



**Minutes of the
Millcreek Historic Preservation Commission
June 11, 2026
6:00 p.m.
Regular Meeting**

The Historic Preservation Commission of Millcreek, Utah, met in a regular meeting on June 11, 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
Arie Leeftang (excused)

City Staff

Sean Murray, Planner
Elyse Sullivan, City Recorder

Attendees: Wade Lenon, Kristen Clifford

MEETING – 6:00 p.m.

TIME COMMENCED – 6:01 p.m.

1. Request to Remove 2352 E 3395 S from the Millcreek Historic Sites and Districts List Pursuant to Section 18.73.060(G)(2) of the Millcreek Code of Ordinances

Sean Murray introduced a request to remove the property located at 2352 East 3395 South from the Millcreek Historic Sites and Districts list pursuant to Section 18.73.060 of the Millcreek Code of Ordinances. He noted that, while this type of request is relatively uncommon, the process requires the Historic Preservation Commission to hear from the property owners. Staff provided background on the request, explaining that the city's historic preservation code allows property owners to petition for removal of a property from the local historic register. Under Section 18.73.060(G)(2), when a property owner submits such a request to the City Recorder, the city is required to hold a meeting within ten days to consider the delisting request and to work with the property owner to document the property prior to the issuance of any demolition permit. The city may impose a ten-day stay on a demolition permit to allow for documentation if necessary. Staff further explained that the property is located within the Evergreen Historic District and is classified as a contributing structure. However, it was not specifically identified as a landmark property in the district's original nomination documents prepared in the early 2000s. Because it is a contributing structure

within the district, the property must undergo the formal delisting process. Staff concluded by noting that the property owners were present and could provide additional information regarding their plans for the property.

Wade Lenon, property owner, said the property was dilapidated and in pre-foreclosure when they bought it. The previous owners constructed non-permitted additions on the back. Lenon's intent is to demolish the house and build a new home that matches the neighborhood. The utilities have been fully disconnected in anticipation of the demolition.

Chair Lufkin said the property was being reviewed because it is located in the Evergreen Historic District. The goal is not to prevent changes, but to look at historic properties. The additions on the home made it a supporting structure rather than a primary, because of the modifications. He asked Lenon if there were any significant historical features of the house worth photographing. Lenon said no. Murray noted he would take some photographs of the home for the record. Lenon agreed to the photographs. Commissioner Greene said it would be a basic documentation of a 1950s ranch style house.

Commissioner Brinton moved that the Millcreek Historic Preservation Commission remove the residence located at 2352 E 3395 S as a historic resource on the Historic Sites and Districts list, subject to the following findings:

- 1. The residence is a contributing historic resource located in the Evergreen National Historic District, which is listed as a Historic District that is subject to the standards of the Historic Preservation ordinance.**
- 2. The applicant submitted a request to have the residence located at 2352 E 3395 S on June 9, 2026, to the City Recorder. The City Recorder received the request on June 9, 2026.**
- 3. The Historic Preservation Commission is required by ordinance to remove the resource from the Historic Sites and Districts list within 10 calendar days of receiving the request.**
- 4. The Historic Preservation Commission will make reasonable efforts to document the historic resource prior to demolition.**
- 5. As the parcel is still located in the Evergreen National Historic District, future construction will be subject to the design standards set forth in the Historic Preservation ordinance, in addition to all applicable requirements in city code, including but not limited to height, setback, massing, building envelope requirements, and tree preservation standards.**

Commissioner Donahoe seconded the motion. Chair Lufkin asked for the vote.

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

2. Approval of May 14, 2026, Regular Meeting Minutes; and June 1, 2026, Special Meeting Minutes

Commissioner Greene moved to approve May 14, 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 Johnson voted yes, and Chair Lufkin voted yes. The motion passed unanimously.

Commissioner Johnson moved to approve the June 1, 2026 special meeting minutes. Commissioner Brinton seconded the motion. Chair Lufkin asked for the vote. Commissioner Greene voted yes, Commissioner Donahoe voted yes, Commissioner Brinton voted yes, Commissioner Johnson voted yes, and Chair Lufkin voted yes. The motion passed unanimously.

3. Arts and Culture Plan Discussion

Kristen Clifford of Union Creative Agency introduced herself as the consultant leading the development of Millcreek's first Master Art and Culture Plan. She explained that Union Creative was hired by the city to create the plan and officially began work in April, with the project expected to span approximately five months. Clifford reported that the project team had already met with city staff and stakeholder groups and is now launching a series of public engagement activities to gather input from residents, visitors, and community stakeholders. The goal of the outreach is to better understand Millcreek's identity, the qualities residents value most about the community, and how those themes can be reflected through public art and cultural initiatives.

