Millcreek Planning and Zoning
3330 South 1300 East
Millcreek, Utah 84106
801-214-2700
millcreek.us

STAFF MEMORANDUM

From: **Francis Xavier Lilly, AICP, Assistant City Manager / Planning Director**

To: **Historic Preservation Commission**

Meeting Date: **11 August 2022**

RE: **Review and Approval of a Marker for the Old Meeting House**
4120 South Highland Drive

Applicant: **Garbett Homes**

File No.: **CU-21-012 / SD-21-005**

Request

On November 17, 2021, the Millcreek Planning Commission granted a conditional use approval and preliminary plat approval for a planned unit development consisting of 24 owner-occupied townhomes at the site of the former Old Meeting House at 4120 South Highland Drive.

As part of the Planning Commission's preliminary approval, the Planning Commission added a condition requiring the applicant to "provide a historic plaque and plaza commemorating the Old Meeting House. Garbett Homes must work with staff and the state historic preservation office regarding proposed plaque and plaza. Proposal and design must be submitted for review and approved by the Millcreek Historic Preservation Commission or staff before final approval for application is granted."

Preliminary approval is issued by the Planning Commission, and final approval is issued by staff, on the basis of the Planning Commission's preliminary approval and upon the completion of a technical review to verify compliance with applicable ordinances. The Historic Preservation Commission needs to review and approve the marker before we issue final approval.

Project Background

As far back as 2018, the property owner of the Old Meeting House has sought an option to redevelop the property in a manner compliant with the underlying RM zone. The Old Meeting House was an unreinforced masonry building that was originally a chapel for the Church of Jesus Christ of Latter-day Saints, built in 1904. A significant remodel occurred in 1928 and again in 1978, after the Church sold the site to a property owner who then operated it for 42 years as a reception center. The applicant gathered a detailed history of the site, which is included in this staff report as Attachment 1.

Critically, the Old Meeting House sat astride a known fault line that was identified in a fault study completed on site in 2019. It is very difficult to repurpose an unreinforced masonry building on a fault line and, in fact, Millcreek's Geological Hazards Ordinance requires that development that involves additions to existing buildings be set back from fault lines through a process determined by a qualified geologist (MKZ §19.75.050 and 19.75.060). A survey showing the fault line passing underneath the existing building is included as Attachment 2.

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Ultimately, the developer decided to demolish the building and seek approval for a multifamily project. A few proposals were submitted, but ultimately the Planning Commission approved a project for 24 owner-occupied townhomes with a deep setback from Highland Drive, in part to avoid the fault line. Click here to review the staff report for that project. A summary of the project's site plan and architecture is included as Attachment 3.

Staff asked the applicant to research the history of the project, and to propose wording for a marker. Staff recommended that the marker be placed adjacent to the sidewalk on Highland Drive, so that it can be accessible to the public.

The proposed marker location is shown below:



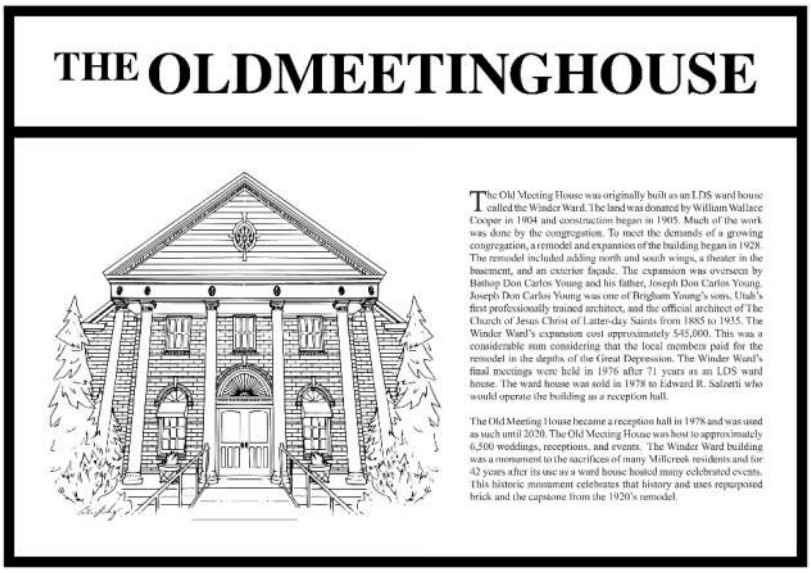
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The proposed text is as follows:

The Old Meeting House was originally built as an LDS ward house called the Winder Ward. The land was donated by William Wallace Cooper in 1904 and construction began in 1905. Much of the work was done by the congregation. To meet the demands of a growing congregation, a remodel and expansion of the building began in 1928. The remodel included adding north and south wings, a theater in the basement, and an exterior façade. The expansion was overseen by Bishop Don Carlos Young and his father, Joseph Don Carlos Young. Joseph Don Carlos Young was one of Brigham Young's sons, Utah's first professionally trained architect, and the official architect of The Church of Jesus Christ of Latter-day Saints from 1885 to 1935. The Winder Ward's expansion cost approximately $45,000. This was a considerable sum considering that the local members paid for the remodel in the depths of the Great Depression. The Winder Ward's final meetings were held in 1976 after 71 years as an LDS ward house. The ward house was sold in 1978 to Edward R. Salzetti who would operate the building as a reception hall.

The Old Meeting House became a reception hall in 1978 and was used as such until 2020. The Old Meeting House was host to approximately 6,500 weddings, receptions, and events. The Winder Ward building was a monument to the sacrifices of many Millcreek residents and for 42 years after its use as a ward house hosted many celebrated events. This historic monument celebrates that history and uses repurposed brick and the capstone from the 1920's remodel.

The developer proposes a simple monument, utilizing brick from the Old Meeting House for the base, and the monument will be similar to the monument in front of the Robert Gardner Home at 1475 East Murphy's Lane. The monument plaque will be constructed of metal, and is proposed to appear as follows:



THE OLDMEETINGHOUSE



The Old Meeting House was originally built as an LDS ward house called the Winder Ward. The land was donated by William Wallace Cooper in 1904 and construction began in 1905. Much of the work was done by the congregation. To meet the demands of a growing congregation, a remodel and expansion of the building began in 1928. The remodel included adding north and south wings, a theater in the basement, and an exterior façade. The expansion was overseen by Bishop Don Carlos Young and his father, Joseph Don Carlos Young. Joseph Don Carlos Young was one of Brigham Young's sons, Utah's first professionally trained architect, and the official architect of The Church of Jesus Christ of Latter-day Saints from 1885 to 1935. The Winder Ward's expansion cost approximately $45,000. This was a considerable sum considering that the local members paid for the remodel in the depths of the Great Depression. The Winder Ward's final meetings were held in 1976 after 71 years as an LDS ward house. The ward house was sold in 1978 to Edward R. Salzetti who would operate the building as a reception hall.

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Scope and Authority of Decision

Sites that are included on the Millcreek Historic Sites and District List (MKZ §19.86.060) may be identified by a marker, subject to City Council approval, if a major alteration or demolition has occurred. The Old Meeting House was never placed on the Historic Sites and Districts List, nor was it placed on Millcreek's Historic Landmark's register. Nonetheless, staff and the Planning Commission desire the input of the Historic Preservation Commission on the proposed marker, since the Historic Preservation Commission has the power and duty to "[act] in an advisory role to other officials and departments of the City regarding the protection of local cultural resources and shall act as a liaison on behalf of the City to individuals and organizations within the City concerned with historic preservation" (MKZ §19.86.040 J).

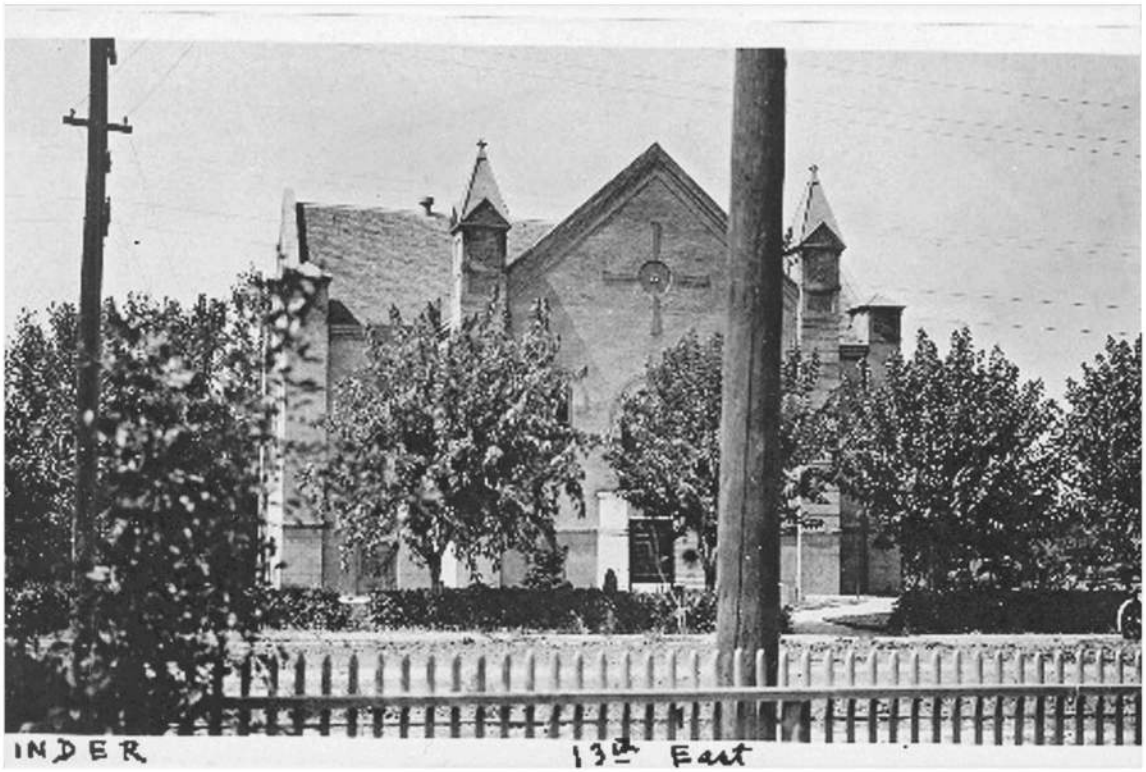
Request

Staff reviewed the text on the plaque and worked with the applicant on revisions that appropriately capture the history of the site. Staff and the Planning Commission are looking for your recommendation and approval on the wording and the location of the marker.

Attachments

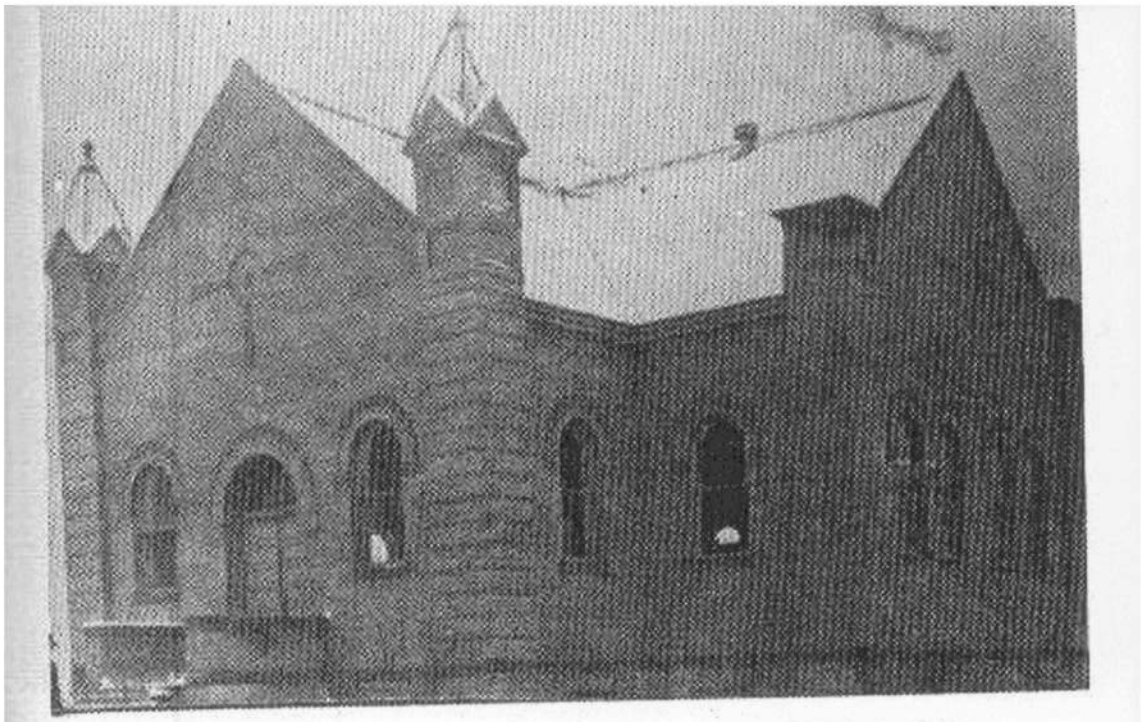
1. History of the Old Meeting House Site, as researched by Garbett Homes
2. Survey indicating Fault Lines
3. Site Plan, Building Renderings, and Elevations

