



**Minutes of the
Millcreek Historic Preservation Commission
October 9, 2025
6:00 p.m.
Regular Meeting**

The Historic Preservation Commission of Millcreek, Utah, met in a regular meeting on October 9, 2025, 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

Ryan Lufkin, Chair
Peter Brinton, Vice Chair
Kaye Donahoe
Tiffany Hunter Greene
Emily Johnson
Arie Leeflang
Melissa Coy (Excused)

City Staff

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

Attendees:

MEETING – 6:00 p.m.

TIME COMMENCED – 6:05 p.m.

1. Approval of September 11, 2025, Regular Meeting Minutes

Commissioner Greene moved to approve the September 11, 2025, Regular Meeting Minutes. Commissioner Brinton seconded the motion. Chair Lufkin asked for the vote. Commissioner Greene voted yes, Commissioner Leeflang voted yes, Commissioner Brinton voted yes, Commissioner Johnson voted yes, Commissioner Donahoe abstained. Chair Lufkin voted yes. The motion passed unanimously.

2. Potential Demolition of a Historic Home at 2661 East Evergreen Avenue

Mr. Lilly said there has been an application for demolition at 2661 East Evergreen Avenue and he has spoken with the demolition contractor and the new homeowner. They are going to grant access to the property for a survey early next week. There is nothing in the code that allows the city to stop the demolition. However, the code requires a conditional use permit for the demolition and a ten day stay of demolition. The homeowner is also allowed to submit a letter to the city recorder asking to remove the home from the property from the historic list. And then the city shall remove the home from the list. The city, at its own expense, is paying for the survey and LIDAR. Mr. Lilly spoke to the homeowner and one of the owners is at the meeting tonight. They are going to tear the whole home down but keep as many of the trees as

possible. Chair Lufkin opened the floor to the homeowner, Mr. Kyle Hill. Mr. Hill asked what the Commission would like to know. Chair Lufkin asked to hear about the current plans for the home. Mr. Hill said they had explored keeping the house, but it flooded the day they bought it, it is full of mold and asbestos and is derelict. They will be dividing the lot into two lots for two homes. They want to save every tree they can. The owners explored adding a elevator but that is not possible. Their home insurance cancelled the policy because the home was found to be unsafe during an inspection. Mr. Lilly said the homeowners are not required to talk to the city about this and he said he was thankful for their help. Commissioner Coy said she is happy with the architectural salvage being done for the old home. Chair Lufkin asked about the timeline for demolition and building a new home. Mr. Hill said they are eager to demolish and build their new home. Mr. Hill asked Mr. Murray to speak with them later about the conditional use permit.

3. Subcommittee Updates

Commissioner Johnson spoke about the historic preservation training that took place on October 4th. A nice group of Millcreek residents attended the meeting. Ten people attended the meeting, and they had access to seven preservation experts.

4. Staff Updates

Mr. Lilly said he received an interesting phone call from someone who had been involved with the old Meeting house who as unhappy that his part of the story was not included on the plaque next to the property. Mr. Lilly said he asked the individual to email him with his issues with the plaque. Commissioner Johnson said this is the reason why property markers or monuments have fallen out of favor because of disagreements about the content of the markers. Mr. Lilly explained he would plan the annual Christmas meeting of the Historic Preservation Commission and how it would probably be with the Planning Commission. Rita Lund, Communication Director,

5. Adjourn

ADJOURNED: Commissioner Brinton moved to adjourn the meeting at 6:44 p.m. Commissioner Johnson seconded the motion. Commissioner Greene voted yes, Commissioner Leeflang voted yes, Commissioner Johnson voted yes, Commissioner Brinton voted yes. Chair Lufkin voted yes. The motion passed unanimously.

APPROVED:  Date 1-06-26
Ryan Lufkin, Chair


Attest: Alex Wendt, Deputy Recorder