit, but mostly because it was the previous sign that was updated. Do we need to look at the ordinance and have it changed?

Adjourn –

***Motion:** Scott Phillips made a motion to approve November and January minutes as written. Mark Baruffi seconded this motion. All present unanimously approved.*