Attachment 1



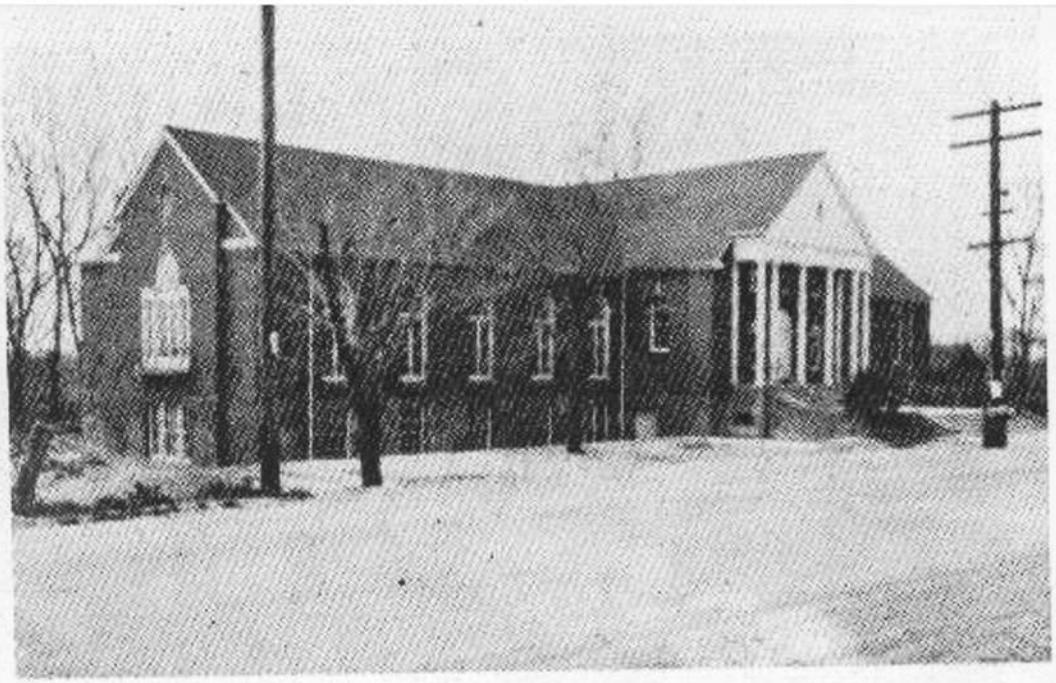
990/30882 <Church...obj.jrs> 44/46
USI Photo Archive 12/15/99

FROM CHURCH HISTORY LIBRARY



Winder Ward House--abt 4222 Upper

FROM WINDERWARD BOOK

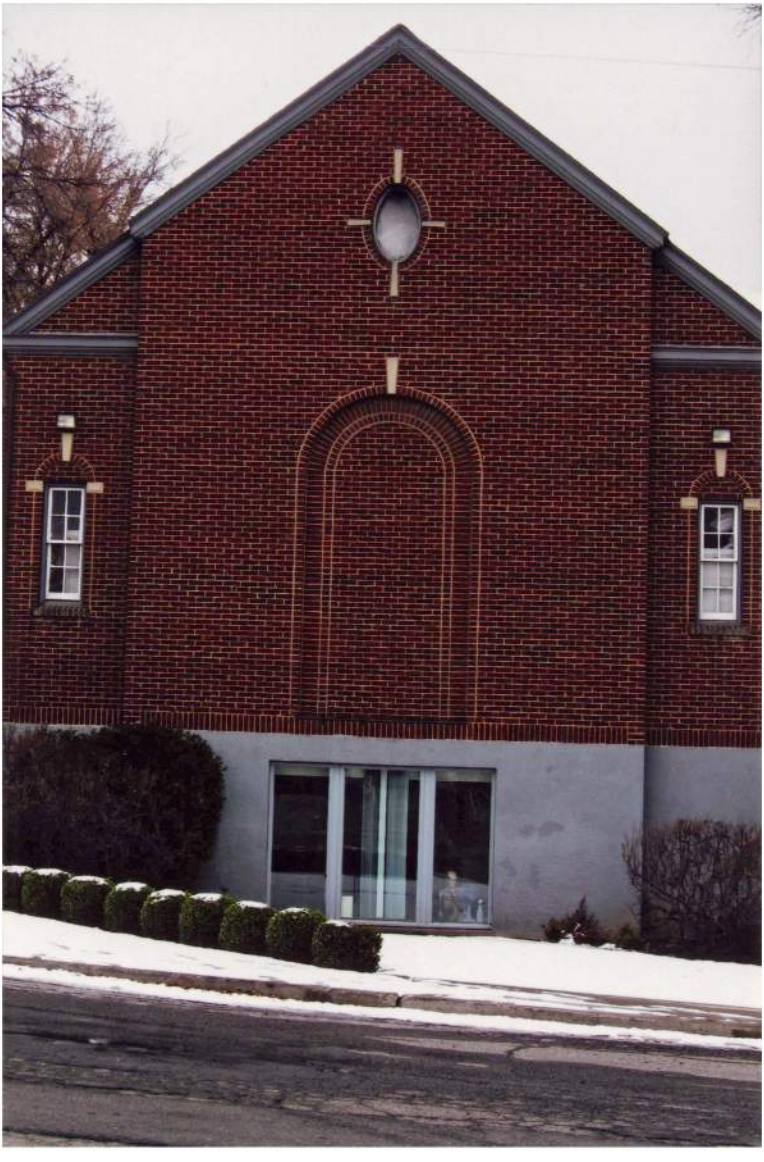


Same building remodeled, now called

FROM WINDER WARD BOOK


THE OLD MEETING HOUSE






THE OLD MEETING HOUSE


THE OLD MEETING HOUSE



HISTORIC SITE FORM

(10-91)

UTAH STATE HISTORIC PRESERVATION OFFICE

1 IDENTIFICATION

Name of Property: Winder Ward Meetinghouse

Address: 4120 S Highland Drive

City, County: Salt Lake City, Salt Lake County

Current Owner Name: Salzetti, Edward R & Paula

Current Owner Address: 1508 S Ute Dr, Salt Lake City

Twnshp *Range* *Section:*

UTM:

USGS Map Name & Date:

Tax Number:

Legal Description (include acreage): BEG N 50 FT & S 82^56' W 17.06 FT M OR L FR S 1/4 COR SEC 33, T 1S, R 1E, SLM; S 82^56' W 203.6 FT; S 3^25'51" W 237.42 FT; S 37^10' E 84.93 FT; S 89^38' E 185.94 FT; N 40^ E 25.32 FT; N 11^07'30" W 95.64 FT; N'LY ALG A 5692.67 FT RADIUS CURVE TO L 222.75 FT TO BEG. 1.51 AC M OR L. 7615-2524 8103-2687 8302-4416

2 STATUS/USE

Property Category
_x_ *building(s)*
___ *structure*
___ *site*
___ *object*

Evaluation
___ *eligible/contributing*
___ *ineligible/non-contributing*
___ *out-of-period*

Use
Original Use: Religious (LDS Ward Meetinghouse)
Current Use: Commercial (Reception Center)

3 DOCUMENTATION

Photos: Dates
___ *slides:*
_x_ *prints:* Nov. 2009
_x_ *historic:* c. 1906, c. 1941

Drawings and Plans
___ *measured floor plans*
___ *site sketch map*
___ *Historic American Bldg. Survey*
___ *original plans available at:*
___ *other:*

Research Sources (check all sources consulted, whether useful or not)
___ *abstract of title*
___ *tax card & photo*
___ *building permit*
___ *sewer permit*
_x_ *Sanborn Maps*
___ *obituary index*
_x_ *city directories/gazetteers*
___ *census records*
___ *biographical encyclopedias*
_x_ *newspapers*
___ *city/county histories*
___ *personal interviews*
_x_ *USHS Library*
___ *USHS Preservation Files*
___ *USHS Architects File*
___ *LDS Family History Library*
___ *local library:*
___ *university library(ies):*
_x_ *Church History Library*

Bibliographical References (books, articles, interviews, etc.)
Attach copies of all research notes, title searches, obituaries, and so forth.

Cook, Maurine S, "Winder Ward History: 1904-1976", 1977, pp. 104, 222-227.

Researcher/Organization: VaLon Frandsen

Date: 11 Dec 2009

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: Greek Revival / Central Block with Wings *No. Stories:* 3

Foundation Material: stone, stucco added *Wall Material(s):* brick

Additions: __none __minor _x_major (describe below) *Alterations:* __none __minor _x_major (describe below)

Number of associated outbuildings _0_ *and/or structures* _0_.

Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.

On July 13th 1905 ground was dedicated for the building of new ward house by John Cook, and then the ground was broken by Achel Fuller, Levi Fuller, and Joseph A Casper. Seven days later on July 20th, the first cement was laid by William Wallace Casper, yet the first cornerstone, laid by John R Winder, wasn't laid until September 10th.

On October 17th the building was shingled by ward members.

In July 1906 the ward house completed and dedicated.

Near 1924 the ward house was completely remodeled. North and South wings added, a theater was built in the basement, and an exterior façade was added. Sometime later the chapel ceiling fell down, and the benches and chandeliers were replaced.

After 1940 the pipe organ was installed.

Between 1951 and 1955 five new classrooms were built. Then between 1955 and 1958 the building was redecorated, a sliding door installed between chapel and dance hall, as well as a speaker system installed.

On December 26 1976 the last meeting was held in the ward house.

Shortly after sold in 1978, the building was again remodeled. The pipe organ was taken out. The basement was turned into offices. The chapel and dance hall were updated, keeping in the style of the ward house, but not returned to original state.

5 HISTORY

Architect/Builder: unknown *Date of Construction:* c. 1905-1906

Historic Themes: Mark themes related to this property with "S" or "C" (S = significant, C = contributing). (see instructions for details)

__Agriculture	__Economics	__Industry	__Politics/ Government
_C_Architecture	__Education	__Invention	_S_Religion
__Archeology	__Engineering	__Landscape Architecture	__Science
__Art	__Entertainment/ Recreation	__Law	_C_Social History
__Commerce	__Ethnic Heritage	__Literature	__Transportation
__Communications	__Exploration/ Settlement	__Maritime History	__Other
__Community Planning & Development	__Health/Medicine	__Military	
__Conservation		__Performing Arts	

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

In 1904 William Wallace Casper, a farmer, donated one acre of his choice orchard land to the LDS church for the building of the ward house.

On December 3rd the first meeting was held in ward house.

On December 31 1939, Heber J Grant rededicated ward house.

On March 6th 1978 it was sold from Thomas H Backman to Edward R Salzetti for $40,000. Salzetti currently owns it as a reception hall.

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 4120 S Highland Dr
City: Salt Lake City
Current Owner: Salzetti, Edward R & Paula
Address: 1508 S UTE DR

Tax Number:
Legal Description (include acreage):

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
March 6, 1978	Thomas H Backman	Edward R Salzetti	RE constrach	40,000	

Researcher: VaLon Frandsen

Date: 4 Dec 2009

VTDI 22-04-130-008-0000 DIST 17 TOTAL ACRES 1.51
SALZETTI, EDWARD R & TAX CLASS UPDATE REAL ESTATE 1050000
PAULA; TC LEGAL BUILDINGS 21200
PRINT P TOTAL VALUE 1071200
1508 S UTE DR
SALT LAKE CITY UT 84108 EDIT 1 FACTOR BYPASS
LOC: 4120 S HIGHLAND DR # 100 EDIT 1 BOOK 8554 PAGE 7416 DATE 01/22/2003
SUB: SEC 04 TWNSHP 2S RNG 1E TYPE SECT PLAT

12/04/2009 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY
BEG N 50 FT & S 82¬56' W 17.06 FT M OR L FR S 1/4 COR SEC 33, T 1S, R 1E, SLM; S 82¬56' W 203.6 FT; S 3¬25'51" W 237.42 FT; S 37¬10' E 84.93 FT; S 89¬38' E 185.94 FT; N 40¬ E 25.32 FT; N 11¬07'30" W 95.64 FT; N'LY ALG A 5692.67 FT RADIUS CURVE TO L 222.75 FT TO BEG. 1.51 AC M OR L.
7615-2524 8103-2687 8302-4416

PFKEYS: 1=RXPH 4=VTAU 6=NEXT 7=RTRN VTAS 8=RXMU 10=RXBK 11=RXPN 12=PREV

Parcel Value Summary

Click here for Parcel Characteristics Search Again? Previous ..... Next

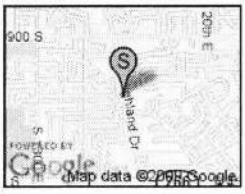
Parcel	22-04-130-008-0000
Owner	SALZETTI, EDWARD R & PAULA; TC
Address	4120 S HIGHLAND DR
Total Acreage	1.51
Tax Class Id	-
Property Type	571 - RECPTN-CNTR
Tax District	17
% Exempt	
Exempt Type	

More Details - LAND - RESIDENCE/CONDO - COMMERCIAL - DETACHED STRUCTURE

SHOW ALL COLLAPSE ALL - MAP

Value History

	Record	Land Value	Building Value	Market Value	Tax Rate
2009		$ 1,050,000	$ 21,200	$ 1,071,200	Not Set
2008	1	$ 1,050,000	$ 21,200	$ 1,071,200	.0104440
2007	1	$ 1,050,000	$ 18,000	$ 1,068,000	.0104930
2006	1	$ 1,050,000	$ 17,500	$ 1,067,500	.0118170
2005	1	$ 1,050,000	$ 500	$ 1,050,500	.0132700
2004	1	$ 770,000	$ 218,500	$ 988,500	.0136640



40.681861543,-111.843856107

Previous ..... Next Results List All Results

Land Record

Record ID	1	Influence Effect		Lot Shape	IRREGULAR	Traffic	HEAVY
Lot Use	COMMERCIAL	Assmt. Class	COM-SECONDRY	Lot Location	CORNER	Traffic Influence	TYPICAL
Lot Type	PRIMARY-FRNT	Lot Depth	192	Neighborhood	5702	Street type	HIGHWAY
Land Class		Acres	1.51	Nbhd Type	TRANSITIONAL	Street Finish	PAVED
Income Flag	NO	Zone	R-M	Nbhd Effect	TYPICAL	Curb Gutter	Y
Seasonal use		Sewer	PUBLIC	Topography	LEVEL	Sidewalk	Y
Influence Type		Number Lots					

Commercial Section					
Number of Occurances		Foundation	Y	% office	
Building Number		Perimeter	466	Year Built	1890
Class	C	Stories	1.0	Effective Year Built	1980
Depreciation Grade	A	Street Height	16	Land Building ratio	7.00
Tenant Apeal	A	Ground Floor Area	7610	Rental Class	C
		Exterior Wall type	BR		

Commercial Group	101-1	101-2	101-3
Commercial Use	710	661	662
Cost Grade	A	A	A
Inside Grade	A	A	A
Outside Grade	A	A	A
Over all Condition	A	A	A
Inside Condition	A	A	A
Outside Condition	A	A	A
Base Floor	1	0	0
Base Floor Area	7610	7550	7550
Number of Floors	1	1	1
Additional Floor Area	1600		
Total Floor Area	9210	7550	7550
Lighting	A	A	A
Heating/Cooling type 1	PU	PU	PU
Heating/Cooling type 2			
Partitioning			
Total Income Area	9210	2500	5050
Total Number of Income U.	1	2	1
Average Inc Unit Size	9210	1250	5050
Percent Heated 1	100	100	100
Percent Heated 2			
Percent Sprinklers			
Rentable Square Footage	9210	2500	5050
Number of Units	1	2	1

Detached Structure

Record ID	1	2	3
Structure	PVNG-ASPHALT	IRON-FENCE	PVNG-CONCRTE
Description	PARKING	FRONT FENC	WALKWAYS
Assessment Class	Commercial Secondary	Commercial Secondary	Commercial Secondary
Units	Square Feet	Square Feet	Square Feet
Measure 1	100	90	2500
Measure 2	300	1	1

Resource Links

Parcel Characteristics
Tax Information
Property Type Search
Interactive Parcel Map
Neighborhood Values
Adjoining Values

PARCEL SEARCH

Parcel ID search

Submit Clear

Address search

Street Number | Dir. | Street Name | Street Type

Effective Year Built	1990	2003	1998
Actual Year Built	1980		1980
Quality	A - Average	G - Good	A - Average
Condition	A - Average	G - Good	A - Average
Income Flag	N	N	N
Replacement Cost New	$ 62,400	$ 1,086	$ 13,250
Replacement Cost New, Less Depreciation	$ 12,480	$ 912	$ 7,288
Sound Value	$ 0	$ 0	$ 0
Building Number			

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 + Show Result list Groups

This page shows the assessor's CAMA data, as it was, on May 22, 2009.

