

NOTICE OF MEETING
HISTORIC PRESERVATION COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH

Public Notice

Notice is hereby given that the Historic Preservation Commission of the City of St. George, Washington County, Utah, will hold a regular meeting at the City Hall Conference Room, 175 East 200 North, St. George, Utah on Wednesday, **February 15, 2023**, commencing at **12:00 p.m.**

The agenda for the meeting is as follows:

- PRESENT:** Bob Nicholson, Member
Scott Messel, Member
Allan Carter, Member
Bette Arial, Chair
Rick Atkin, Member
- EXCUSED:** none
- CITY STAFF:** Carol Davidson, Planner III
Jami Bracken, Assistant City Attorney
Brenda Hatch, Development Services Office Manager

Chair Arial called the meeting to order at 12:04 pm.

1. RECONNAISSANCE LEVEL SURVEY REPORT

A presentation of the Reconnaissance Level Survey findings from survey conducted in 2022 by Kirk Huffaker of Kirk Huffaker Preservation Strategies.

Kirk Huffaker presented the following:

Kirk Huffaker – We had agreed to survey about 800 properties, we actually surveyed 872. It formed a nice boundary. I think we have achieved that goal.

Kirk presented from a Power Point which will be included in the minutes.

Methodology

Time line

Survey Boundary Map

Evaluation Status

Construction Dates

Building Height

Architectural Style

Construction Materials

Recommendations –

1. Intensive level surveys
2. National Register of Historic Places Nominations – You can nominate a core district but then go back and amend it.
 - a. St. George Historic District

- b. Adobe Buildings of St. George (Multiple property submission)
 - c. Individual Buildings (If not ready for historic district, saves money and time to do historic district.)
- 3. Public Education
 - a. Promotion of the city's guide books
 - b. Plaques for new landmarks
 - c. Walking Tours for general public and school age children
 - d. Recognition through awards
 - e. Make survey data available on the city's website
 - f. Make HPC activities available through the city's website
- 4. Policies & Incentives
 - a. Update ordinance regularly
 - b. Consider if the advisory role is still appropriate for HPC or if the city should implement a COA process
 - c. Move to a standard 50-year rule
 - d. Consider establishing a short-term rental boundary. Maybe it follows the NRHP boundary
 - e. Strongly dissuade illegal demolition or alteration through penalties
 - f. Advise the city on publicly owned buildings
 - g. Consider how the mix of local and national standards best serve the city and work for the HPC
 - h. Design review tools needed, even for an advisory role.
 - i. Keep the 120-day demolition delay
 - j. Take care of the adobe buildings in designation and policy
 - k. Promote use of historic tax credits, at least annually
 - l. Update the survey every 10 years

Rick Atkin – Are we going to talk about the next steps? I would like to see more regular meetings that are more strategic.

Chair Arial – I have spoken to the Mayor and we need to make sure that they are on board with what we want to do.

Kirk Huffinger – The CLG grants come up again in January so you would want to flesh out what that looks like before then.

Bob Nicholson – The 50-year mark is a national standard. It seems that changing that from 50 to 100 was not helpful, they could have just changed the uses.

Carol Davidson – When that vote went through it was not unanimous, and there was discussion that we need to bring the 50 years back.

Discussion continued on what the next steps might be and whether to meet more regularly.

MOTION: Bob Nicholson – motioned that the Historic Preservation Commission would meet on odd months on a Wednesday from noon to 2:00 pm.

SECOND: Rick Atkin

AYES: (5)

Bob Nicholson, Member

Scott Messel, Member

Allan Carter, Member

Bette Arial, Chair

Rick Atkin, Member

NAYS: (0)

Motion Carries

2. Minutes

No motion was made on the minutes, they will be carried to the next agenda.

ADJOURN

MOTION: Scott Messel made a motion to adjourn at 1:25 pm.

SECOND: Alan Carter

AYES: (5)

Bob Nicholson, Member

Scott Messel, Member

Allan Carter, Member

Bette Arial, Chair

Rick Atkin, Member

NAYS: (0)

Motion Carries