

NOTICE AND AGENDA
SANTA CLARA CITY COUNCIL MEETING
Wednesday, April 9, 2025
Time: 6:00 P.M.
AGENDA

Public Notice is hereby given that the Santa Clara City Council will hold a Regular Meeting in the City Council Chambers, located at 2603 Santa Clara Drive, Santa Clara, Utah on Wednesday April 9, 2025 commencing at 6:00 PM. The meeting will be broadcast on our website at <https://santaclarautah.gov>

1. Call to Order:

2. Opening Ceremony:

- Pledge of Allegiance: Ben Shakespeare
- Opening Comments: Carole Drake, Saint George Catholic Church, St. George Interfaith Council.

3. Conflicts and Disclosures:

4. Working Agenda:

A. Public Hearing(s) 6:00 pm. (none)

B. Consent Agenda:

1. Approval of Claims & Minutes:
 - Mar. 26, 2025 City Council Regular Meeting
 - Mar .26, 2025 City Council Work Meeting
 - Claims through April. 9, 2025
2. Calendar of Events:
 - April 23, 2025 City Council Work Meeting
 - April 23, 2025 Regular City Council Meeting

C. General Business:

1. Appoint Dave Clark to the Planning Commission.
2. Appoint Ron Hill to Administrative Law Judge.
3. Introduction of the Santa Clara Youth City Council. Presented by Janene Burton, Councilwoman.

5. Reports:

- a. Mayor / Council Reports:

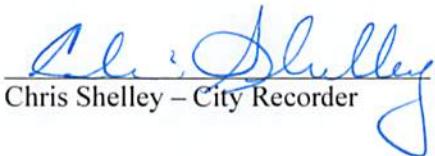
6. Closed Meeting Session:

7. Adjournment:

Note: In compliance with the Americans with Disabilities Act, individuals needing special accommodation during this meeting should notify the city no later than 24 hours in advance of the meeting by calling 435-673-6712. In accordance with State Statute and Council Policy, one or more Council Members may be connected via speakerphone or may by two-thirds vote to go into a closed meeting.

Zoom Meeting Participants: Participants on the Zoom call is limited to City Staff, Council Members, and applicants on the agenda. Email calendar invitations will be sent out in advance of the meeting. Instructions for each meeting will include the meeting ID, and password to join. When joining the meeting your screen name must show your full name. Each applicant will be accepted into the meeting when their item is up for discussion. Please contact Chris Shelley at (435)673-6712 Ext. 203 with any questions regarding public meetings.

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Santa Clara City limits on this 3rd day of April 2025 at Santa Clara City Hall, on the City Hall Notice Board, at the Santa Clara Post Office, on the Utah State Public Notice Website, and on the City Website at. The 2025 meeting schedule was also provided to the Spectrum on January 1, 2025.


Chris Shelley – City Recorder

**SANTA CLARA CITY COUNCIL MEETING
WEDNESDAY, MARCH 26, 2025
MINUTES**

THE CITY COUNCIL FOR THE CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH, met for a Work Meeting on Wednesday, March 26, 2025, at 6:00 p.m. in the Downstairs Executive Board Room located at 2603 Santa Clara Drive, Santa Clara, Utah. The meeting was broadcast on the City website at <https://santaclarautah.gov>.

Mayor: Rick Rosenberg

Council Members: Janene Burton
Christa Hinton
Dave Pond
Ben Shakespeare
Jarett Waite

City Manager: Brock Jacobsen

City Recorder: Chris Shelley

Others Present: Jim McNulty, Planning and Economic Development Manager
Matt Ence, City Attorney
Cody Mitchell, Building Official
Dustin Mouritsen, Public Works Director
Ryan VonCannon, Parks and Trails Director
Dan Cazier, Fire Chief
Debbie Bannon, Finance Director

1. Call to Order.

Mayor Rick Rosenberg called the meeting to order at 6:00 p.m. and welcomed those present.

2. Opening Ceremony.

- A. **Pledge of Allegiance:** Jarett Waite, City Council Member.
- B. **Opening Comments:** Pastor Greg Wright, Westside Baptist Church, St. George Interfaith Council.

3. Conflicts and Disclosures.

Mayor Rosenberg disclosed that the firm he is employed with worked on Items C3 and C6.

4. Working Agenda.

Council Member Hinton moved to TABLE items C4 and C5 to allow City Staff and legal

counsel time to review new concerns. Council Member Waite seconded the motion. Vote on motion: Council Member Waite-Yes, Council Member Pond-Yes, Council Member Hinton-Yes, Council Member Burton-Yes, Council Member Shakespeare-Yes. The motion passed unanimously.

A. Public Hearing.

i. Public Hearing to Receive Public Comment Regarding Cemetery Rates. Presented by Ryan VonCannon, Parks and Trails Director.

Parks and Trails Director, Ryan VonCannon presented the Staff Report and indicated that the new rates were discussed at the last Work Meeting. The proposed perpetual care rate for residents is \$1,200. For non-residents, full and half lot rates were increased to midway between those of Tonaquint and Saint George Cemeteries. Internment fees were increased to match those cemeteries, and a \$300 fee was added for graves that were not closed by 4:00 p.m.