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USGS **Murray, Utah, United States** 18 Sep 2003



Image courtesy of the U.S. Geological Survey
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USGS **Murray, Utah, United States** 18 Sep 2003



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USGS **Murray, Utah, United States** 12 Sep 1997



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Recorded at Request of Edward R. Salzotti 153 So Main

at 1101 m Fee Paid $ 6.00 KATIE L. DIXON, Recorder, SLC 84115

Salt Lake County, Utah, By [illegible] Deputy Dept. Date FEB 14 1979

UNIFORM REAL ESTATE CONTRACT

3237130

1. THIS AGREEMENT, made in duplicate this 6th day of March, A. D., 1978, by and between Thomas K. Backman hereinafter designated as the Seller, and Edward R. Salzetti hereinafter designated as the Buyer, of Salt Lake City

2. WITNESSETH: That the Seller, for the consideration herein mentioned agrees to sell and convey to the buyer, and the buyer for the consideration herein mentioned agrees to purchase the following described real property, situate in the county of Salt Lake, State of Utah, to-wit: 4120 Highland Drive (ADDRESS)

More particularly described as follows:

½ INTEREST Church building and parking lot. Described as follows:

COM 7.02 FT E FR N 1/4 COR SEC 4 T2S R1E SL MER S 11°18' E 287.26 FT W 217.13 FT N 38°10' W 50 FT N 32°01' W 77.5 FT N 6°43' W 120.83 FT N 0°56' W 59.82 FT E 247.5 FT M OR L TO BEG 1.65 AC

3. Said Buyer hereby agrees to enter into possession and pay for said described premises the sum of $ Forty Thousand Dollars ($40,000.00) payable at the office of Seller, his assigns or order strictly within the following times, to-wit: Twenty Five Thousand ($25,000.00) cash, the receipt of which is hereby acknowledged, and the balance of $ 15,000.00 shall be paid as follows:

On or before March 26, 1978.

Possession of said premises shall be delivered to buyer on the 6th day of March, 1978

4. Said monthly payments are to be applied first to the payment of interest and second to the reduction of the principal Interest shall be charged from N/A on all unpaid portions of the purchase price at the rate of N/A per cent (____%) per annum. The Buyer, at his option at anytime, may pay amounts in excess of the monthly payments upon the unpaid balance subject to the limitations of any mortgage or contract by the Buyer herein assumed, such excess to be applied either to unpaid principal or in prepayment of future installments at the election of the buyer, which election must be made at the time the excess payment is made.

5. It is understood and agreed that if the Seller accepts payment from the Buyer on this contract less than according to the terms herein mentioned, then in so doing, it will in no way alter the terms of the contract as to the forfeiture hereinafter stipulated, or as to any other remedies of the seller

6. It is understood that there presently exists an obligation against said property in favor of N/A with an unpaid balance of $_____, as of _____

7. Seller represents that there are no unpaid special improvement district taxes covering improvements to said premises now in the process of being installed, or which have been completed and not paid for, outstanding against said property, except the following N/A

8. The Seller is given the option to secure, execute and maintain loans secured by said property of not to exceed the then unpaid contract balance hereunder, bearing interest at the rate of not to exceed N/A percent (____%) per annum and payable in regular monthly installments; provided that the agrregate monthly installment payments required to be made by Seller on said loans shall not be greater than each installment payment required to be made by the Buyer under this contract. When the principal due hereunder has been reduced to the amount of any such loans and mortgages the Seller agrees to convey and the Buyer agrees to accept title to the above described property subject to said loans and mortgages.

9. If the Buyer desires to exercise his right through accelerated payments under this agreement to pay off any obligations outstanding at date of this agreement against said property, it shall be the Buyer's obligation to assume and pay any penalty which may be required on prepayment of said prior obligations. Prepayment penalties in respect to obligations assumed by said property incurred by seller, after date of this agreement, shall be paid by seller unless said obligations are assumed or approved by buyer.

10. The Buyer agrees upon written request of the Seller to make application to a reliable lender for a loan of such amount as can be secured under the regulations of said lender and hereby agrees to apply any amount so received upon the purchase price above mentioned, and to execute the papers required and pay one-half the expenses necessary in obtaining said loan, the Seller agreeing to pay the other one-half, provided however, that the monthly payments and interest rate required, shall not exceed the monthly payments and interest rate as outlined above.

11. The Buyer agrees to pay all taxes and assessments of every kind and nature which are or which may be assessed or which may become due on these premises during the life of this agreement. The Seller hereby covenants and agrees that there are no assessments against said premises except the following:

N/A

The Seller further covenants and agrees that he will not default in the payment of his obligations against said property.

FORM 104—UNIFORM REAL ESTATE CONTRACT—KELLY OLSEN, 68 W. NINTH SOUTH, S.L.C., UTAH

BOOK 4614 PAGE 408

12. The Buyer agrees to pay the general taxes after N/A

13. The Buyer further agrees to keep all insurable buildings and improvements on said premises insured in a company acceptable to the Seller in the amount of not less than the unpaid balance on this contract, or $ N/A and to assign said insurance to the Seller as his interests may appear and to deliver the insurance policy to him.

14. In the event the Buyer shall default in the payment of any special or general taxes, assessments or insurance premiums as herein provided, the Seller may, at his option, pay said taxes, assessments and insurance premiums or either of them, and if Seller elects so to do, then the Buyer agrees to repay the Seller upon demand, all such sums so advanced and paid by him, together with interest thereon from date of payment of said sums at the rate of ½ of one percent per month until paid.

15. Buyer agrees that he will not commit or suffer to be committed any waste, spoil, or destruction in or upon said premises, and that he will maintain the premises in good condition.

16. In the event of a failure to comply with the terms hereof by the Buyer, or upon failure of the Buyer to make any payment or payments when the same shall become due, or within N/A days thereafter, the Seller, at his option shall have the following alternative remedies:

A. Seller shall have the right, upon failure of the Buyer to remedy the default within five days after written notice, to be released from all obligations in law and in equity to convey said property, and all payments which have been made theretofore on this contract by the Buyer, shall be forfeited to the Seller as liquidated damages for the non-performance of the contract, and the Buyer agrees that the Seller may at his option re-enter and take possession of said premises without legal proceedings as in its first and former estate, together with all improvements and additions made by the Buyer thereon, and the said additions and improvements shall remain with the land become the property of the Seller, the Buyer becoming at once a tenant at will of the Seller; or

B. The Seller may bring suit and recover judgment for all delinquent installments, including costs and attorneys fees. (The use of this remedy on one or more occasions shall not prevent the Seller, at his option, from resorting to one of the other remedies hereunder in the event of a subsequent default); or

C. The Seller shall have the right, at his option, and upon written notice to the Buyer, to declare the entire unpaid balance hereunder at once due and payable, and may elect to treat this contract as a note and mortgage, and pass title to the Buyer subject thereto, and proceed immediately to foreclose the same in accordance with the laws of the State of Utah, and have the property sold and the proceeds applied to the payment of the balance owing, including costs and attorney's fees; and the Seller may have a judgment for any deficiency which may remain. In the case of foreclosure, the Seller hereunder, upon the filing of a complaint, shall be immediately entitled to the appointment of a receiver to take possession of said mortgaged property and collect the rents, issues and profits therefrom and apply the same to the payment of the obligation hereunder, or hold the same pursuant to order of the court; and the Seller, upon entry of judgment of foreclosure, shall be entitled to the possession of the said premises during the period of redemption.

17. It is agreed that time is the essence of this agreement.

18. In the event there are any liens or encumbrances against said premises other than those herein provided for or referred to, or in the event any liens or encumbrances other than herein provided for shall hereafter accrue against the same by acts or neglect of the Seller, then the Buyer may, at his option, pay and discharge the same and receive credit on the amount then remaining due hereunder in the amount of any such payment or payments and thereafter the payments herein provided to be made, may, at the option of the Buyer, be suspended until such time as such suspended payments shall equal any sums advanced as aforesaid.

19. The Seller on receiving the payments herein reserved to be paid at the time and in the manner above mentioned agrees to execute and deliver to the Buyer or assigns, a good and sufficient warranty deed conveying the title to the above described premises free and clear of all encumbrances except as herein mentioned and except as may have accrued by or through the acts or neglect of the Buyer, and to furnish at his expense, a policy of title insurance in the amount of the purchase price or at the option of the Seller, an abstract brought to date at time of sale or at any time during the term of this agreement, or at time of delivery of deed, at the option of Buyer.

20. It is hereby expressly understood and agreed by the parties hereto that the Buyer accepts the said property in its present condition and that there are no representations, covenants, or agreements between the parties hereto with reference to said property except as herein specifically set forth or attached hereto N/A

21. The Buyer and Seller each agree that should they default in any of the covenants or agreements contained herein, that the defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, which may arise or accrue from enforcing this agreement, or in obtaining possession of the premises covered hereby, or in pursuing any remedy provided hereunder or by the statutes of the State of Utah whether such remedy is pursued by filing a suit or otherwise.

22. It is understood that the stipulations aforesaid are to apply to and bind the heirs, executors, administrators, successors, and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the said parties to this agreement have hereunto signed their names, the day and year first above written.

Signed in the presence of

Thomas L Lackman

Seller

Edna D R Doggett

Buyer

Uniform Real Estate Contract

To

No.

Approved Form: Utah State Securities Commission and Utah State Realty Association.

BK 4014 PG 409

STATE OF UTAH,
County of Salt Lake

On the 14th day of February A.D. 1929
personally appeared before me Edward L. Salzetti
the signer of the within instrument, who duly acknowledged
to me that he executed the same.

JANET S. JOHNSON NOTARY PUBLIC STATE OF UTAH

Janet S. Johnson
Notary Public
MY COMMISSION EXPIRES 9/28/31

My commission expires
Residing in Salt Lake

MM4014 PAGE 410

Information from Polk City Directories

1907 – Casper Wm, farmer res County rd nr 16th South.

1908 - Winder Ward Meeting House (LDS), County rd nr 16th South

1909 - Winder Ward Meeting House (LDS), County rd s of 15th South

1910 - Winder Ward Meeting House (LDS), County rd s of 15th South

WINDER WARD HISTORY

1904-1976

Salt Lake County, Utah



Original, 1904



Remodled, 1941

Maurine S. Cook

WINDER WARD HISTORY

1904 - 1976

Based on Information received from Stake and Ward Records and from Family members

Compiled by

Maurine Stokes Cook
4071 Highland Drive
Salt Lake City, Utah 84117

Published by
J. Grant Stevenson
230 West 1230 North
Provo, Utah 84601
1977

On the 22 March 1864 he married his third wife, Elizabeth Ann Erickson. She was the daughter of Anders and Pedro Nella Benson Erickson. Her father was a fisherman and was lost at sea. Elizabeth was the sixth and last child in the family. She was born in Gottenburg, Sweden on the 7th of December 1844 and died in Millcreek 29 January 1916.

William Wallace Casper served in the Walker War and was a Major in the Militia. He was the father of 20 children, 18 lived to maturity; 3 wives and 2 of his wives had children. He did ordinance work in the Logan and Salt Lake Temples. He was ordained a High Priest 20 June 1892 by George B. Wallace and was ordained to the office of a Patriarch 19 May 1901 by Apostle Rudgar Clawson. William Wallace Casper donated one acre of his choice land to the church to build a meeting house (Winder Ward House).

He died at his home 4173 Highland Drive, 17 July 1908; he was eighty-seven years old. He was buried in the Mill Creek Cemetery (now the Elysian Burial Gardens).

Children of William Wallace and Sarah Ann Bean Casper:

Sarah Jane Casper - born 7 October 1845, Nauvoo, Hancock County, Illinois - married Ebenezar Hanks.

William Nephi - born 10 November 1848, Millcreek, Utah - married (1) Agnes McFarland (2) Lucy S. Edwards - died 11 October 1932, Charleston, Ut

Elizabeth Ann - born 24 December 1850, Millcreek, Utah - married Joh Marson Cook, died 14 April 1934, Vernal, Utah.

James Moroni - born 28 February 1853, Millcreek, Utah - married Sar Jane McFarland - died 22 August 1948.

Harriet Percilla - born 28 October 1855, Millcreek, Utah - married Thomas Gundersen, died 21 December 1923 - Winder Ward.

Jedediah Grant - born 18 August 1857, Millcreek, Utah - married Anni Merrill, died 10 July 1941, Bluffdale, Salt Lake County, Utah.

Margaret Emma - born 31 January 1860, Millcreek, Utah - died 9 Mar 1966, Millcreek, Utah.

George Ether - born 15 December 1861, Millcreek, Utah - married Eli Wray - died 8 March 1945, Lewisville, Idaho.

Chemira Ellen - born 1 March 1864, Millcreek, Utah - married Heber Luck - died 7 November 1945, Vernal, Uintah County, Utah.

John Ebenezar - born 10 May 1866, Millcreek, Utah - married Rhoda A Williams - died 29 March 1945 Rigby, Idaho.

Reuben Miller - born 4 May 1868, Millcreek, Utah - married Elizabet Arrowsmith, died 29 March 1953.

