



**Minutes of the
Millcreek Historic Preservation Commission
May 14, 2026
6:00 p.m.
Regular Meeting**

The Historic Preservation Commission of Millcreek, Utah, met in a regular meeting on May 14, 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
Kaye Donahoe
Tiffany Hunter Greene
Emily Johnson (Virtual)
Arie Leeftang

City Staff

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

Attendees: Kirk Huffaker, Emma, Aspen Johnston, Sydney Rosenblatt

MEETING – 6:00 p.m.

TIME COMMENCED – 6:03 p.m.

1. Approval of April 9, 2026, Regular Meeting Minutes

Commissioner Greene moved to approve the April 9, 2026, Regular Meeting Minutes. Commissioner Donahoe seconded the motion. Chair Lufkin asked for the vote. Commissioner Greene voted yes, Commissioner Donahoe voted yes, Commissioner Brinton voted yes, Commissioner Leeftang abstained, Chair Lufkin voted yes. The motion passed unanimously.

2. 777 E Scott Avenue Discussion

Aspen Johnston said that he and his partner Emma have a home on Poplar Grove, and they love historic homes. They are interested in buying the home at 777 E Scott Avenue because it is a historic property. They have spoken with their agent and the listing agent, and the repairs are within their comfort zone. They were curious about what is possible for protection of the home. Commissioner Leeftang asked if the home was on a register or formal list. Chair Lufkin and Mr. Lilly said that it is on the survey list to become listed, but it would have to be listed by the property owner. Sydney Rosenblatt, the listing agent, said that the homeowner does not

want the home to be torn down. They have not received a lot of offers for the home. There have been multiple offers though. Both of the open houses were very popular. Getting a loan for the home will be very difficult because it is in such bad shape. Ms. Rosenblatt said... Chair Lufkin said that the Commission is far more carrot than stick. Ms. Rosenblatt said that some people are uninterested in a home in a historic district because they are worried that historic designation will slow down any changes they want to make to the property.

Kirk Huffaker with Preservation Strategies spoke about the home. This building is eligible for the National Register per the survey done in 2023. Additional work would need to be done to make sure that the home is individually eligible. That would pave the way for historic tax credits to be used. Mr. Lilly said that he sets aside money for adding properties to the registries and doing surveys. It would be an expenditure of tax-payer funds and he would not want the home demolished in the middle of the process after spending the money to protect the home. Mr. Lilly said that one option is to ask the seller if they would be willing to do a short-term covenant to prevent the demolition of the property while the city goes through the process of surveys and so forth. Ms. Rosenblatt said that the homeowner urgently wants to sell the home.

3. Arts and Culture Plan Discussion

Mr. Lilly led the discussion. The city has retained a consultant to help create an arts and culture plan in Millcreek. The process is moving forward and there may be a more formal discussion in the June meeting.

4. Subcommittee Updates

Chair Lufkin said that the commission should start thinking about the 4th of July parade and he will find out if they can ride in the historic fire truck again. Mr. Lilly said the city would help provide candy to hand out at the parade. Chair Lufkin spoke about articles for the newsletter. He did not know there had been a drive-in theater on 3300 S near where the freeway is now. Commissioner Johnson spoke about helping preserve artifacts from a local academy that is closing.

5. Staff Updates

Sean Murray, Planner said he is working on updates to the historic code. His thought is to create three tiers for the local list that have different levels of protection, but people would have to opt-in to it. He is reviewing the code in other cities to see what he can take from Commissioner Brinton asked about adding incentives to create more protection for historic homes and properties. Mr. Lilly said that there could be a policy to fund some kind of investigation subject to some kind of temporary covenant. Mr. Murray said that Salt Lake City has limitations in their code and people will seek out those properties with the restrictions. Salt Lake City also has to have a super majority on their city council vote on it. Mr. Lilly said he would expect some kind of commitment in exchange for an easement.

6. Adjourn

ADJOURNED: Commissioner Greene moved to adjourn the meeting at 6:58 p.m. Commissioner Brinton seconded the motion. Chair Lufkin asked for the vote.

Commissioner Greene voted yes, Commissioner Brinton voted yes, Commissioner Johnson voted yes, Commissioner Leeftang voted yes, Commissioner Donahoe voted yes. Chair Lufkin voted yes. The motion passed unanimously.

APPROVED: _____ Date
Ryan Lufkin, Chair

Attest: Alex Wendt, Deputy Recorder

DRAFT