

Grantsville City

Grantsville Historic Preservation Commission

Meeting Minutes

July 9, 2026

5:30pm - 7:00pm

Meeting Facilitator: Alta Calcagno, Chair

- Call to Order
- Roll Call

Member	Present	Member	Present	Member	Present
Alta Calcagno	X	Vickie Matthews	X	Sidney Rasher	X
Linda Batterman	X	Byron Anderson	X		
Rhett Butler (City Rep)					

Others Present:

Bill Cobabe

Cory Jensen via Zoom

Christopher Hansen via Zoom

Cory Jensen began the meeting by discussing the next steps that we would need to take as a commission to start the process of creating a historic district. Cory mentioned that we would need to look over the database online which references information done through a reconnaissance survey. The last time an official survey was done in Grantsville was almost 40 years ago in 1987. In order to create a historic district, you have to do a reconnaissance level survey. This survey creates an inventory of the city within a boundary that we choose. The boundary might be determined by how much money we have to spend. The survey goes down the street and updates the database. It notes rebuilds, alternations, and updates the status of the buildings within the district; on whether or not they are contributing or non contributing historically.

Part of the report provides a historic context of each site, photographs of each building, updates the data base and also provides an updated map. Looking at the map on the SHPO website, there are different colors for contributing and non contributing buildings; the general cut off being 45 years. Non contributing buildings are either too new or have lost their historic integrity. They can determine if there's a good enough concentration of historic buildings, which will then help us determine the boundary. If there's too much change or infill or altered buildings then we will have to look at something other than a historic district.

It's been a long time since we have nominated a new building to the national registry. The next step if we determine a historic district is not a good option, would be to change individual properties by getting them on the national registry.

Once that survey is completed and we have a good core for the district boundaries, the next step would be to do a district nomination. Every step of the process has costs. The initial reconnaissance survey averages \$25 per site within the proposed area.

Byron then asked what or how we get a consultant.

Cory replied that he has a list of consultants in the state. When we apply for the grant they will give us a list of consultants to use.

Byron then asked if just buildings contribute to the historic district or if there are historic occurrences that could be applied.

Cory responded that for a property to be contributing it needs to have a historic representation. If there isn't, then it won't be considered contributing. It's looking at buildings and sites within a particular area, not a non tangible event. It can be a farm, canal, structure, site, or object. Something that can be tied to the history. Whoever we hire to do the survey, they can evaluate all of those features.

Byron asked, for example, if the Lincoln Highway would be contributing since it goes through the area.

Cory said that it can be included if it looks like it still or if there is anything that they can photograph. All sites would count towards the \$25 average cost per site - including cemeteries, ditches, farms, etc.

Alta then asked what the qualifications for the consultant are.

Cory responded that the professional qualifications are set by the parks service. The list of professionals that they will give us notes the types of projects that they work on, national registration projects, surveys, etc. All of that information will be included in the list they give us.

Cory mentioned that one CLG grant cycle would help cover the cost of the survey. Then another grant would need to be given to pay for the nomination. If we move forward with the district nomination within a year or two of the reconnaissance survey being done, then that information will be updated enough to use for the nomination. After 6 years, the survey would no longer be updated enough to use for the district nomination. It's good to do those in series so that the data is accurate. It's also helpful to use the same consultant for both of the phases (the reconnaissance survey and the district nomination).

Alta then asked to confirm if this will apply for the CLG grant.

Chris then mentioned that we have until the end of July to apply for the CLG grant. These are reimbursement grants with a 50/50 match. For example, if it were a \$20,000 project, then they would reimburse the \$10,000. Up to \$15,000 is awarded for the survey. We need to get at least three bids as well.

Chris recommends that we apply for the survey this year, then we would finish the survey in 2027, apply for the following year's grant, and apply for the district nomination in 2028. The grant cycle runs for 16 months which is plenty of time to be able to get a consultant and complete the survey.

Alta asked if we need to get the three bids before applying for the grant.

Chris said that we do not need to get the bids beforehand.

Bill Cobabe clarified that if we get a \$15,000 grant and match with \$15,000 then we would be able to get roughly 1,200 buildings surveyed.

Cory mentioned that the standard price for the nomination is generally \$25 per site but that's not a set cost. However, we can say, we have this much money and this size area, etc and try to find someone that will fit within that budget that we give.

Sidney then asked if there is a rule on how many sites have to be contributing in the area in order to be approved for a historic district.

Cory then replied that at least 50% of the properties need to be contributing. Most historic districts are 60-90% contributing. Some are below but not much below that. It just gets more difficult to claim that it has historic integrity if there's less than 50% properties. But if the setting looks good when we look at the overall area then that can affect the percentage acceptable. If we have the survey done, then we can see if we don't want to do a district or maybe we need to tighten the area to help make the percentage of contributing sites higher.

Bill then mentioned that there are a lot of great homes in the community that everyone can recognize. Is there a threshold for something to be contributing but is in need of repair and not in the best shape?

Cory replied that when we are looking at buildings on what is contributing or not, we aren't looking at the condition of the building necessarily. If there's an old building abandoned and is historic, it can still be contributing. But if it has a large addition, windows are replaced, siding is added, there's a big change, then it wouldn't be contributing anymore.

Bill asked if there are additions on an 1890 house but the addition is also older but from the 40s that is historic in its own right, when does it tip over to non contributing?

Cory replied that not only additions but alterations prior to 50 years ago, those would gain historic significance in their own right.