Children of William Wallace and Elizabeth Ann Erickson Casper:

Rachel Ann - born 22 January 1865, Millcreek, Utah - died 10 April 1

Mary Amelia - born 26 August 1867, Peoa, Utah - married Edward Gunderson.

Luella Victoria - born 22 February 1869, Millcreek, Utah - married James A. Barber.

Oscar Durbin - born 27 February 1871, Millcreek, Utah.

Heber Wallace - born 10 May 1873, Millcreek, Utah - married Adelin Burgon.

Joseph Albert Casper (twin) - born 20 January 1876, Millcreek, Utah - married Gertrude Jackson Cook - died 2 January 1958.

David Henry - born 20 January 1876, Millcreek, Utah - died 20 Febru 1876 - buried in Holladay Cemetery (twin).

Avarilla (twin) born 8 March 1881, Millcreek, Utah - died 8 March 18 buried in Millcreek Cemetery.

Clemency (twin) - born 8 March 1881, Millcreek, Utah - died 8 March 1881 - buried in Millcreek Cemetery.

Among some of the first in Winder Ward were:

Sister Sadie Brockbank claims to have had the first baby blessed in the ward.
First child buried in Mill Creek Cemetery was a grandchild of John Cook, a child of John Marson and Elizabeth Ann Casper Cook, the child was buried in one corner, then when the lots were surved, the child was dug up and buried in John's lot.
Lyle Casper (Miller) was among the first to be baptized and confirmed, the children were baptized in the canal east of the Casper home on Saturday afternoon then on Sunday they were confirmed in Sacrament meeting.
First meeting held in the new meeting house was 3rd of December 1805.
First couple to receive a recommend from the Bishop for marriage in the Temple was Hattie Robinson and David Williams, they were married 18 May 1904.
Ground for the new meeting house was dedicated 9 July 1905 by John Cook, senior Patriarch of Granite Stake.
In 1904 William Wallace Casper donated one acre of his ground for the building of the ward house.
First missionary was Ernest S. Cook, 8 March 1905 - 31 July 1907.
First ground was broken on 13 July 1905 by Achel Fuller, Levi Fuller and Joseph A. Casper.
The first cement was laid 20 July 1905 by Wm. W. Casper.
The corner stone was laid the 10 September 1905, by President John R. Winder

"A shingling bee was held 17 October 1905, when all male members of the ward worked with a will. At dinner time the ladies wended their way toward the building with pots and pans filled with hot food for the men. Tables were arranged on what was to be our chapel floor and all were fed all they could eat. (The tables were planks on saw horses.) This was our first banquet and by night our building was covered." (Taken from Gertrude Cook Casper's diary.)

The following was told to Maurine S. Cook by Lyle Casper Miller in 1964: "I remember meeting in the basement of the ward while they were finishing the upstairs. I was confirmed in the basement. There was a big room, with one room on the north and one room on the south and the stage. The floor was level and it was used as our dance hall too. We always had dances on Christmas and Washington's birthday. I remember the Old Folks Parties, Lottie Cornwall and Genieve North taught the younger children an upside down song and we used to sing it for the older folks. I remember once when the congregation was voting on a proposition, it was in the summer and we were meeting on the floor of the building, the brick walls weren't even up yet, and when the presiding officer called for a vote, William Wallace Casper raised his cane, he always used a cane then, as a no vote, he was asked if he opposed the vote and he said, "You saw my vote" and that was all that was said. When the upstairs was finished they used kerosene lamps hung from the ceiling to light the building and the round bellied coal stoves were used to heat the building. As you came in the front door there was a little entrance hall and on the north was a stairway to go down, on the south was a big long table, where the men put their hats and coats, the women took their coats with them, and at the extreme southwest was another stairway behind the choir seats."

The 3rd of December 1905 the first meeting was held in the Winder Ward House, but it was not completed at this time. A ward fair was held that year and it is recorded on the 14 December 1905, receipts from the fair totaled $85 The total cost of the building up to this time was $8, 540. 50.

Clifton Cook remembers hitching posts behind and on the sides of the ward house, there was a railroad tie on the top connecting the posts and the young boys used to walk on these.

A great honor was bestowed on the members of Winder Ward, for on the 1st day of July 1906, at fast meeting the First Presidency of the Church, President Joseph F. Smith, John R. Winder and Anthon H. Lund, counselors, were present and they congratulated the people on the completion of their chapel. It was the custom then, as now, to defer dedication of the chapel until it was fully paid for. On the 24 September 1908, Bishop Cornwall spoke of the dedication of the chapel of which plans were being made for near future. However, it was not until the first of September 1914 that the dreams of Winder Ward people were realized. President Francis M. Lyman gave the Dedicatory Prayer.

Due to an epidemic of Influenza, no meetings were held in the ward from the first of October 1918 to the 5th of January 1919.

Until 1860 the pioneers lived in dugouts or log cabins. Then the people learned the skill of making adobe bricks and their homes from then on for a time were made almost entirely of the adobe bricks. It is told that Elizabeth Ann Erickson Casper handled every adobe brick that went into the building of their home.

The people of Winder Ward were able to take advantage of the many Community Projects, some of them were: The Flour Mill built and operated by John Neff, it was located about 2 miles west of the mouth of Mill Creek Canyon. It was the first flour mill in Utah. The Saw Mill 1848-1849, the Gardner brothers, Robert and Archibald, built a saw mill on Mill Creek, at Murphy's Lane and the Upper County Road, Highland Drive, there is a monument there now. The Sorghum Mill just west of the Upper County Road on Murphy's Lane, Jessie E. Murphy built the mill to make molasses from sugar cane. He used a horse to pull the wheel around. Mr. Murphy was also the first County Doctor. In 1866 a Paper Mill was completed at the mouth of Big Cottonwood Canyon. In 1893 it burned and was never rebuilt. The walls are still standing (1970). The Lower Canal or Church Canal as it was called runs through the ground just west of the Winder Ward meeting house. It was dug to float granite rock from Little Cottonwood Canyon to the Salt Lake Temple, but by the time it was finished they had other means of transportation and the canal was used for irrigation. Silkworms. Mary Ann Park Brockbank raised silkworms for the clothing factory in Salt Lake City. She raised them in the attic of her home. Stores. The first store in this section of the county was built by Charles A. North, about 1876, and it was located about 3796 south on the Upper County road, on the east side of the street. It was a co-op store owned by the people. Mr. North served as manager, later he bought the shareholders out and operated under the name of C. A. North and Sons. He was the first Post Master, the post office was located in the store. However, the story is told that Washington Lemmon operated a Post Office in his home before this time. There was a phone in the North store and it was the only phone for miles and miles around. In the late 1890's and early 1900 the White Horse Merc came into existence. It was owned and operated by Martha North and daughter Inez (Mowry). In 1926 they sold it to C. T. Brennan. Caroline Brennan says they bought it in 1926 for $1800.00 cash and sold it in 1946 for $12,000.00 cash. Some items sold at their store were: flooring nails, 3¢ a lb, screen wire, 10¢ per ft., coal oil 20¢ a gal., men's hose 33¢, Levi Straus Ovrl., 98¢ and up, men's flannel shirts, 79¢ and many more items prices the same.

At sacrament meeting 28 September 1924, President U. G. Miller was in attendance and Bishop Joseph A. Cornwall was released with his counselors, after 20 years of service.

Don Carlos Young Jr. was sustained as the new Bishop and he chose as his counselors, Joseph A. Wagstaff Jr. and James L. Christensen, to fill the job of ward clerks were, Charles Joseph Petersen, Clyde E. Jensen and David

Astin. On the 16 of November 1924, all the Bishopric was ordained to the office of High Priests by Joseph F. Smith Jr. and set apart to their positions. While this Bishopric was in office the ward house had a complete remodeled job as well as its face lifted. North and South Wings were added to make room for the fast growing population, a theater was built in the basement. By December 1931 the membership consisted of 43 High Priests, 35 Seventies, 60 Elders, 33 Priests, 32 Teachers, 27 Deacons, 408 lay members and 143 children, making a total of 781 members in all.

On the 18 of June the Bishopric was changed again and this time Thomas O. Gundersen was made the Bishop and serving with him were, Charles M. Bolton and George W. Paul, the clerks were, William T. Cox and David Astin. One clear afternoon when all was calm and quiet there came a loud rumble and crash. All the neighbors rushed to the ward house and LO, the chapel ceiling had fallen down. It was a Thursday afternoon and no one was in the building at the time, but oh my the damage the plaster did to those poor benches and the chandeliers were a total loss. But it didn't take long and everything was in meeting condition again. The major remodeling and present accident were soon paid for and the lovely ward was now ready for its second dedication. On 31 December 1939, President Heber J. Grant gave the dedicatory prayer, a great honor to bestow upon the ward members.

The 10 November 1940 found the members with their 4th Bishop, Claud I. Ashton was sustained and his counselors were Peery Heninger and Douglas B. Cutler, with Oscar Holmgren and Robert L. Shepherd as clerks. Not long after this change, Peery Heninger was released and Bernard P. Brockbank was put in as counselor. A splendid Pipe Organ was installed during this administration and Noel Fuller was on cloud "9" he was so pleased with the Organ, Eugene Halliday initiated the organ at Sacrament meeting.

For 38 years the ward had lived as a complete family, now came the time for a change, July 1942 the ward was divided and a section on the east was taken away and it became Valley View Ward, from then on many changes in ward and stake boundaries took place.

Bishop Harold Peery Heninger became the 5th bishop of Winder Ward, with Douglas B. Cutler and Bernard P. Brockbank as counselors and John R. Gardner, J. Frank Daybell and W. Bradford Hatch acting as clerks.

With only half the distance of the first ward boundary, the members of the ward are not walking to their meetings and there are too many cars for the small parking lot. So once again the Casper family is approached and this time Joseph A. Casper sold a part of his choice apple orchard to help the people of the ward, the parking lot was now extended on the south. It was during this administration that the lighting in the Chapel was changed to the present system.

Bernard P. Brockbank held the honor of becoming number 6 bishop of the Winder Ward and he chose as counselors Bryan Grant Pugh and E. Kenneth Sutherland, ward clerks were: W. Bradford Hatch, Arthur J. Lazenby, Henry Cameron and Roy J. Keys. When Grant Pugh moved from the ward in June 1946, Arthur J. Lazenby was sustained as the counselor. It was during Bishop Brockbank's term that the landscaping and redecorating that had been started was completed.

July 1948 the ward was divided, some of the members on 45th South were taken away and put in Holladay 2nd and Winder Ward sustained a new bishop. Robert L. Shepherd was chosen and his counselors were John C. Whetman, Ivan B. Cutler, the clerks were Chester L. Jensen, Clayton L. Perkins, Jacob Van Beekum, and Lester K. Erickson. This group drew plans for additional classrooms on the back of the building, but their dreams never came true while in office.

August 1951, Bishop Henry W. Richards takes over the leadership and Millcreek 3rd Ward is formed. Kenneth Sutherland and Ivan B. Cutler are the new counselors with Chester L. Jensen, Lester K. Erickson and N. Joseph Quist as the clerks. Since the plans had been drawn for new classrooms, Bishop Richards carried them out and five new classrooms were built.

16 January 1955 found a new division of Millcreek 5th Ward, and Winder Ward now has a new bishop. Clayton L. Perkins was sustained with James Day and Edwin Evans as counselors and Willard Fuller and Edward Shelley as the clerks. During this three years in office Bishop Perkins had three more counselors at different times, they were: Peter Van Ostendorp, Richard B. Burton, and J. Everett West. During this time the building was redecorated, a new sliding door installed between the chapel and the amusement hall, a speaker system installed, the parking lot was black topped and the Relief Society presented the bishop with a curtain for the front of the sacrament table. Lorraine Sharples was the President of the Relief Society at this time.

On the 25 January 1959, President Henry D. Moyle was sent from the general authorities to divide Mill Creek Stake. M. Elmer Christensen was the stake president conducting the meeting. The wards in the east end of the stake were given the name of Winder Stake and those on the west remained as Mill Creek Stake.

16 March 1958, the members of the ward on the west were taken away and they were called Mill Creek 9th Ward. Winder Ward received a new bishop. Franklin B. Adams was the man called and he chose as his counselors, J. Everett West and Gayland Mason. Many changes were made in the position of a second counselor, Franklin T. Norton, Bruce Watkins, and David Crockett all served some time during the five years of bishop Adams' term. The keeper of the money and books were Leigh Kilpack, Albert Olofson, Lee Herbert, Bruce Watkins, Olean Petersen and Ernest Hillhouse. Bishop Adams and his helpers remodeled the theater and made it into a Multipurpose room and put furniture in the foyer, they also hung some pictures in the front foyer and reception room.

J. Everett West became the 11th bishop of Winder Ward and he chose as his counselors Kenneth B. Casper and Robert Merrill, the clerks were Leigh Kilpack, Gerald Harmon, C. John Van Beekum, and Ralph Bailey. This change took place in March of 1963. Robert Merrill moved from the ward and Ernest Hillhouse was sustained as second counselor. After a few years Leigh Kilpack was released and Angus Allred acted as ward clerk till 19 October 1969 when James Day was sustained as new ward clerk. On the second of August 1970 during fast meeting, President Henry Richards and counselors released the two ward counselors and put in Bruce Moesser and Laird Walker to serve with Bishop West. While Bishop West has been in office the chapel has been painted twice, a large birthday party was held on the ward's 60th anniversary. One of Bishop West's first duties when he took over was to conduct the funeral for one of the ward's original members, Ernest S. Cook's funeral was held 28 May 1963.

August 1970 there are still two original ward members living in the ward, they are Ruth Casper Bailey and she was born in the branch before the ward was organized and Mattie Paystrup Cook, she was living with the Brixen family at the time of the ward organization.

The present boundaries of Winder Ward are: 39th South and the city canal, south along the canal to Holladay Blvd., west down the center of the street to Highland Drive, south along the center of the street to 4225 South, west on 4225 South on the north side of the street to Fifteenth East, then north on the east side of the street to 4065 South, then east to Highland Drive and north to the starting point.

When this book went to press in 1977 there were no living members of Winder Ward living in the boundaries of Winder and Winder 8th Ward.

The Ward House is up for sale and Winder 1st Ward has been dissolved.

June 1976 found a history making event with President J. Everett West presiding and conducting a special meeting of Winder 1st Ward, Winder 6th Ward and Winder 8th Ward. This Sacrament meeting was held in the Stake House, 4440 South 1500 East, at 4:30 p. m.