Mayor Rosenberg opened the public hearing. There were no public comments. The public hearing was closed.

ii. Public Hearing to Receive Public Comment Regarding a Single-Event Liquor License for the LPGA Tournament at Black Desert Resort on April 28 through May 4, 2025. Presented by Jim McNulty, City Planner.

Planning and Economic Development Manager, Jim McNulty presented the Staff Report and reported that Black Desert Events, LLC had requested a single-event liquor license for the LPGA tournament. A similar license was approved for the October 2024 PGA tournament. Granting approval would allow City officials to provide written consent to the Alcoholic Beverage Control Commission allowing for the issuance of an event permit as per Utah Code § 32B-9-201.

Mayor Rosenberg opened the public hearing. There were no public comments. The public hearing was closed.

B. Consent Agenda.

i. Approval of Claims and Minutes:

- **February 26, 2025 Closed Meeting Session.**
- **March 5, 2025 City Council Regular Meeting.**
- **March 5, 2025 City Council Work Meeting. (canceled)**
- **Claims through March 26, 2025.**

iii. Calendar of Events:

- **April 9, 2025 City Council Work Meeting.**
- **April 9, 2025 City Council Regular Meeting.**
- **April 23, 2025 City Council Work Meeting.**
- **April 23, 2025 City Council Regular Meeting.**

Council Member Waite moved to APPROVE the Consent Agenda, as presented. Council Member Pond seconded the motion. Vote on motion: Council Member Waite-Yes, Council Member Pond-Yes, Council Member Hinton-Yes, Council Member Burton-Yes, Council Member Shakespeare-Yes. The motion passed unanimously.

C. General Business.

i. Discussion and Action to Consider an Amendment to the Cemetery Rates and Approve Resolution 2025-06R. Presented by Ryan VonCannon, Parks & Trails Director.

Council Member Shakespeare asked if there is language in place to prevent a resident from purchasing a plot and then transferring it to a non-resident. Mr. VonCannon stated that it is prohibited by Ordinance. Identification and proof of residence are required for both purchases and transfers. In response to a question from Mayor Rosenberg, he confirmed that plots transferred back to the City are refunded at the original purchase price.

Council Member Shakespeare moved to APPROVE the Amendment to the Cemetery Rates and Approve Resolution 2025-06R, as presented. Council Member Pond seconded the motion. Vote on motion: Council Member Shakespeare-Yes, Council Member Burton-Yes, Council Member Hinton-Yes, Council Member Pond-Yes, Council Member Waite-Yes. The motion passed unanimously.

ii. Discussion and Action Regarding a Single-Event Liquor License for the LPGA Tournament at Black Desert Resort on April 28 through May 4, 2025.

Council Member Hinton moved to APPROVE a Single-Event Liquor License for the LPGA Tournament at Black Desert Resort from April 28 through May 4, 2025, as presented. Council Member Burton seconded the motion. Vote on motion: Council Member Waite-Yes, Council Member Pond-Yes, Council Member Hinton-Yes, Council Member Burton-Yes, Council Member Shakespeare-Yes. The motion passed unanimously.

iii. Discussion and Action Regarding a Special Event Permit for the LPGA Tournament at Black Desert Resort on April 28 through May 4, 2025. Presented by Jim McNulty, City Planner.

Mr. McNulty presented the Staff Report and indicated that copies of the application and supporting documentation were included in the Meeting Packet for review and consideration. Staff recommended that the City Council consider approving the Special Event Permit.

Black Desert Championship Tournament Director, John Coolbaugh reported that the LPGA event will be much smaller than the PGA tournament, but it will have 144 of the world's top international players and be broadcast on the Golf Channel.

The qualifying will be on Monday, April 28, 2025. Tuesday, April 29, 2025 will be a practice day for professional golfers. Wednesday, April 30, 2025 is the Pro-Am Tournament. May 1, 2025 is the first day the course is open to ticket holders. Currently, between 100 and 200 tickets have been sold each day, but sales are ongoing.

Mr. Coolbaugh reviewed the different ways people will get to the event and noted that designated bicycle parking is in Lot 7 off of Red Mountain Drive. Americans with Disabilities Act (“ADA”) parking is offsite, and compliant shuttles will be provided. General parking will be located at Tech Ridge, and those shuttles will be routed down Snow Canyon Parkway. Personnel will park in Lot 7. Greater Zion Club Pass holders will also park in Lot 7. Rideshare drop-offs and pickups will be on the Ivins City side of the property. Temporary road closures at Red Mountain Drive at Pioneer Parkway and Red Mountain Drive at Affirmation Drive were requested to control incoming traffic during the tournament. “No Parking” and wayfinding signs will be posted in strategic areas along Pioneer Parkway.

Resort staff have worked with the police and fire departments to ensure safety during the event. They also have a partnership with Intermountain Health to provide first-aid care.

In response to a question raised by Council Member Hinton, Mr. Coolbaugh reported that the two areas on Red Mountain Drive were also monitored for the PGA tournament. Anyone authorized to park in Lot 7 will enter the resort via Red Mountain Drive. It will not be closed to trail traffic.

