



**Minutes of the
Millcreek Historic Preservation Commission
February 12, 2026
6:00 p.m.
Regular Meeting**

The Historic Preservation Commission of Millcreek, Utah, met in a regular meeting on February 12, 2026, 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 (Excused)
Kaye Donahoe
Tiffany Hunter Greene
Melissa Coy (Excused)
Emily Johnson
Arie Leeftang

City Staff

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

Attendees:

MEETING – 6:00 p.m.

TIME COMMENCED – 6:03 p.m.

1. Approval of January 8, 2026, Regular Meeting Minutes

Commissioner Leeftang moved to approve the January 8, 2026, Regular Meeting Minutes. Commissioner Donahoe seconded the motion. Chair Lufkin asked for the vote. Commissioner Johnson voted yes, Commissioner Donahoe voted yes, Commissioner Leeftang voted yes, Commissioner Greene voted yes, Chair Lufkin voted yes. The motion passed unanimously.

2. Training With Kirk Huffaker from Preservation Strategies

Mr. Huffaker gave updates from some of the projects he is working on. The Neff House Documentation has been submitted to the City and Mr. Lilly is working on it. The laser scanning of the Neff house was completed and is being created for viewing. Draft comments have been received from SHPO on the Iceberg Drive Inn National Register Nomination. It will be reviewed at the May SHPO meeting. Nomination photos have been taken for the Veteran Heights National Register nomination, it is in the research phase and drafts begin in

March. Mr. Huffaker met with the HOA at Aspen Village to discuss the National Register of Historic Places process as well as the pros and cons. They remain interested in pursuing the designation.

Mr. Huffaker spoke about the Secretary of the Interior's standard for the treatment of historic properties. The point of origin for these standards is the National Historic Preservation Act of 1966. In 1976 the tax reform act passed, 1977 the secretary's standards were published and in 1992 they were revised. These have become the standard for review at federal, state, and local levels. There are four treatment options given. They are restoration, preservation, rehabilitation, and reconstruction. Restoration depicts a property at a particular period in history, while removing evidence of other periods. Mr. Huffaker spoke about the Utah Governor's mansion and how a restoration project was to portray the home at a specific period in the late 1800's. On the far, other end is reconstruction. This re-creates vanished or non-surviving portions of a property for interpretive purposes. Preservation and rehabilitation are different. Preservation is closer to restoration in function. You are not adding a lot or taking away. There are ten common sense principles that emphasize the preservation of historic character, repairing rather than replacing, and compatibility of alterations. This is applied to all types of historic buildings and pertains to the exterior and interior features and spaces. Maintenance is the best form of preservation and the least expensive. There are seven equal aspects of integrity that are the key to authenticity. Setting, association, feeling, workmanship, materials, design, and location. Standard 1 is to find a compatible use. On 3300 South there are historic house conversions changed to a commercial use. Then you do not lose the scale of the property or area. Standard 2 is to preserve historic character. Standard 3 is not creating a false sense of history. Standard 4 is to preserve additions that have gained significance. Standard 5 is to preserve distinctive features. Standard number 6 is to repair before replacement and then replace in kind. Standard 7 is to not cause damage to historic materials. Standard 8 is to protect significant archaeological features. Standard 9 is to ensure that additions are compatible. Finally standard 10 is to ensure that additions are reversable.

3. Subcommittee Updates

Chair Lufkin said the subcommittees have been reorganized into the historic records subcommittee, community outreach, and resources and standards. There are no other updates from the subcommittees currently.

4. Staff Updates

Mr. Murray said that Chair Lufkin has been nominated for a Millcreek Community Champion Award by City Council-woman Bev Uipi. The presentation will be after the state of the city address on Monday at 6:30.

5. Adjourn

ADJOURNED: Commissioner Leeflang moved to adjourn the meeting at 6:56 p.m. Commissioner Donahoe seconded the motion. Chair Lufkin asked for the vote. Commissioner Donahoe voted yes, Commissioner Johnson voted yes, Commissioner Leeflang voted yes, Commissioner Greene voted yes, Chair Lufkin voted yes. The motion passed unanimously.

APPROVED: _____ **Date**
 Ryan Lufkin, Chair

Attest: Alex Wendt, Deputy Recorder