Winder First Ward was completely dissolved. The north half going into the 8th Ward and the south half going with the 6th Ward. The dividing line was the property line between 4160 South and 4130 South, then at 1596 it went north along the west property line to the center of the street, 4130 South, east along north property line of 4135 South, east through the church parking lot, across Highland Drive and east to the canal on the south property line of 4223 South.

The 12th and last Bishopric of Winder Ward was sustained on 24 March 1972; the Bishop was Bruce R. Moesser with David Daniels and Norman McAllister as counselors, later John D. Smith and Kelly Matthews served as counselors, James Day and Ernest Hillhouse as clerks.

Then on the 26th of December 1976, the last and final meeting was held in the Winder Ward Building. The following is a copy of the program:

Final Sacrament Services In
Winder Ward Building
December 26, 1976

Presiding ..... J. Everett West, Stake President
Conducting .....Vernis C. Whisenant, Bishop
Prelude, Choir..... Lead Kindly Light
Opening Hymn .....Page 161, Sing We Now at Parting
N. Joseph Quist, Ward Chorister, Marie Bodell, Organist
Invocation .....Blaine Bodell
Sacrament Hymn ..... Page 2, Abide With Me

Sacrament Services:	Administering:	Passing:	
	Patriarch, George Paul	Douglas B. Cutler	Ernest Hillhouse
	Robert D. Maurer	Kenneth B. Casper	David H. Crockett
		Kenneth Sutherland	James Day
		David Daniels	Marius Holje
		Jede Ellis	Verl Williams
		Richard Burton	

Speakers:	Bishop Bruce Moesser,	Winder Ward	1972-1976
	Bishop Marvin Simmons,	Winder 8th Ward	1969-1974
	Bishop Jacques Pruhs	Winder 8th Ward	1963-1969
	Bishop Franklin B. Adams,	Winder Ward	1958-1963
	Bishop N. Joseph Quist,	Winder 5th Ward	1955-1960
Special Choir number		The God of Love My Shepherd Is	
Speakers:	Bishop Clayton Perkins,	Winder Ward	1955-1958
	Bishop Henry W. Richards,	Winder Ward	1951-1955
	Bishop Robert Shepherd	Winder Ward	1948-1951
			(unable to attend)
	Bishop J. Everett West,	Winder Ward	1963-1972

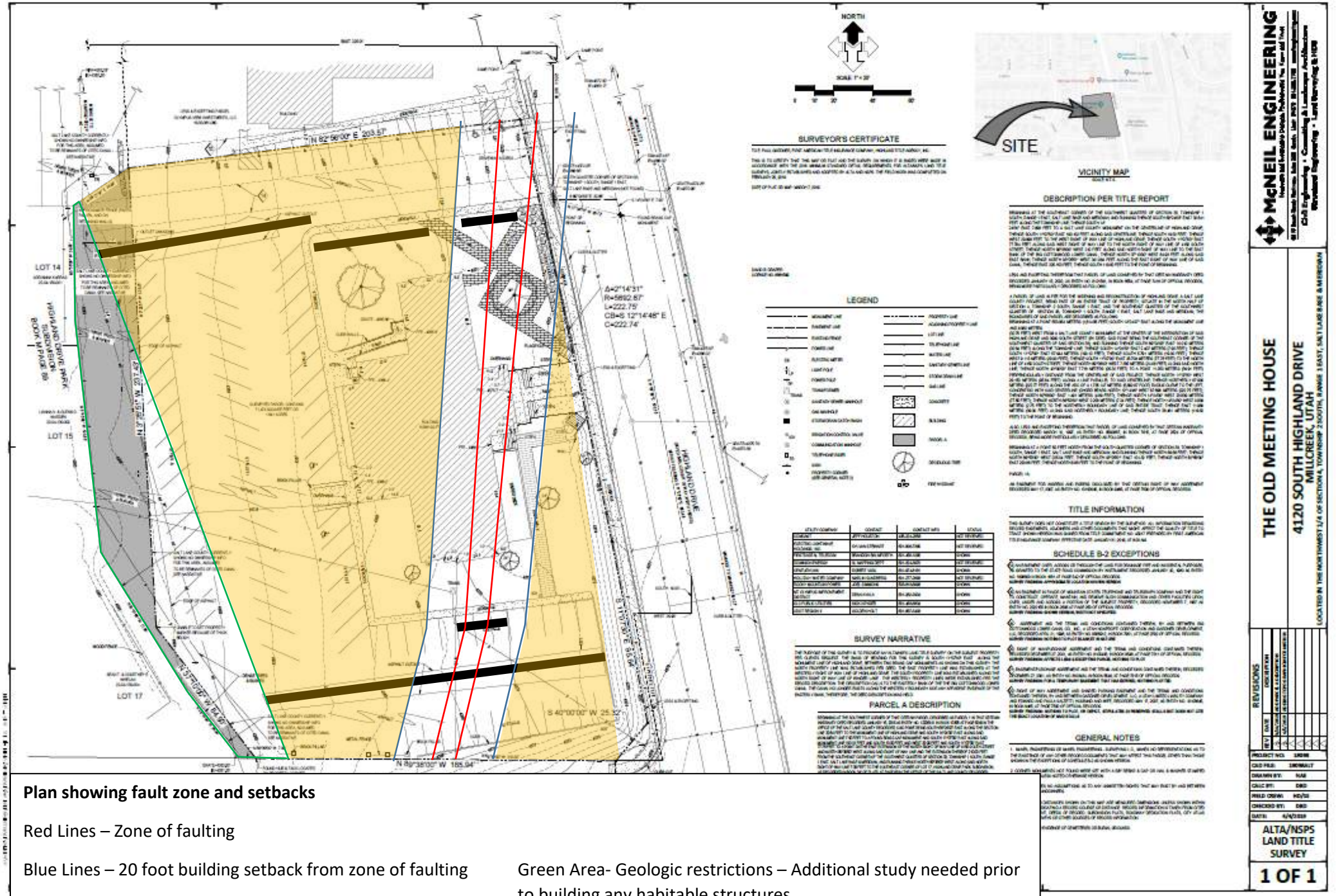
Closing Hymn ..... Page 122, Now The Day is Over
Benediction ..... John D. Smith

There were eight speakers, the meeting lasted 1 hour and 35 minutes. ollowing the meeting there was a fireside held in the recreation hall, Clifton rrated the slides shown by Maurine S. Cook, his wife. Following the slide esentation, cookies and punch were furnished by Bishop Wisenant and his wife

"May the Lord bless the memory of Winder Ward, also the original and modeled Chapel to inspire us to greater diligence in His work."

---Clifton Louis Cook

Attachment 2



Plan showing fault zone and setbacks

Red Lines – Zone of faulting

Blue Lines – 20 foot building setback from zone of faulting

Green Area- Geologic restrictions – Additional study needed prior to building any habitable structures

Bold Black Lines- Approximate Trench Locations

Yellow Shaded – Buildable areas

Attachment 3



The AXIS by Garbett Homes

4120 SOUTH HIGHLAND DRIVE, MILLCREEK UT

3 MAY 2022

Planning Review

These plans have been reviewed for code compliance by the Millcreek Planning Department.

Reviewed By: Carlos Estudillo
06/24/2022

THIS REVIEW SHALL NOT RELIEVE THE APPLICANT AND OR OWNER FROM COMPLIANCE WITH ANY REQUIREMENTS OF THE MILLCREEK CODE ONLY PAGES WITH STAMPS HAVE BEEN REVIEWED

Think
Architecture



SITE PLAN
SCALE: 1" = 20'-0"

PROJECT UNDERSTANDING/ ASSUMPTIONS

1) PARCEL #22041300080000 (4120 S. HIGHLAND DRIVE)

2) R-M (19.44)

3) MINIMUM LOT AREA = 2,000 SQ. FT. / UNIT (~78,147 OF SITE AREA = 39 MAX UNITS)

4) MAXIMUM BUILDING HEIGHT = 45' (SUBJECT TO HEIGHT TRANSITION REQUIREMENTS = 35' HEIGHT MAX FOR BUILDINGS WITHIN 100' OF RESIDENTIAL ZONE BOUNDARY)

5) MINIMUM BUILDING HEIGHT = 2 STORIES

6) MAXIMUM LOT COVERAGE = 50% (40% FOR MULTIPLE BUILDINGS)

7) MAXIMUM BUILDING LENGTH = 200'

8) SETBACKS
- FRONT SETBACK = 25'
- INTERIOR SIDE = 10'
- CORNER SIDE = 20'
- MINIMUM BETWEEN BUILDINGS = 10'
- MINIMUM REAR YARD = 20'

9) BUILDING MASSING AND ARTICULATION OPTIONS - SEE 19.44.050 (3)

10) OPEN SPACE = 40% USABLE EXCLUSIVE OF BUILDINGS, PARKING AREAS, STREETS, PUBLIC PARK STRIPS, CURBS GUTTERS, SIDEWALKS, WALKING PATHS, DRIVEWAYS OR ALLEYS. PROJECTS OVER 20 UNITS SHALL INCLUDE A SINGLE CONTIGUOUS LANDSCAPED PASSIVE OPEN SPACE OF 5,000 SQ. FT.

11) MINIMUM GARAGE SIZE = 22' WIDE BY 20' IN LENGTH OR 20' WIDE BY 22' IN LENGTH FOR 2 SPACES. SINGLE GARAGE = 10' WIDE BY 22' IN LENGTH OR 11' WIDE AND 21' IN LENGTH. TANDEM = 10' WIDE AND 20' IN LENGTH PER PARKING SPACE.

12) PRIVATE GARAGES TO HAVE 220V OUTLET FOR VEHICLE CHARGING.

13) REQUIRED PARKING (19.80.040)
- STUDIO = .75 STALLS/UNIT
- 1-BEDROOM = 1.5 STALLS/UNIT
- 2-BEDROOM = 2 STALLS/UNIT
- 3 BEDROOM = 2.5 STALLS/UNIT
- 4 BEDROOM = 3 STALLS/UNIT
- GUEST = .33 STALLS/UNIT

14) REQUIRED RESIDENTIAL AMENITIES FOR 10-75 UNITS = 1 FACILITY - SEE 19.44.05 FOR OPTIONS

15) 53' DEDICATION TO HIGHLAND DRIVE FROM CENTERLINE - PER PREVIOUS STAFF REPORT. MODIFIED PER RECENT STAFF COMMENT TO BE 40'.

16) EASEMENT FOR 22 SHARED PARKING STALLS WITH OFFICE BUILDING TO THE NORTH

17) ALL TRASH AND RECYCLING WILL BE PRIVATE COLLECTION WITH TRASH AND RECYCLING CANS IN GARAGES

PROJECT SUMMARY

3 LEVELS OF WOOD FRAME CONSTRUCTION

UNIT TYPE	SF gross	TOTAL	%	REQ. PKG
2 BEDROOM-01	1553	13	54%	2x13=26
2 BEDROOM-02	1342	2	9%	2x2=4
3 BEDROOM	1784	9	26%	2.5x9=22.5
TOTALS		24	100%	52.5
GUEST PARKING				.33x24=8
TOTALS				60.5 (61)

PARKING PROVIDED	# STALLS
2 BED-01 GARAGES = 11'-5"w X 40'-1"d (2 Tandem)	26
2 BED-02 GARAGES = 20'-1"w X 22'-0"d (2 Stalls)	4
3 BED GARAGES = 20'-5"w X 22'-4"d (2 Stalls)	18
SURFACE PARKING ALL SHARED (SH) WITH OFFICE BLDG TO THE NORTH ^ INCLUDES 5 REQUIRED RESIDENTIAL STALLS (R) 8 REQUIRED GUEST STALLS (G) 17 ADDITIONAL SURFACE STALLS (S)	30
TOTAL	78

LAND USE SUMMARY	ACRES (SQ. FT.)	SITE COVER %
SITE AREA	1.79a (78,147)	100%
UNITS PER ACRE		12.8
OPEN SPACE & LANDSCAPE	36,117	46.2%
^ INCLUDES BELOW AREAS		
DOG PARK	625	
OPEN SPACE AREA 1	4,643	
OPEN SPACE AREA 2	8,256	
SIDEWALKS	3,840	
PARKING/ROADS	21,817	27.9%
BUILDING FOOTPRINTS	18,209	23.3%
DRIVEWAYS	1,465	1.9%
SIDEWALKS	539	0.7%

PERCENTAGES MAY NOT ADD UP TO 100 DUE TO ROUNDING



VICINITY MAP

Think
Architecture
Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management
7927 High Point Parkway, Suite 300
Sandy, UT 84094
Ph: 801.269.0055
Fax: 801.269.1425
www.thinkaec.com

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These drawings are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors, and office personnel only in accordance with this notice.

Planning Review

These plans have been reviewed for code compliance by the Millcreek Planning Department.