Alta then asked if there is any additional advice that they would give.

Cory urged us to get the application in soon for the CLG grant.

Chris reiterated that the CLG grant is due by the end of July. He mentioned that he had emailed the guidelines and things to follow.

Alta then asked if we need to add any pictures to our application.

Chris clarified that we don't need to add photos to the application. They are competitive grants but reconnaissance surveys rank the highest on the list of importance.

Alta then emphasized that this has been one of the goals of the commission. Grantsville is growing so quickly and we are trying to protect what we have.

Sidney then asked what we will be able to do and not do once a historic district is created.

Chris responded that we can use it to market the district, educate the community, and that any of the houses that can contribute in the district can qualify for the tax credits. The qualifying houses can apply for the 20% tax credit for approved projects. Most communities want to have the historic district because they can use those tax credits but also it creates neighborhood pride.

Alta then finished the meeting by thanking them for joining us.

End of Zoom

Bill mentioned that we aren't too late to get on the agenda for the next city council meeting. He said that we will have to talk to Alicia. The commission would need \$15,000 in order to match the potential grant, so Alicia and Aspen will be able to help figure out where that money will come from the budget.

Sidney will reach out to them about getting on the agenda for the city council meeting. Bill and Alta can present at the city council meeting. Alta suggested that we all attend. The city council meeting will be held at 7:00pm on Wednesday of the following week. Alta and Bill can mention all of the history and what we have here in Grantsville that we are trying to preserve and keep alive. They will also mention about teaching our kids by preserving and forwarding the history on to the next generation.

- **Approval of Minutes:**

Minutes to approve are from June 10, 2026

Motion to Approve: Alta

1st: Byron

2nd: Vickie

- **Pressing Issues:**

- **Commission Members / Adding New Members**

We are saddened by the passing of Patrick Hearty.

Patrick passed away and Dee is unable to participate due to his health.

Alta talked about how the more helping hands we have the better, that everyone needs to think of their contacts, people that are passionate about Grantsville and its history. If they have an old home that's great, if not that's okay, too. Alta encouraged everyone to bring at least one name each by the next meeting.

- **City Minute**

- Rhett Butler

Rhett was not present. Bill Cobabe presented.

Bill mentioned that there isn't anything new this month. The city manager and him were in the Idaho National Lab, west of Idaho Falls. They were on a tour with Tooele County and are hoping to get the nod for the nuclear campus on the other side of the west mountains. If it's similar, their budget is over 2 billion dollars a year and will employ 6,000 people. The spin off benefits for that would be amazing.

Alta then asked if there are any concerns with water.

Bill then replied that they would supply their own water. They would have to either form their own district or annex in or receive a sponsorship from an existing district, which would be our city. He mentioned that we would build a satellite treatment facility.

Alta then asked if there are any updates on 6-mile Ranch.

Bill replied that they are still waiting. August 11th the judge will make a decision, hopefully.

- **Social Media Updates**

- Sidney Rasher

- Updates on getting access to email, hpc@grantsvilleut.gov

Sidney said that she has been talking with Alicia and that we will have to either have Bill or Rhett responsible for the email. The email has to be accessed by a city employee.

Alta mentioned that she was at one point able to access the email and has never heard of it only being able to be accessed by a city employee.

Bill mentioned that some of this may be resolved once we get our bylaws in place. We will wait on changing anything until we can get the bylaws on the agenda in the future.

Sidney then mentioned that she made the google doc for homeowners to sign up for the historic home tour, created a QR code for the google doc, created a Facebook event, shared the flyer online and added the QR code to the flyers.

Alta made the flyer for the sign ups. Bill printed them and brought copies for everyone.

- **Open Issues**

- Grantsville Historic District

(Moved to the beginning of the meeting)

- Video Project - Grantsville History

- Next Steps: Wait for Rhett

- Historic Home Tour 2026

- Date and Time: Saturday, October 10th

We have the flyers for it.

Alta mentioned that we all need to approach our neighbors, give the flyers or give the information digitally. Approach everyone this week or the next week. She said that the sooner we have the list of homes, the better. Then we can make the map and create the QR code. We don't want to rush.

- List of Homes / Landmarks:

Johnson House - Sidney

Johnson Hall - Sidney

Suttons House - Alta

Brick Victorian house 2 story - Alta

208 S Willow - Vickie

Bundersons - Vickie

Byron - Byron's House

Old Church Wanburgs - Alta

Fruit Stand lady on corner - Linda

Gas pump house on Clark - Linda

Yellow House across from Guzzle - Byron

Donner Reed - Dee

Shandy Critchlow - Sidney

Mayor Critchlow - Sidney

Linda's House - Linda

The insurance house on Main Street - Vickie

149 Clark - Linda

2 Story brick on Clark - Alta

House next to Guzzle - Byron

Salon next to Soelberg - Sidney

69 W Clark Street - Rhett

265 W Clark? Yellow house across from Byron - Byron

■ **Deadlines & Need to do:**

Everyone will text updates on when the assignments have been contacted. The goal is to contact everyone before the 22nd of this month.

Alta clarified that this is a free event, that we can make prizes and awards (will add to the agenda for the next meeting) and can create certificates as well.

Sidney will send out a reminder about the assignments.

● **New Issues**

Alta will complete the application for the grant and have it submitted by the 31st of July.

● **Adjournment**

Motion to adjourn the meeting: Linda

2nd: Vickie

Next Meeting: August 13th, 5:30pm - 7:00pm