Clifford stated that the purpose of attending the meeting was to engage with the Historic Preservation Commission and solicit feedback on ways the plan can incorporate Millcreek's history, storytelling, architecture, and cultural heritage. She emphasized the importance of ensuring that historic preservation perspectives are represented in the plan's recommendations and priorities. Drawing on her previous experience working on local historic preservation efforts, including projects related to Mountain America and the city's historic preservation planning, Clifford expressed enthusiasm about integrating public art and historic preservation to strengthen community identity and create meaningful opportunities for storytelling throughout Millcreek. She invited commissioners to share ideas and recommendations to help guide the plan's development.

Chair Lufkin noted that the Historic Preservation Commission has been contributing historical stories to the city's monthly newsletter as part of its ongoing efforts to share Millcreek's history with the community. He explained that, for a period of time, city staff also adapted some of these stories into short videos that were shared on social media platforms. Chair Lufkin indicated that the Commission intends to continue producing historical content and has accumulated a substantial archive of stories developed over the past three years. He suggested that this existing collection could serve as a valuable resource for future content development and storytelling initiatives. It was further noted that the stories are published both in the printed city newsletter and online, providing a readily accessible repository of historical articles that could support the development of the Master Art and Culture Plan.

Clifford expressed appreciation for the Commission's ongoing historical storytelling efforts and indicated that the project team may follow up regarding the existing collection of historical content. She encouraged commissioners to share additional ideas for incorporating

Millcreek's history and identity into the Master Art and Culture Plan. Clifford emphasized that public art encompasses a wide range of creative expressions beyond traditional monuments and statues, including digital media and other innovative storytelling formats. She noted that while social media can play a role in sharing community stories, the plan seeks to explore additional opportunities for engaging residents and visitors. Given Millcreek's strong reputation for community events, she encouraged discussion of creative ways to integrate history, culture, and storytelling into public spaces, events, and other community experiences to further celebrate and communicate the city's unique character.

Commissioner Brinton discussed the Commission's initial efforts to collect oral histories from long-time Millcreek residents as a means of preserving local stories and community heritage. He explained that he had recently conducted an interview with a resident as a pilot effort and suggested that oral histories could provide a valuable resource for documenting personal recollections of Millcreek's past. As an example, he shared that the interview included stories about riding and racing horses along what is now 2700 East, as well as memories related to irrigation practices and other aspects of daily life in earlier years. Commissioner Brinton noted that the current approach is informal and focused on capturing the memories of individuals whose firsthand experiences may otherwise be lost over time.

Clifford expressed interest in the oral history initiative and asked about the process for identifying interview subjects. In response, Commissioner Brinton explained that participants have been selected based on their long-standing connection to the community and their ability to provide unique historical perspectives. The discussion highlighted the potential value of developing a more organized effort to identify residents, collect stories, and preserve community memories. Commissioners noted that expanding participation beyond the Commission could engage community members who have an interest in local history and would welcome opportunities to contribute to documenting and sharing Millcreek's heritage. Commissioner Donahoe said there was a whole community in Lexington Village. Commissioner Brinton said they were still organizing it.

Chair Lufkin asked Commissioner Johnson about archiving at the state level or using a framework to decentralize another collection. Commissioner Johnson noted that grant funding may be available to support oral history projects and that training resources exist to help ensure best practices are followed in collecting and preserving oral histories. She explained that many major repositories, including state history organizations and university libraries such as the Marriott Library, maintain oral history collections in varying stages of processing. Commissioner Johnson also emphasized that transcription is an important component of oral history work, as transcribed interviews can be indexed, searched, and made more accessible to the public, particularly with the assistance of modern digital tools. As an example of community-based storytelling, she referenced a recent open house held by Kane and Grand County in connection with the demolition of an older school building, where former administrators, teachers, staff, students, and community members were invited to gather and share memories. She described the event as an organic opportunity for collective reminiscing and suggested that similar approaches could provide meaningful ways to capture and share Millcreek's local history.

Clifford brought up Chambers Avenue. Chair Lufkin noted the Commission had done articles on Chambers Avenue and The Hill, which was the black community closer to Irving Avenue. He felt it would be interesting to explore that because it is an important piece of Millcreek's history. It was noted there is a monument at Elysian Burial Gardens cemetery.

Commissioner Greene mentioned the historic properties on Millcreek's historic list. Clifford stated that if the Commission wished to provide specific information regarding historic properties, historic signs, or other heritage resources, Union Creative could review its notes and compile relevant information, including property addresses, to assist with mapping and planning efforts. She explained that the Master Art and Culture Plan is exploring historic storytelling as a distinct category of public art, with an emphasis on identifying creative mediums for sharing and promoting Millcreek's history. The goal is to use public art as a tool to connect residents and visitors with the community's heritage in engaging and meaningful ways. Clifford noted that the project team is also reviewing examples and best practices from other communities to help inform recommendations and inspire potential approaches. She encouraged commissioners to continue sharing ideas and feedback throughout the planning process and noted that Union Creative remains available through city staff as a resource for ongoing collaboration.