Reviewed By: Carlos Estudillo
06/24/2022

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"THE AXIS"
by GARBETT HOMES
4120 SOUTH HIGHLAND DRIVE
MILLCREEK, UTAH

FOR REVIEW - NOT FOR CONSTRUCTION

PROJECT NO. TBD
DATE: 3 JUNE 2022
REVISIONS:

SHEET TITLE:
THE_AXIS
SITE-PLAN

SHEET NUMBER:
SD101
-



Think Architecture

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The AXIS by Garbett Homes

4120 SOUTH HIGHLAND DRIVE, MILLCREEK UT

7-PLEX EXTERIOR VIEW

D201

3 MAY 2022



Think Architecture

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The AXIS by Garbett Homes

4120 SOUTH HIGHLAND DRIVE, MILLCREEK UT

5-PLEX EXTERIOR VIEW

D202

3 MAY 2022



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The AXIS by Garbett Homes

4120 SOUTH HIGHLAND DRIVE, MILLCREEK UT

4-PLEX EXTERIOR VIEW

D203

3 MAY 2022



Think Architecture

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The AXIS by Garbett Homes

4120 SOUTH HIGHLAND DRIVE, MILLCREEK UT

8-PLEX EXTERIOR VIEW

D204

3 MAY 2022

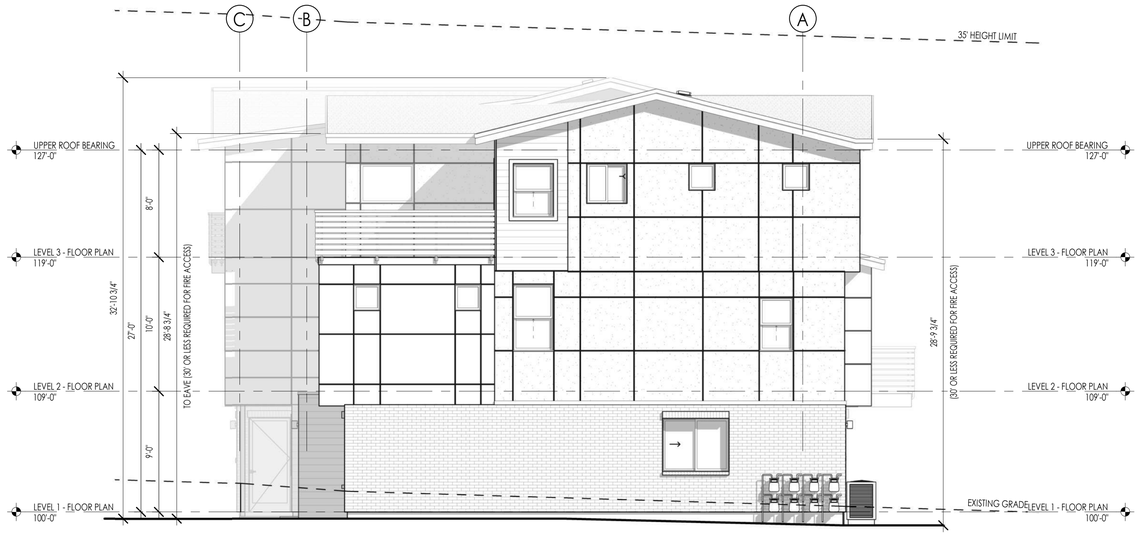


PERCENTAGE OF WINDOWS/DOORS
LEVEL 1 = 25%
LEVEL 2 = 27%
LEVEL 3 = 44%
COMBINED AVERAGE = 32%

PERCENTAGES OF MATERIALS	
BRICK =	27%
FIBER CEMENT PANEL =	35%
STUCCO =	21%
FIBER CEMENT LAP =	17%

FRONT ELEVATION DD **FACES EAST/HIGHLAND** 1 D301

3/16" = 1'-0"



RIGHT ELEVATION **FACES NORTH** 2 D301

3/16" = 1'-0"

PERCENTAGES OF MATERIALS	
BRICK =	26%
FIBER CEMENT PANEL =	26%
STUCCO =	40%
FIBER CEMENT LAP =	8%

Planning Review

These plans have been reviewed for code compliance by the Millcreek Planning Department.

Reviewed By: Carlos Estudillo
06/24/2022

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ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	BRICK VENEER BASIS OF DESIGN: TBD COLOR: VARIES, SEE COLOR BOARD
	FIBER CEMENT PANEL SIDING BASIS OF DESIGN: JAMES HARDIE FIBER CEMENT PANELS COLOR: VARIES, SEE COLOR BOARD
	LAP SIDING BASIS OF DESIGN: ALLURA PRE-STAINED FIBER CEMENT LAP SIDING 6" EXPOSURE COLOR: VARIES, SEE COLOR BOARD
	STUCCO BAISIS OF DESIGN: DIRECT APPLIED SYNTHETIC STUCCO SYSTEM COLOR: VARIES, SEE COLOR BOARD
	ROOF ASPHALT BASIS OF DESIGN: ASPHALT SHINGLE ROOFING COLOR: VARIES, SEE COLOR BOARD
	ROOF MEMBRANE BASIS OF DESIGN: TPO ROOFING COLOR: WHITE
	ROOF STANDING SEAM BASIS OF DESIGN: MBCI COLOR: CHARCOAL

Think Architecture

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The AXIS - 7-PLEX

MILLCREEK, UTAH

7 PLEX - EXTERIOR ELEVATIONS

D301

3 MAY 2022

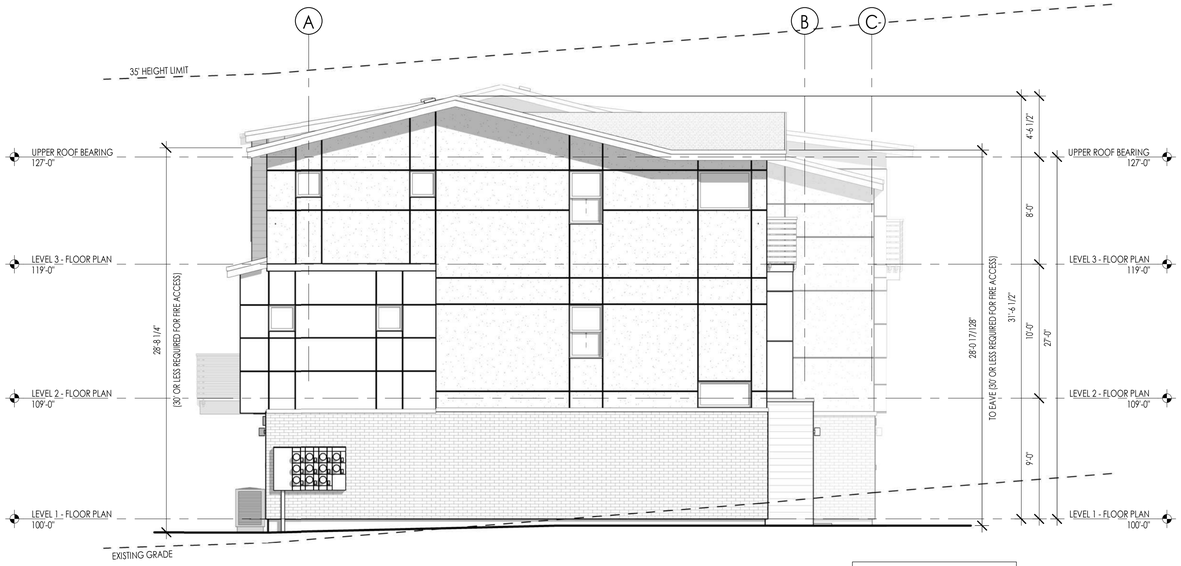


VEHICLE ACCESS SERVING A PRIVATE GARAGE SHALL BE AT LEAST 24 FEET IN WIDTH.

PERCENTAGES OF MATERIALS	
BRICK =	24%
FIBER CEMENT PANEL =	27%
STUCCO =	42%
FIBER CEMENT LAP =	7%

REAR ELEVATION DD **FACES WEST** — 1 / D302

3/16" = 1'-0"



LEFT ELEVATION **FACES SOUTH** — 2 / D302

3/16" = 1'-0"

PERCENTAGES OF MATERIALS	
BRICK =	22%
FIBER CEMENT PANEL =	13%
STUCCO =	61%
FIBER CEMENT LAP =	4%

Planning Review

These plans have been reviewed for code compliance by the Millcreek Planning Department.

Reviewed By: Carlos Estudillo
06/24/2022

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ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	BRICK VENEER BASIS OF DESIGN: TBD COLOR: VARIES, SEE COLOR BOARD
	FIBER CEMENT PANEL SIDING BASIS OF DESIGN: JAMES HARDIE FIBER CEMENT PANELS COLOR: VARIES, SEE COLOR BOARD
	LAP SIDING BASIS OF DESIGN: ALLURA PRE-STAINED FIBER CEMENT LAP SIDING 6" EXPOSURE COLOR: VARIES, SEE COLOR BOARD
	STUCCO BAISIS OF DESIGN: DIRECT APPLIED SYNTHETIC STUCCO SYSTEM COLOR: VARIES, SEE COLOR BOARD
	ROOF ASPHALT BASIS OF DESIGN: ASPHALT SHINGLE ROOFING COLOR: VARIES, SEE COLOR BOARD
	ROOF MEMBRANE BASIS OF DESIGN: TPO ROOFING COLOR: WHITE
	ROOF STANDING SEAM BASIS OF DESIGN: MBCI COLOR: CHARCOAL

Think Architecture

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The AXIS - 7-PLEX

MILLCREEK, UTAH

7 PLEX - EXTERIOR ELEVATIONS

D302

3 MAY 2022

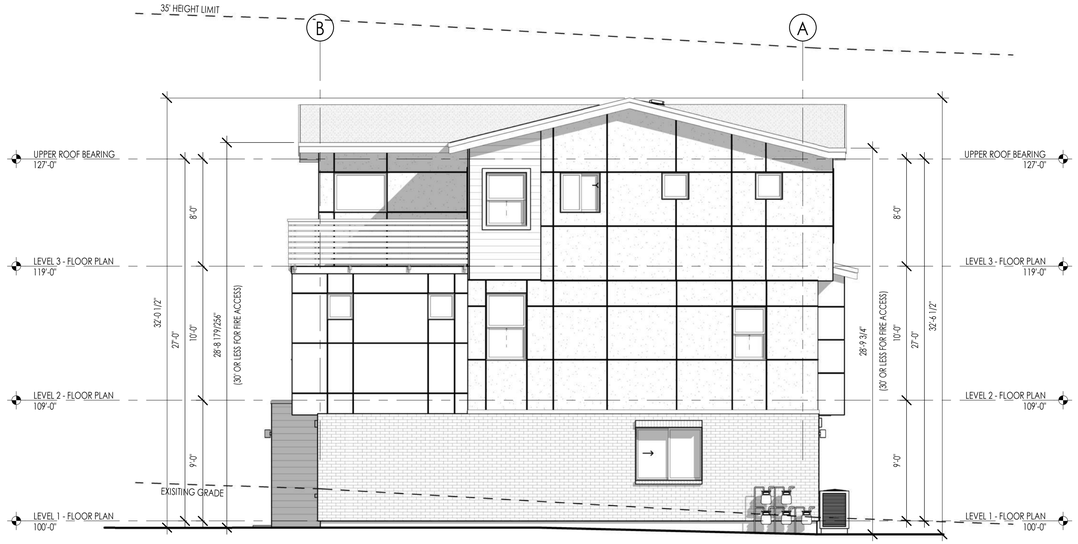


PERCENTAGE OF WINDOWS/DOORS
LEVEL 1 = 27%
LEVEL 2 = 31%
LEVEL 3 = 35%
COMBINED AVERAGE = 31%

PERCENTAGES OF MATERIALS	
BRICK =	27%
FIBER CEMENT PANEL =	19%
STUCCO =	20%
FIBER CEMENT LAP =	34%

FRONT ELEVATION DD **FACES EAST/HIGHLAND** 1 D303

3/16" = 1'-0"



RIGHT ELEVATION **FACES NORTH** 2 D303

3/16" = 1'-0"

PERCENTAGES OF MATERIALS	
BRICK =	31%
FIBER CEMENT PANEL =	14%
STUCCO =	49%
FIBER CEMENT LAP =	6%

Planning Review

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Reviewed By: Carlos Estudillo
06/24/2022

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ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	BRICK VENEER BASIS OF DESIGN: TBD COLOR: VARIES, SEE COLOR BOARD
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	LAP SIDING BASIS OF DESIGN: ALLURA PRE-STAINED FIBER CEMENT LAP SIDING 6" EXPOSURE COLOR: VARIES, SEE COLOR BOARD
	STUCCO BAISIS OF DESIGN: DIRECT APPLIED SYNTHETIC STUCCO SYSTEM COLOR: VARIES, SEE COLOR BOARD
	ROOF ASPHALT BASIS OF DESIGN: ASPHALT SHINGLE ROOFING COLOR: VARIES, SEE COLOR BOARD
	ROOF MEMBRANE BASIS OF DESIGN: TPO ROOFING COLOR: WHITE
	ROOF STANDING SEAM BASIS OF DESIGN: MBCI COLOR: CHARCOAL

Think Architecture

The designs shown and described herein including all technical drawings, graphic representation & models thereof, are the copyrighted work of Think Architecture, Inc. and & cannot be copied, duplicated, or commercially exploited in whole or in part without the sole and express written permission from THINK Architecture, Inc.

The AXIS - 5-PLEX

MILLCREEK, UTAH

5 PLEX - EXTERIOR ELEVATIONS

D303

3 MAY 2022



REAR ELEVATION DD **FACES WEST**

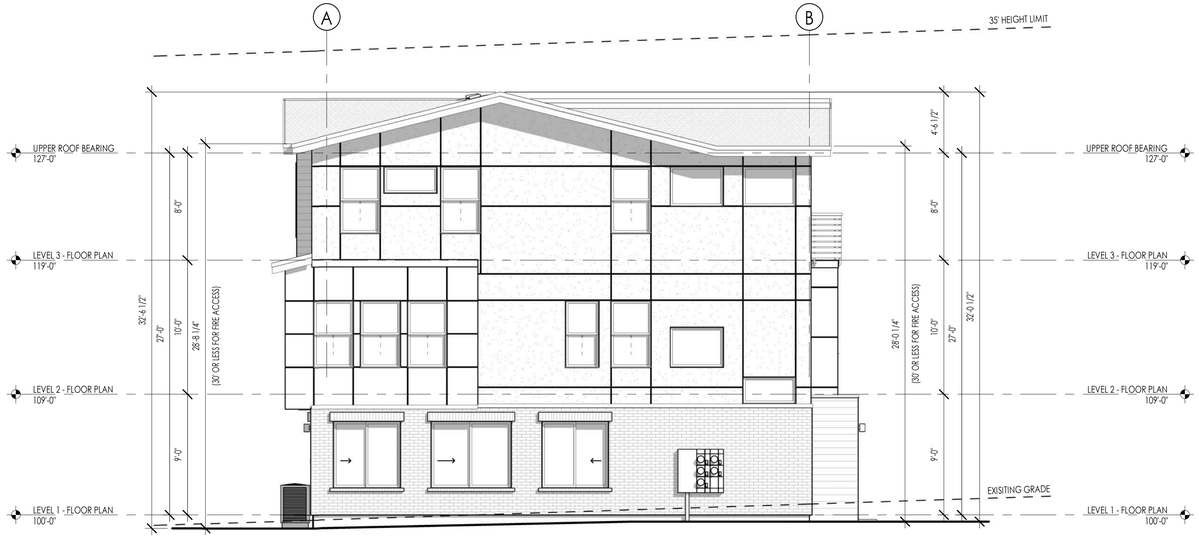
3/16" = 1'-0"

1 / D304

VEHICLE ACCESS SERVING A PRIVATE GARAGE SHALL BE AT LEAST 24 FEET IN WIDTH.

