



Millcreek Historic Preservation Commission Meeting Agenda

Public Notice is hereby given that the Historic Preservation Commission of Millcreek will assemble in a regular public meeting on Thursday, **8 August 2024**, at City Hall, 1330 E Chambers Ave, Millcreek, Utah 84106, commencing at **6:00 p.m.**

6:00 p.m. – Regular Meeting

1. Presentation by Kirk Huffaker on Intensive Level Survey Results
2. Discussion on ZT-240006 – Updates to the Historic Preservation Code
3. Updates from Sub-Committees
4. Staff Updates
5. Approval of June 13, 2024, Regular Meeting Minutes
6. Adjourn

In accordance with the Americans with Disabilities Act, Millcreek will make reasonable accommodation for participation in the meeting. Individuals may request assistance by contacting the ADA Coordinator, 801-214-2751 or adainfo@millcreek.ut.gov at least 48 hours in advance of the meeting.

The meeting will be live streamed via the City's website at: <https://millcreekut.gov/373/Meeting-Live-Stream>. Public comment can be submitted before or during the meeting via the City's website at: <https://millcreekut.gov/FormCenter/Contact-Us-5/Public-Comments-61>.

The Commission may convene in an electronic meeting. Commissioners may participate from remote locations and may be connected to the electronic meeting by GoToMeeting, Zoom, or telephonic communications. The anchor location will be City Hall.

THE UNDERSIGNED DULY APPOINTED CITY RECORDER FOR THE MUNICIPALITY OF MILLCREEK HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS EMAILED OR POSTED TO:

City Offices
Those Listed on the Agenda

City Website
<http://millcreekut.gov/>

Utah Public Notice Website
<http://pmn.utah.gov>

DATE: August 2, 2024

DEPUTY CITY RECORDER: Alex Wendt

Agenda items may be moved in order, sequence, and time to meet the needs of the Commission.



**Minutes of the
Millcreek Historic Preservation Commission
June 13, 2024
6:00 p.m.
Regular Meeting**

The Historic Preservation Commission of Millcreek, Utah, met in a regular meeting on June 13, 2024, at City Hall, located at 1330 E. Chambers Avenue, Millcreek, UT 84106. The meeting was conducted electronically and live streamed via the City's website with an option for online public comment.

PRESENT:

Commissioners

Peter Brinton
Kaye Donahoe
Molly Enos, Chair (absent)
Tiffany Hunter Greene
Emily Johnson (absent)
Ryan Lufkin, Vice Chair (absent)
Arie Leeftang

City Staff

Sean Murray, Planner
Kurt Hansen, Facilities Director
Francis Lilly, Planning Director
Rita Lund, Communications Director

Attendees: Kirk Huffaker, Jessica Guynn, Mason Lytle

MEETING – 6:00 p.m.

TIME COMMENCED – 6:03 p.m.

1. Report from Kirk Huffaker on Intensive Level Surveys

Kirk Huffaker introduced his staff, Jessica Guynn and Mason Lytle. He reported that they had been working on the Mountair Acres Subdivision NRHP Historic District Nominations and ten intensive level surveys (tier 1 list). He gave a review of the Mountair Acres Subdivision. It developed from 1940-1952 and its period of significance is 1940-1974. Criterion C (architecture) will be used as the criterion for significance. There are 335 contributing resources (89%) and 40 non-contributing (11%).

Mason Lytle reviewed five intensive level surveys he had done at 3460 S 900 E, 3194 S 1100 E, 228 Gordon Lane, 4138 S 620 E, and 2775 S Connor Street. Jessica Guynn reviewed five intensive level surveys she had done at 4168 S Parkview Drive, 2729 E Pebble Glen Circle, 2739 E Pebble Glen Circle, 2738 E Pebble Glen Circle, and Iceberg Drive Inn. Commissioner Greene asked about mini historic districts for the Pebble Glen Circle. Huffaker said the three candidates could become one based on information from someone at the State Historic Preservation Office. Some homes may have lower ratings in districts than with individual designations. Commissioner Greene asked about other potential modern houses in the area

that could be included. Huffaker said there were only plain ranches nearby, so it would just be those three candidates. Commissioner Brinton asked about the eligibility with 2775 S Connor Street. Lytle said the property has a clause that they cannot change anything. The interior has retained its original integrity from when it was built in 1963. The clause is the Aspen Village CC&Rs. There are seven buildings and fourteen units in Aspen Village. It would be treated as one complex of seven resources, a single site with multiple buildings. The contemporary design is well maintained. Commissioner Donahoe asked about Lexington Village as a whole. Lytle said he would need to look at the changes over time.

Sean Murray thanked the team for their work. Francis Lilly noted the Pebble Glen Circle homes could be added to a local list if not for the National Register. Huffaker said the final products would be sent to Millcreek at the end of June.

2. Open and Public Meetings Act Training

Francis Lilly presented to the Commission the Open and Public Meetings Act training video produced by the Utah State Auditor's Office. This training is required annually.

3. Updates from Sub-Committees

Commissioner Greene drafted two letters, one for homes currently listed on the National Register and one for homes that are not, about including their properties on historic registers and/or lists. Murray appreciated the letters being from the Commission, not the city. Lilly thought property owners could reach out via email or could staff/commissioners could meet with people in person if requested. Murray wanted to make sure the properties met certain criteria before a letter was sent to the owner. Commissioner Greene asked about a timeline. Lilly said staff could create a calendar of action. Commissioner Greene said it would be good to have a list of properties to track for contacting.

Commissioner Brinton announced oral history training from the Utah Historical Society in July. Lilly said Council Member Jackson knows someone who knows all about a particular ditch in East Millcreek and was wondering if she could write a piece on it for a Millcreek newsletter or if the Commission wanted to do that. Commissioner Donahoe suggested Commissioner Lufkin get in touch with that person. Murray noted he wrote an article on mountain monographs.

4. Staff Updates

Murray said he met with a developer who will be constructing a townhouse project in Old Farm Lexington Village. In Salt Lake City, a building was half demolished on Easter Sunday. The city has since adopted new historic preservation code surrounding demolitions without a certificate of appropriateness and the associated penalties. He said it included a development hold of 25 years. He asked the commission about enforcement in Millcreek. Commissioner Greene liked the idea of a hold on development, but felt 25 years was extreme. A monetary fine may not be a sufficient deterrent. Lilly said it sounded like a deed restriction to be recorded on title. Murray said a certificate of non-compliance is what Salt Lake City ties to the property. The city attorney could help make the appropriate determination.

5. Approval of May 9, 2024, Regular Meeting Minutes

Commissioner Greene moved to approve minutes of the May 9th regular meeting. Commissioner Brinton seconded the motion. Chair Pro Temp Donahoe called for the vote. Commissioner Brinton voted yes, Commissioner Greene voted yes, Commissioner Donahoe voted yes, and Commissioner Leeftang abstained. The motion passed.

ADJOURNED: Commissioner Brinton moved to adjourn the meeting at 7:18 p.m. Commissioner Leeftang seconded the motion. Chair Pro Temp Donahoe called for the vote. Commissioner Brinton voted yes, Commissioner Leeftang voted yes, Commissioner Greene voted yes, and Commissioner Donahoe voted yes. The motion passed unanimously.

APPROVED: _____ Date
Ryan Lufkin, Vice Chair

Attest: _____
Alex Wendt, Deputy Recorder