



**Minutes of the
Millcreek Historic Preservation Commission
December 17, 2024
6:00 p.m.
Special Meeting**

The Historic Preservation Commission of Millcreek, Utah, met in a special meeting on December 17, 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
Tiffany Hunter Greene
Emily Johnson
Ryan Lufkin, Vice Chair
Arie Leeftang

City Staff

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

Attendees: Kirk Huffaker

MEETING – 12:00 p.m.

TIME COMMENCED – 12:38 p.m.

1. Approval of November 14, 2024, Regular Meeting Minutes

Commissioner Green made the motion to approve the November 14, 2024, Regular Meeting Minutes. Commissioner Leeftang seconded the motion. Vice Chair Lufkin asked for the vote. Commissioner Greene voted yes, Commissioner Leeftang voted yes, Commissioner Johnson voted yes, Commissioner Donahoe voted yes, Commissioner Brinton voted yes, Vice Chair Lufkin voted yes. The motion passed unanimously.

2. Evaluation of Potential Sites for Historic Designation in 2025

Mr. Lilly explained how in the past that Planning Staff has brought an extensive list to the Commission to discuss possible historic designation each year. Mr. Lilly said that this year he would like to speak about properties that have been already discussed and need further work. Commissioner Johnson asked if it is worthwhile to speak about the Veteran Heights neighborhood. Mr. Lilly said it would be good to talk about this at this time. Mr. Lilly asked Mr. Huffaker how likely it would be for Veteran Heights to get Federal historic recognition.

Mr. Huffaker said it is very likely.

3. Strategic Planning Discussion

Vice Chair Lufkin asked about a building. Mr. Huffaker said there is a historic preservation easement on that property. Vice Chair Lufkin spoke about how he would like there to be historic walking tours in Millcreek. Mr. Lilly said that the Mountair neighborhood would be a great candidate for walking tours after the historic designation is complete. Holladay has done more outreach with their historic preservation efforts but their relationship with the city is not as good. Vice Chair Lufkin would like to do more outreach in Millcreek. Vice Chair Lufkin said the Scott Avenue area is ripe for homes to be torn down. He would prioritize that area.

Mr. Huffaker said that all the homes in his tier 1 list of properties are eligible for designation according to SHPO. The tier 2 homes may or may not be all eligible and will need an intensive level survey. The Iceberg Drive In will get the city a lot of positive press for a historic designation.

4. Baldwin Radio Factory Discussion

Mr. Murray spoke about the issues with the Baldwin Radio Factory, it has been on the Millcreek list for inclusion for about two years now. Code Enforcement had been called to the property because one of the buildings was being used as an Airbnb. It does not meet the zoning standard for that use. It is a commercial zone, but a short-term rental is allowed in a residential use. If the Baldwin Radio Factory is added to the local list there is a way for them to become a licensed short-term rental through the Planning Commission. Planning Staff spoke with the Building Department about what would need to happen at the property to get up to code as a habitable space. Mr. Lilly said that the Community Council, Historic Preservation Commission, Planning Commission and City Council will need to approve this if it goes that far.

Commissioner Johnson asked if the Commission is at a place where they can pursue more nominations to the National Register in 2025. She would like to move the Veteran Heights project forward. Commissioner Johnson asked about the small homes on 300 E. Mr. Lilly and Mr. Huffaker said that very few homes would be contributing due to changes done to the homes. Vice Chair Lufkin asked what the next steps should be. Mr. Lilly said that staff will move forward with Veteran Heights and identify commercial sites in Millcreek that can be evaluated in addition to local and national lists.

5. Staff Updates

Mr. Lilly asked if the Commission would like to continue with monthly meetings. The bylaws require at least quarterly meetings. Vice Chair Lufkin said he appreciates monthly meetings. Commissioner Johnson asked if there was anyone on deck who could join the Commission. Mr. Lilly explained that Commissioner Enos resigned from the Historic Preservation Commission, and he would like to start advertising for the vacancy over the holidays. Commissioner Johnson said she prefers monthly meetings. Commissioner Leeftang said every other month works well.

Mr. Lilly said that the Historic Preservation Commission is one the favorite parts of his job and he really

6. Adjourn

ADJOURNED: Commissioner Johnson moved to adjourn the meeting at 1:35 p.m. Commissioner Greene seconded the motion. Vice Chair Lufkin asked for the vote. Commissioner Greene voted yes, Commissioner Leeftang voted yes, Commissioner Johnson voted yes, Commissioner Donahoe voted yes, Commissioner Brinton voted yes, Vice Chair Lufkin voted yes. The motion passed unanimously.

APPROVED: _____ Date
 Ryan Lufkin, Vice Chair

 Attest: Alex Wendt, Deputy Recorder