PERCENTAGES OF MATERIALS

BRICK =	17%
FIBER CEMENT PANEL =	30%
STUCCO =	34%
FIBER CEMENT LAP =	19%



LEFT ELEVATION **FACES SOUTH**

3/16" = 1'-0"

2 / D304

PERCENTAGES OF MATERIALS

BRICK =	29%
FIBER CEMENT PANEL =	14%
STUCCO =	52%
FIBER CEMENT LAP =	5%

PERCENTAGE OF WINDOWS/DOORS

LEVEL 1 = 25%
LEVEL 2 = 25%
LEVEL 3 = 25%
COMBINED AVERAGE = 25%

Planning Review

These plans have been reviewed for code compliance by the Millcreek Planning Department.

Reviewed By: Carlos Estudillo
06/24/2022

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ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
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The AXIS - 5-PLEX

MILLCREEK, UTAH

5 PLEX - EXTERIOR ELEVATIONS

D304

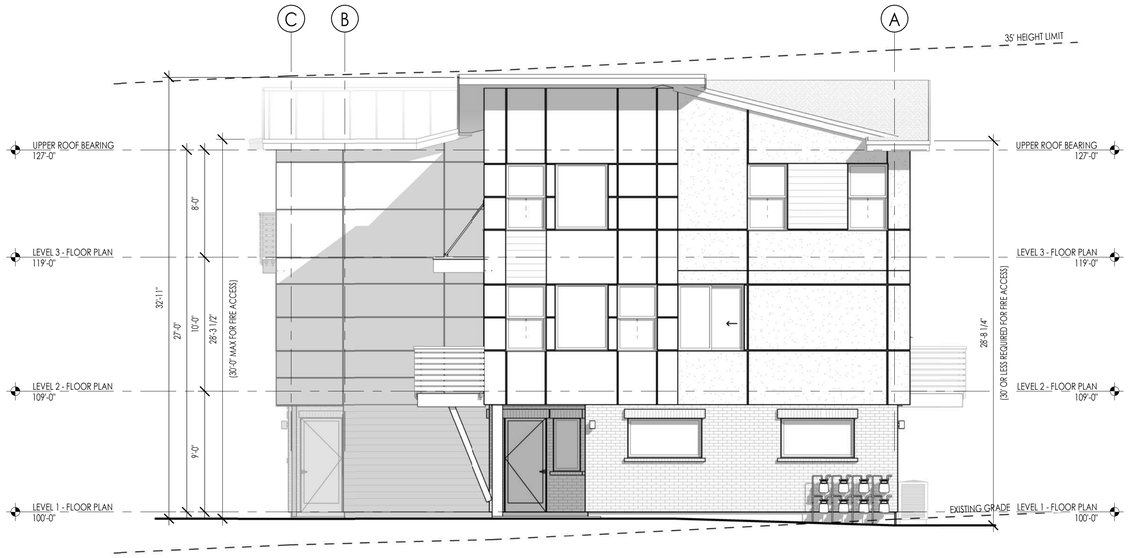
3 MAY 2022



FRONT ELEVATION DD **FACES WEST** 1 / D305

3/16" = 1'-0"

PERCENTAGES OF MATERIALS	
BRICK =	31%
FIBER CEMENT PANEL =	37%
STUCCO =	15%
FIBER CEMENT LAP =	17%



RIGHT ELEVATION **FACES SOUTH** 2 / D305

3/16" = 1'-0"

PERCENTAGES OF MATERIALS	
BRICK =	31%
FIBER CEMENT PANEL =	26%
STUCCO =	37%
FIBER CEMENT LAP =	6%

PERCENTAGE OF WINDOWS/DOORS
LEVEL 1 = 26%
LEVEL 2 = 26%
LEVEL 3 = 26%
COMBINED AVERAGE = 26%

Planning Review

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Reviewed By: Carlos Estudillo
06/24/2022

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ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
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Think Architecture

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The AXIS - 8-PLEX - BLDG

MILLCREEK, UTAH

8 PLEX - EXTERIOR ELEVATIONS

D305

3 MAY 2022

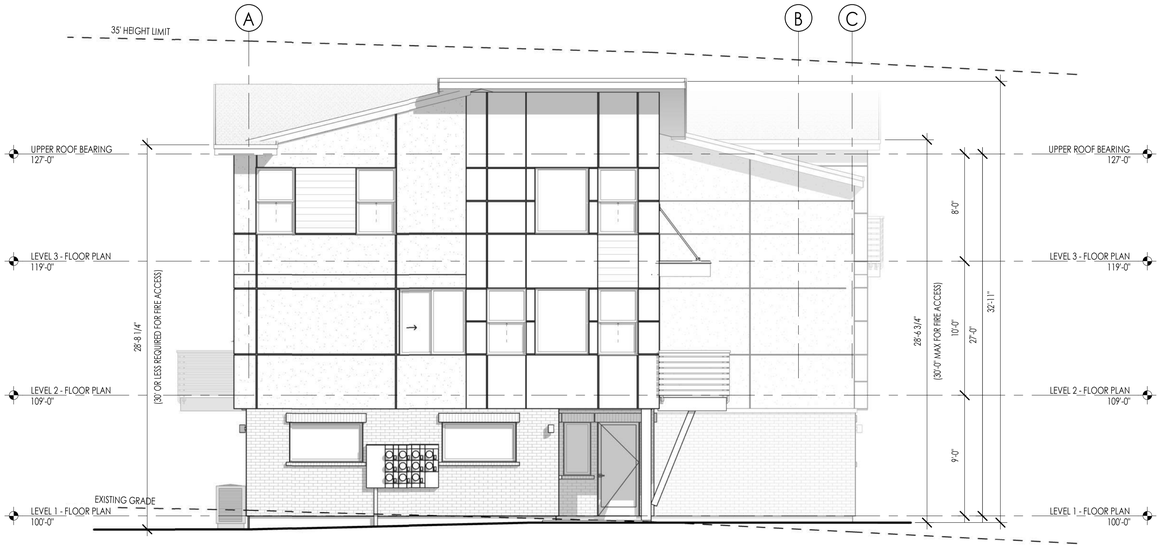


VEHICLE ACCESS SERVING A PRIVATE GARAGE SHALL BE AT LEAST 24 FEET IN WIDTH.

PERCENTAGES OF MATERIALS	
BRICK =	24%
FIBER CEMENT PANEL =	18%
STUCCO =	50%
FIBER CEMENT LAP =	8%

REAR ELEVATION DD **FACES EAST** 1 D306

3/16" = 1'-0"



LEFT ELEVATION **FACES NORTH** 2 D306

3/16" = 1'-0"

PERCENTAGES OF MATERIALS	
BRICK =	21%
FIBER CEMENT PANEL =	20%
STUCCO =	55%
FIBER CEMENT LAP =	4%

Planning Review

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06/24/2022

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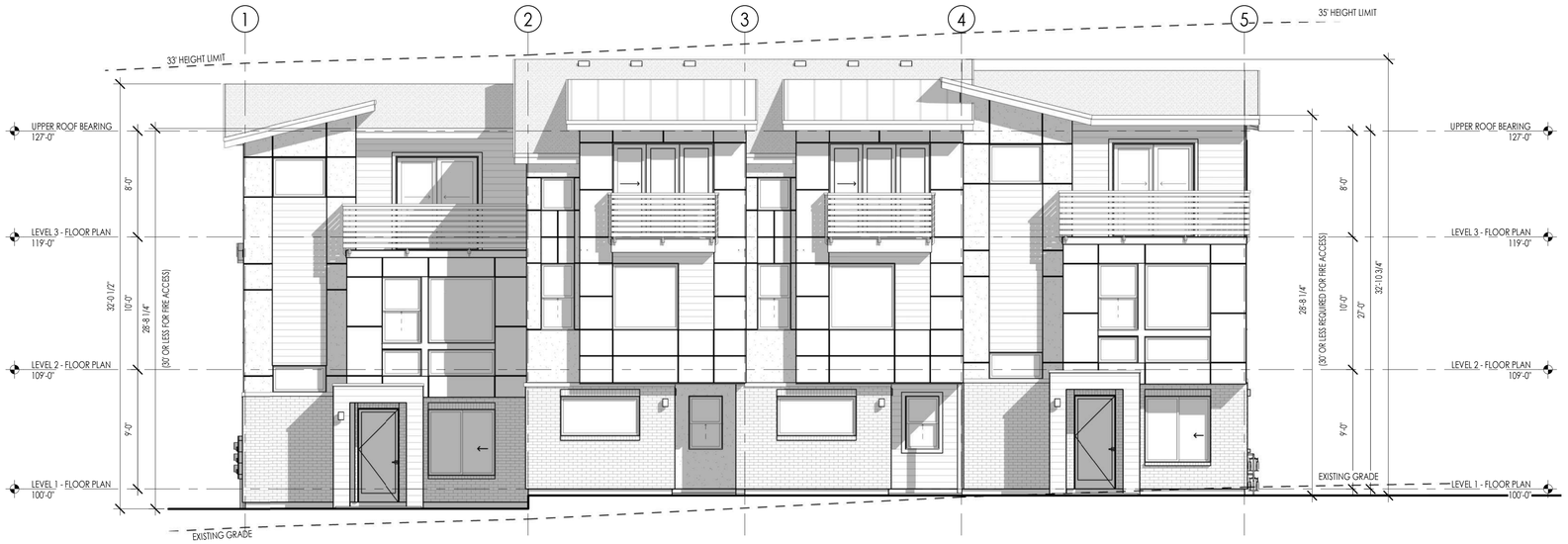
The AXIS - 8-PLEX - BLDG

MILLCREEK, UTAH

8 PLEX - EXTERIOR ELEVATIONS

D306

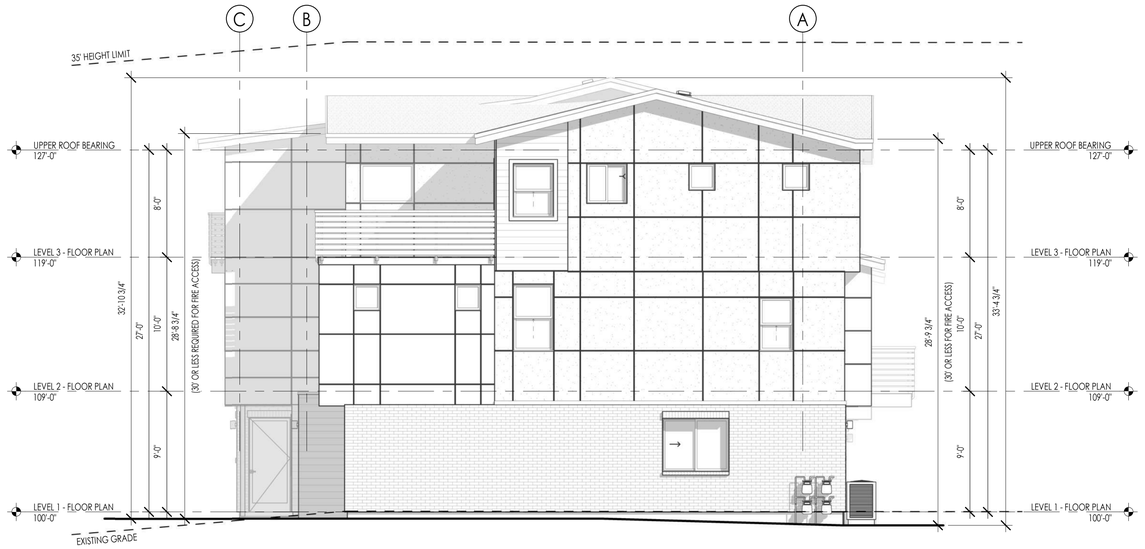
3 MAY 2022



PERCENTAGES OF MATERIALS	
BRICK =	27%
FIBER CEMENT PANEL =	29%
STUCCO =	20%
FIBER CEMENT LAP =	23%

FRONT ELEVATION DD **FACES SOUTH** — 1 / D307

3/16" = 1'-0"



RIGHT ELEVATION **FACES EAST** — 2 / D307

3/16" = 1'-0"

PERCENTAGES OF MATERIALS	
BRICK =	26%
FIBER CEMENT PANEL =	26%
STUCCO =	40%
FIBER CEMENT LAP =	8%

Planning Review

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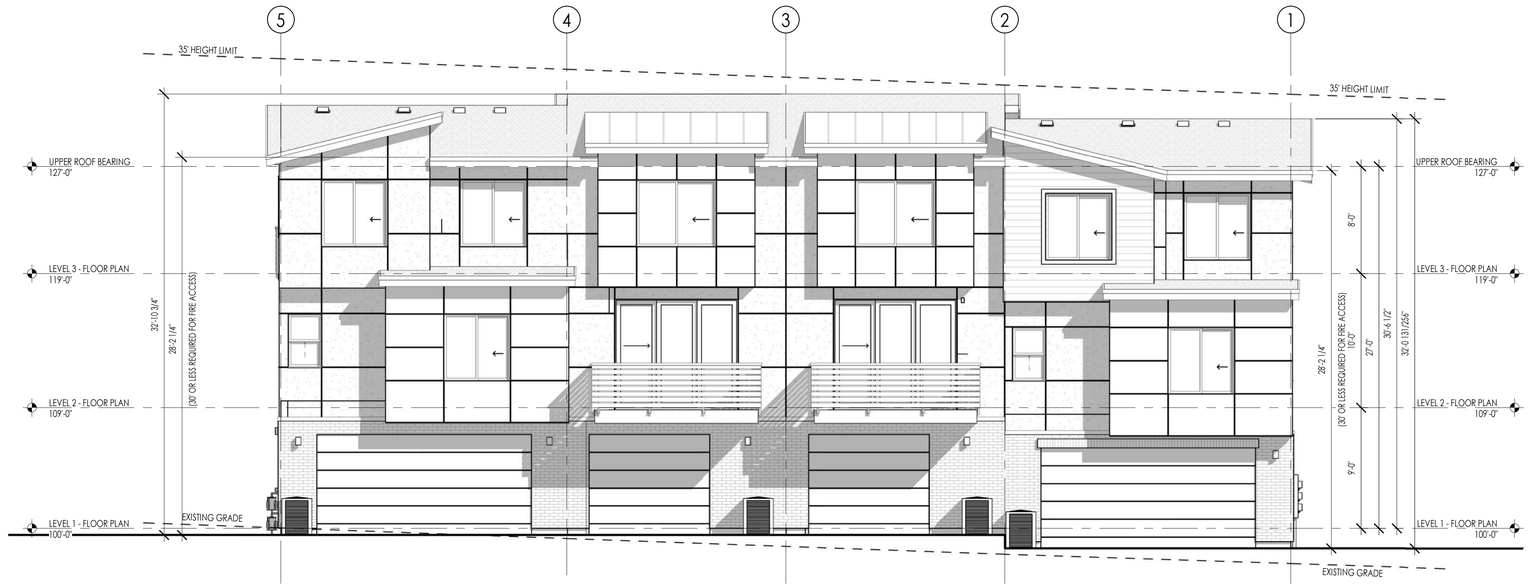
The AXIS - 4-PLEX