4. Subcommittee Updates

The commission discussed their plans for the 4th of July parade. They would be using an old fire truck and existing signage. Commissioner Greene offered to create and hand out flyers during the parade announcing the two open commission vacancies.

5. Staff Updates

Sean Murray provided an update on the ongoing effort to revise the city's historic preservation code, emphasizing that the concepts presented remain preliminary and are intended to solicit feedback before drafting is finalized. He explained that he is exploring a tiered system of historic preservation protections that would provide varying levels of incentives, review requirements, and preservation measures based on the significance of a property. The first tier would largely maintain the city's existing historic site designation process and standards for properties currently listed, preserving existing expectations for property owners while acknowledging the limited protections currently available due to the ability to remove properties from the local register.

Murray described a proposed second tier that would recognize properties of local historical or architectural significance regardless of whether they are listed on the National Register of Historic Places. He suggested that the city could encourage participation through incentives such as grant assistance, funding for historic surveys, assistance with National Register nominations, conditional use opportunities, and allowances for certain nonconforming structures. In exchange, properties receiving public assistance could be subject to additional review requirements, recorded covenants, or other measures intended to ensure long-term preservation of the historic resource.

A third tier would apply to properties that are also listed on the National Register and would include stronger preservation standards, more formal removal criteria, and additional

incentives. Murray noted that removal from this level of designation would require a defined review process and would generally be limited to circumstances such as loss of historic integrity, hazardous conditions, or other significant considerations. Additional benefits could include reduced permit fees, expanded allowances for nonconforming structures, and design review by a qualified historic preservation consultant to ensure compliance with recognized preservation standards. He also proposed recording historic designations on property titles to ensure future property owners are aware of applicable protections and requirements.

Murray further discussed the possibility of creating the highest level of protection for designated landmark properties through the use of preservation easements. He explained that preservation easements, potentially administered by organizations such as Preservation Utah, provide long-term protection by establishing legally binding restrictions on alterations and redevelopment. While such protections could make properties eligible for additional tax incentives and other benefits, they would also impose greater limitations on future property use and modifications. Potential city incentives could include permit fee reductions and broader flexibility for otherwise nonconforming structures.

Murray raised the question of how the city should approach local historic districts under a revised code framework. He discussed the possibility of creating small historic districts composed of clusters of historically significant properties and outlined potential incentives such as district signage, grant opportunities, permit fee reductions, and design review processes. He noted that significant policy questions remain regarding district formation, governance, owner participation, and procedures for removal or modification of district boundaries. Murray emphasized that the concepts presented are intended as a starting point for discussion and refinement, and that substantial work remains to address implementation details, legal considerations, and the practical impacts of the proposed framework before formal code amendments are completed.

Commissioner Greene expressed strong support for the proposed tiered historic preservation framework, stating that the four-level structure is significantly clearer and easier to understand than the city's current system of multiple registries and designations. She noted that the proposed format provides a more intuitive and accessible way to communicate preservation options and requirements to property owners and the public. Commissioner Greene further commented that the summary bullet points outlining the benefits, protections, and expectations associated with each level would serve as an effective educational tool and make it easier to explain the program as the code revisions progress. She indicated her overall support for the proposed direction and felt the framework offered a practical and user-friendly approach to historic preservation.

Commissioners expressed support for the tiered approach, noting it is clearer and more accessible than the current framework and could be easily summarized for the public. They discussed the need to address property degradation and maintenance expectations in the code, referencing prior cases such as the John Neff House. Murray noted that preservation easements often already contain maintenance requirements, while local protections would likely rely on code enforcement. He indicated that drafting the ordinance is in progress but complex and time-consuming, with no firm completion date yet. Commissioners thanked him

for the work and affirmed that the proposed structure aligns with the Commission's goals.

Commissioner Donahoe asked for a status update on the house at 777 E Scott Avenue discussed at the Commission's last meeting. Murray did not know. Chair Lufkin noted it had sold.

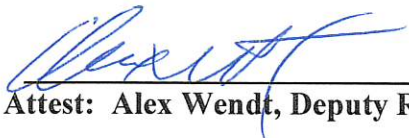
6. Adjourn

ADJOURNED: Commissioner Johnson moved to adjourn the meeting at 6:55 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 Donahoe voted yes, and Chair Lufkin voted yes. The motion passed unanimously.

APPROVED: _____


Ryan Lufkin, Chair

Date 6-13-26


Attest: Alex Wendt, Deputy Recorder