



**Minutes of the
Millcreek Historic Preservation Commission
September 12, 2024
6:00 p.m.
Regular Meeting**

The Historic Preservation Commission of Millcreek, Utah, met in a regular meeting on September 12, 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
Ryan Lufkin, Vice Chair
Arie Leeftang (Excused)

City Staff

Francis Lilly, Planning Director
Alex Wendt, Deputy City Recorder
Sean Murray, Planner
Rita Lund, Communications Director

Attendees: Kirk Huffaker, Doug Downey, Mondy Downey, Bob Dow, Mary Dow

MEETING – 6:00 p.m.

TIME COMMENCED – 6:05 p.m.

1. Recommendation to the Historic Preservation Commission Regarding a Nomination of the Mountair Acres Neighborhood for the National Register of Historic Places

The size of the district is about 75 acres. There are 525 contributing buildings, 175 non-contributing buildings and 1 non-contributing site. A large portion of the properties in the neighborhood retains their historic nature. This count also includes outbuildings. The period of significance is from 1940-1959. The historic and current use is as domestic single dwelling and secondary structures. The architect and builder are unknown. The arc of the history of the neighborhood is important. Housing in the area started advertising in 1939, platted as 7 subdivisions and they were completely sold in 1953. Commissioner Brinton asked if there were other neighborhoods in Utah that are similar. Mr. Huffaker spoke about neighborhoods in Provo, Logan, and Murray that are similar. Mr. Lilly shared a general sequence of events for neighborhoods and sites to be nominated and adopted. Right now, the city is in the nomination process which takes about a year. The city will consider further action and decide on the local list, local registry, or neither. For Mountair Acres the National Park Service will decide on a designation in April 2025. Then there could be neighborhood meetings to discuss local list designation if desired. Mr. Lilly spoke about why the city should consider historic

protection for Mountair Acres. When land costs exceed a tipping point relative to the building value you get problems when people will demolish historic homes and build new homes that are incompatible with the neighborhood but do follow code. Homes that are out of character generate more complaints than anything else to the Planning office. Some residents have voiced concerns about the future of Mountair. Generally state law prohibits cities from regulating the design of a home outside of massing and height. The exception is historic districts. The Millcreek General Plan height standards allow for a two-story home, much higher than what is standard in Mountair Acres. Mountair is unique in that this type of development hasn't happened yet. There is a real tradeoff between property rights and neighborhood preservation. The city would like to hear from the neighborhood about what is more important. Vice Chair Lufkin asked for public comment. A resident who did not give her name said she fears the reason for creating a historic district, but she also does not want McMansions near her home. Vice Chair Lufkin said that some areas in Millcreek already have historic designations, but the reason for protecting Mountair is because it is so unique and timeless. Mr. Lilly said the first step to acknowledge this area as a historic place, the zoning does not change unless the city changes that later, but there would need to have a public process. A big city can have all different types of development and that is not conflicting, there is value in development in certain areas and value in protecting other areas. In 2018 and 2019 there were many residents who wanted the city to protect Mountair and the only tool to do that is historic designation. A resident who did not give his name said he wants the process to move more quickly to protect the neighborhood and he wants more information to be given. Commissioner Greene said that the purpose of the Historic Preservation Commission is to protect the history of Millcreek. A different man who did not give his name said they love the neighborhood and there is something great here to preserve. He asked if the private CCR's are enforceable. Mr. Lilly said the city cannot enforce private CCR's. Commissioner Brinton said the role of the Historic Preservation Commission is advisory to the City Council.

2. Discussion of Reconnaissance Level Surveys for Rancho Villa and Veteran Heights Subdivisions

Mr. Huffaker gave the presentation and spoke first about the Rancho Villa subdivision. 68 properties were surveyed, all homes were built between 1960-1978. Platted over seven filings between 1959 and 1970. All properties are residential use. 87% are one story. 90% are brick exterior. There have been zero teardowns. 81% of the homes are ranch style. Mr. Huffaker spoke about the Veteran Heights subdivision. 195 properties were surveyed. 96% of the homes were filed in 1957. All properties are residential. 93% are one story. 56% of the homes are ranch style, 40% are minimal traditional, 4% were other styles. Rancho Villa does not qualify for the National Register of Historic Places (NRHP) as a historic district, given current information. Consider Intensive Level Surveys for each of the four single buildings of contemporary style. Consider ILS for the entire neighborhood if significant people lived in the neighborhood and if there may be more information to support architectural significance. Veteran Heights, given current information does qualify for NRHP as a historic district under criterion A. It has a social history for association with Homeless Veterans Inc as a unique developer providing affordable housing for veterans in a short period of time. Commissioner Johnson asked if the Rose Crest School was part of the Veteran Heights Subdivision. Mr. Huffaker said it is not. Mr. Murray asked if it was worthwhile to do intensive level surveys (ILS) for Veteran Heights. Mr. Huffaker said that once the state recommends the survey for Veteran Heights you can move right to the recommendation to the NRHP. Mr. Lilly said the city should send out a letter to the residents of Veteran Heights and ask people to come to a

public meeting. Mr. Lilly said that the more noticing the better. In January, Mr. Lilly would like the HPC to recommend which sites warrant NRHP nomination.

3. Updates from Sub-Committees

Vice Chair Lufkin said that the Commission needs to determine how Chair Enos's schedule is changing and then fix the sub-committees. Vice Chair Lufkin met with some members of other local historic preservation groups and that was a great meeting. Mr. Lilly said the staff is getting great feedback from the historic preservation articles in the monthly newsletter. Vice Chair Lufkin asked how the digital archive is working. Other cities have asked about this. Other cities have historical walking tours, this might be worthwhile for Millcreek to explore.

4. Staff Updates

Mr. Lilly said there were no additional staff updates.

5. Approval of June 13, 2024, Regular Meeting Minutes

Commissioner Greene moved to approve the June 13, 2024, Regular Meeting Minutes. Commissioner Donahoe seconded the motion. Vice Chair Lufkin asked for the vote. Commissioner Greene voted yes, Commissioner Donahoe voted yes, Commissioner Brinton voted yes, Commissioner Johnson voted yes, Vice Chair Lufkin voted yes. The motion passed unanimously.

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