MILLCREEK, UTAH

4 PLEX - EXTERIOR ELEVATIONS

D307

3 MAY. 2022

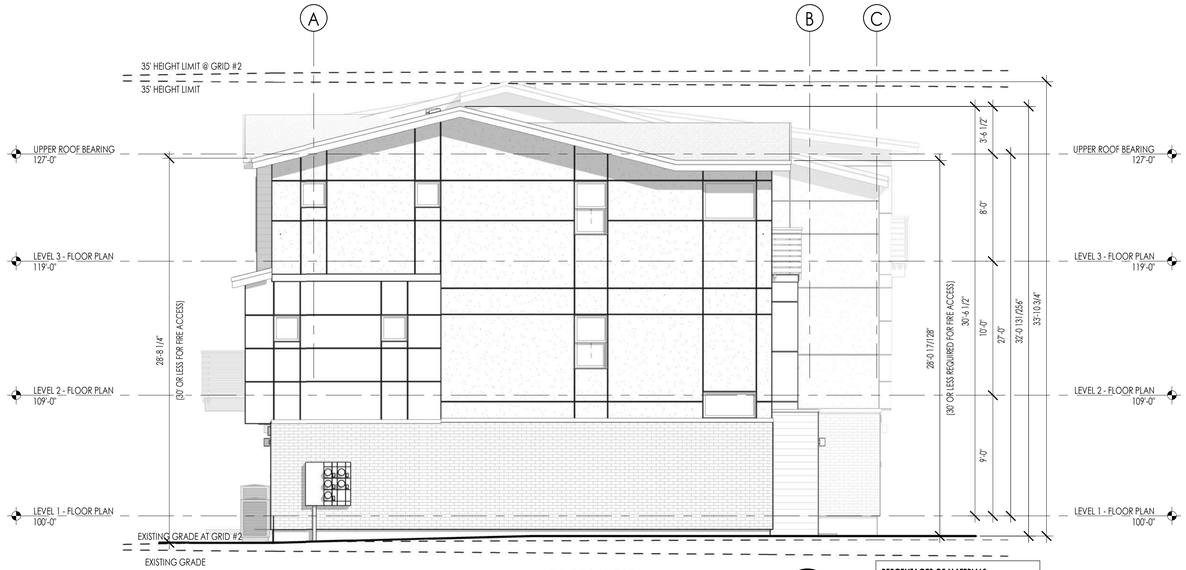


REAR ELEVATION DD **FACES NORTH** 1 D308

3/16" = 1'-0"

PERCENTAGES OF MATERIALS	
BRICK =	22%
FIBER CEMENT PANEL =	28%
STUCCO =	39%
FIBER CEMENT LAP =	11%

VEHICLE ACCESS SERVING A PRIVATE GARAGE SHALL BE AT LEAST 24 FEET IN WIDTH.



LEFT ELEVATION **FACES WEST** 2 D308

3/16" = 1'-0"

PERCENTAGES OF MATERIALS	
BRICK =	23%
FIBER CEMENT PANEL =	13%
STUCCO =	61%
FIBER CEMENT LAP =	4%

Planning Review

These plans have been reviewed for code compliance by the Millcreek Planning Department.

Reviewed By: Carlos Estudillo
06/24/2022

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ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
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	STUCCO BAISIS OF DESIGN: DIRECT APPLIED SYNTHETIC STUCCO SYSTEM COLOR: VARIES, SEE COLOR BOARD
	ROOF ASPHALT BASIS OF DESIGN: ASPHALT SHINGLE ROOFING COLOR: VARIES, SEE COLOR BOARD
	ROOF MEMBRANE BASIS OF DESIGN: TPO ROOFING COLOR: WHITE
	ROOF STANDING SEAM BASIS OF DESIGN: MBCI COLOR: CHARCOAL

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The AXIS - 4-PLEX

MILLCREEK, UTAH

4 PLEX - EXTERIOR ELEVATIONS

D308

3 MAY. 2022



Front Door
Manufacturer:
TBD
Color:
SW 9020 Rayo De Sol



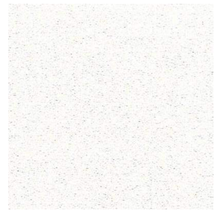
Windows
Manufacturer:
TBD Vinyl
Color:
White



Stone
Manufacturer:
Interstate Brick OAE
Color: Iron Stone



Siding - Highlight
Manufacturer:
Longboard (Alt = Prestained Fiber Cement Lap)
Color:
Dark Walnut



Stucco
Manufacturer:
DRYVIT OAE
Color:
China White



Fiber Cement Pnl.
Manufacturer:
James Hardie OAE
Color:
SW 9152 Let it Rain



Garage Door
Manufacturer:
Wayne Dalton OAE
Color:
Clear Anodized



Trim/Fascia/Soffit
Manufacturer:
TBD
Color:
Charcoal Gray



Roofing
Manufacturer:
CertianTeed OAE
Color:
Moire Black



MTL Roofing
Manufacturer:
MBCI Battenlok HS OAE
Color:
Charcoal Gray

COLOR SCHEME - 01



Front Door
Manufacturer:
TBD
Color:
SW 9149 Inky Blue



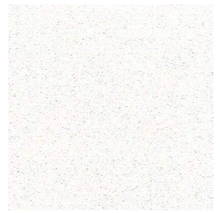
Windows
Manufacturer:
TBD Vinyl
Color:
White



Stone
Manufacturer:
Interstate Brick OAE
Color: Opal



Siding - Highlight
Manufacturer:
Longboard (Alt = Prestained Fiber Cement Lap)
Color:
Birch Wood



Stucco
Manufacturer:
DRYVIT OAE
Color:
China White



Fiber Cement Pnl.
Manufacturer:
James Hardie OAE
Color:
SW 6335 Fired Brick



Garage Door
Manufacturer:
Wayne Dalton OAE
Color:
Clear Anodized



Trim/Fascia/Soffit
Manufacturer:
TBD
Color:
Charcoal Gray



Roofing
Manufacturer:
CertianTeed OAE
Color:
Moire Black



MTL Roofing
Manufacturer:
MBCI Battenlok HS OAE
Color:
Charcoal Gray

COLOR SCHEME - 02



Railings All Schemes
Manufacturer:
TBD
Pattern:
"Slat Rail"
Color:
To match Charcoal Gray

COLOR SCHEMES

Think Architecture

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Planning Review

These plans have been reviewed for code compliance by the Millcreek Planning Department.

Reviewed By: Carlos Estudillo
06/24/2022

THIS REVIEW SHALL NOT RELIEVE THE APPLICANT AND OR OWNER FROM COMPLIANCE WITH ANY REQUIREMENTS OF THE MILLCREEK CODE ONLY PAGES WITH STAMPS HAVE BEEN REVIEWED

The AXIS by Garbett Homes

4120 SOUTH HIGHLAND DRIVE, MILLCREEK UT

MATERIAL BOARD

D501

3 MAY 2022

Minutes of the
Millcreek Historic Preservation Commission
July 14, 2022
6:00 p.m.
Regular Meeting

The Historic Preservation Commission of Millcreek, Utah, met in a regular meeting on July 14, 2022, at City Hall, located at 3330 S. 1300 E., Millcreek, UT 84106. The meeting was live streamed via the City's website with an option for online public comment.

PRESENT:

Commissioners
Peter Brinton (excused)
Kaye Donahoe
Molly Enos (excused)
Tiffany Hunter Greene
Emily Johnson (electronic)
Ryan Lufkin
Andrea Maxfield (excused)

City Staff
Francis Lilly, Assistant City Manager
Elyse Sullivan, City Recorder
Rita Lund, Communications Director
Andrew Clark, Emergency Manager

Attendees: No public attendees.

REGULAR MEETING – 6:00 p.m.
TIME COMMENCED – 6:12 p.m.

Vice Chair Lufkin called the meeting to order. Francis Lilly noted that there was a Certified Local Government training the prior day hosted by the State Historic Preservation Office. Commissioners Greene, Donahoe, and Johnson said they attended.

1. Discussion of Potential Historic Resources
Lilly said the city had the ability to identify historic sites and districts. To qualify, a neighborhood, object, building structure, site, or district must be located in Millcreek, at least 50 years old, and intact without major alterations or additions that obscured or destroyed significant historic features. The resource must either be rated as an "A" or "B" resource on a professional reconnaissance level survey, or by the Historic Preservation Commission in an area that is not surveyed, or it must be of exceptional importance to Millcreek if it does not meet the "A" or "B" criteria by the National Register for Historic Places. Criteria for evaluation states that the quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. that are associated with events that have made a significant contribution to the broad patterns of Millcreek history; or
B. that are associated with the lives of persons significant in Millcreek's past; or

C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
D. that have yielded or may be likely to yield, information important in history or prehistory.

Lilly said a designated site that is demolished may have a marker placed on it with approval of the City Council. Designations required the consent of the owner of the historic resource. He noted per Millcreek code that the Commission shall review the historic sites and districts list and consider additions or deletions at least once a year. When a resource is designated, the Commission issues a certificate. If a demolition permit is applied for, the city can stay the issuance of the permit for ten days to allow the Commission to document the resource. An owner can request to have a resource removed. The Commission cannot deny the removal but can ask for time to document the resource. The code requires the Commission to evaluate the district list annually. Amending the list follows the code process for a rezone, which means property owners within 600 feet are mailed a notice, a neighborhood meeting is held, the Commission makes a recommendation, the community council makes a recommendation, the Planning Commission makes a recommendation, and the City Council makes the decision. The Millcreek Historic Landmarks Register is the process where a property becomes eligible for tax credits and other funding set up either by the City Council, the State Historic Preservation Office, or the National Park Service. Registered properties require consent, notice, and review by the Commission if any changes take place.

Millcreek currently has a list of sites, but not a register. Lilly reviewed the existing list: Gardner Home and Mill site at 1475 Murphy's Lane, Butler House at 1045 E. 4500 S., Edward Pugh Home at 1299 E. 4500 S., Mill Creek Farmhouse at 1106 E. 4500 S., and the Evergreen Avenue Historic District as listed on the National Register of Historic Places in 2007.

The Commissioners had previously added about 30 potential resources to an internal list to consider for designation. Those resources included: Reid School (2965 E. Evergreen Avenue), Utah Schools for the Deaf and Blind (1655 E. 3300 S.), Iceberg Drive Inn (3906 S. 900 E.), Baldwin Radio Factory (3471 S. 2300 E.), Wasatch Lawn Entry Monument and Pond (3300 S.), Community of Christ Church (2747 Craig Drive), Christ United Methodist Church (2375 E. 3300 S.), Tres Hombres electronic sign (3928 S. Highland Drive), bowling pin sign (1376 E. 3300 S.), Artesian Springs water tower (between Main Street and State Street), Villa Theatre and sign (3092 S. Highland Drive), England Plumbing sign (1009 E. 3300 S.), 1810 E. Orchard Drive, 3325 S. Oakwood Street, Bolton Farm (3600 S. 2000 E.), 3460 S. 900 E., 3426 S. Oakwood Street, Old Farm Hills Pond, 4122 S. Old Farm Lane, 3182 Millcreek Canyon Road, 2564 E. Evergreen Avenue, 3501 S. 2700 E., 228 E. Gordan Lane, 3932-3953 S. 300 E., 2159 E. Keller Lane, 2208 E. Keller Lane, 2960 S. Cascade Way, 1555 E. Millcreek Way, Maywood Hills Subdivision in Olympus Cove, Mountair Acres in Canyon Rim, Veteran Heights Subdivision in Canyon Rim, Loran Heights Subdivision, and Rancho Villa Subdivision.

Lilly and the Commission briefly described each of their suggested listed resources. Commissioner Greene asked if the Century Theatre sign was in Millcreek. Lilly noted it was in South Salt Lake. Lilly recommended documenting the Bolton Farm before the irrigation ditch got piped the following year. Vice Chair Lufkin gave a brief history of that site which, was used as a farm and horse property and was still intact. Lilly said city staff would build a spreadsheet of

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the resources and add information to it. Commissioner Donahoe would like to see Lexington Village at Old Farm added to the list. Lilly noted it had been previously considered for redevelopment though staff did not know it was historically significant. Commissioner Johnson asked if the Brickyard Chimney was on the list. Lilly said it was in Salt Lake City. Lilly said the old Neff home was owned and maintained by a former planning commissioner, and he was interested in designating the home as historical. Vice Chair Lufkin recommended the area of 3501 S. 2700 E. as a neighborhood designation. Commissioner Greene pointed out that the area of 3900 S. 300 E. had homes from the 1930-40s and there may be history there worth looking into. She also said homes on Keller Lane were significant to the Kellers, early settlers of Millcreek. A listed resource was Camp Tracy, but it is not in Millcreek. Lilly said staff would start to do research on some of the sites and prioritize them. Commissioner Green asked how to find the names of subdivisions. Lilly said the commissioners could use with the planning map on the city's website to find a property's legal description, which often included the subdivision name. He showed the Commission how to use the online tools.

2. Visioning and Strategic Planning
This item was not discussed.

3. Conditional Uses and Standards of Review
This item was not discussed.

4. Approval of the June 9, 2022 Special Meeting Minutes

Vice Chair Lufkin moved to approve the meeting minutes. Commissioner Greene seconded. Vice Chair Lufkin called for the vote. All Commissioners present voted yes. The motion passed unanimously.

ADJOURNED: Vice Chair Lufkin moved to adjourn the meeting at 7:22 p.m. Commissioner Donahoe seconded. Vice Chair Lufkin called for the vote. All Commissioners present voted yes. The motion passed unanimously.

APPROVED: _____ Date
Molly Enos, Chair

_____
Attest: Elyse Sullivan, City Recorder

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