Mr. Coolbaugh reported that the next PGA tournament will be held from October 20, 2025 through October 26, 2025.

Council Member Waite stated that he had a great time at the PGA event, but he left to get an umbrella and was not allowed back in. He asked if there would be signage clearly indicating “no reentry.” Mr. Coolbaugh stated that the LPGA is less restrictive than the PGA regarding reentry. A large portion of the resort is outside of the LPGA tournament grounds, including the pro shop.

Council Member Shakespeare stated that the PGA event was handled very well, and they are confident that it will be true for the LPGA event as well.

Council Member Burton moved to APPROVE a Special Event Permit for the LPGA Tournament at Black Desert Resort from April 28 through May 4, 2025, as presented. Council Member Shakespeare seconded the motion. Vote on motion: Council Member Shakespeare-Yes, Council Member Burton-Yes, Council Member Hinton-Yes, Council Member Pond-Yes, Council Member Waite-Yes. The motion passed unanimously.

iv. Discussion and Action to Consider a Conditional Use Permit for Club Use at Arcadia Vacation Resort to Operate Recreational Facilities as Well as Maintenance Building Pads Providing Workspace for Housekeeping and Maintenance Employees. Robert Smith, Applicant. Presented by Jim McNulty, City Planner.

The above item was tabled.

v. **Discussion and Action for an Amendment to the Existing Conditional Use Permit Allowing for Short-Term Rentals within Arcadia Vacation Resort to Separate the HOA Recreational Amenities from Club Use Recreational Amenities. Robert Smith, Applicant. Presented by Jim McNulty, City Planner.**

The above item was tabled.

vi. **Discussion and Action to Consider Approval of the Reimbursement Agreement between the City of Santa Clara and the Washington County Flood Control Authority for Swiss Village Grade Control Structure in the Amount of \$237,500.00. Presented by Dustin Mouritsen, Public Works Director.**

Public Works Director, Dustin Mouritsen presented the Staff Report and indicated that the funding will cover the design and construction costs of the Swiss Village grade control structure. The City has wanted to begin this project since the flood of 2005. It will flatten out the basin and stop erosion. Mayor Rosenberg added that the structure will extend across the Santa Clara River floodplain between the existing Natural Resources Conservation Service rock walls. The river rushes through those sections and tends to head-cut the bottom during high flows, and grade control structures prevent that from happening. The project has been planned for a number of years, and funding is now available. Easements are already in place, and Mayor Rosenberg will meet with property owners to coordinate access to the work area. Construction will begin after September 1, 2025 and hopefully be completed before the end of the year.

Mr. Mouritsen stated that the Council would approve the reimbursement agreement between Santa Clara and the Flood Control Authority. The project is 100% funded by the Flood Control Authority.

Council Member Shakespeare asked if they should consider sediment removal during the project. Mayor Rosenberg stated that it is not necessary at this location. Sediment was removed from the area approximately 10 years previously and used as fill in a nearby subdivision, and there has not been a lot of sedimentation since that time. Some excavation will be required around the structure itself, but they will not go far upstream because easements are not in place, and they do not want to disturb the existing unprotected banks.

Council Member Pond moved to APPROVE the Reimbursement Agreement between the City of Santa Clara and the Washington County Flood Control Authority for Swiss Village Grade Control Structure in the Amount of \$237,500.00, as presented. Council Member Hinton seconded the motion. Vote on motion: Council Member Shakespeare-Yes, Council Member Burton-Yes, Council Member Hinton-Yes, Council Member Pond-Yes, Council Member Waite-Yes. The motion passed unanimously.

vii. **Discussion and Action to Consider Approval of a Regional Sewer Rate Increase from St. George City and Approve Resolution 2025.07R. Presented by Dustin Mouritsen, Public Works Director.**

Mr. Mouritsen reported that Scott Taylor, Water Services Director For Saint George City, had notified him of the \$2.00 passthrough increase for the regional sewer rate. It will increase Santa Clara's passthrough sewer rate to \$30.13 for residential and \$37.26 for commercial. The last regional increase of \$1.50 occurred in July 2023, and they need to fund \$62 million in planned infrastructure upgrades over the next five years. Mr. Mouritsen noted that the increase will be in addition to the newly approved City rate increase.

Mayor Rosenberg stated that Saint George treats all City wastewater, and the increase is a passthrough directly to them.

Council Member Shakespeare moved to APPROVE a Regional Sewer Rate Increase from St. George City and Approve Resolution 2025.07R, as presented. Council Member Hinton seconded the motion. Vote on motion: Council Member Waite-Yes, Council Member Pond-Yes, Council Member Hinton-Yes, Council Member Burton-Yes, Council Member Shakespeare-Yes. The motion passed unanimously.

5. Reports.

A. Mayor/Council Reports.

Council Member Shakespeare reported on the following:

- He attended the Utah League of Cities and Towns ("ULCT") Congressional City Conference in Washington, D.C. with other Council Members and Staff. It was interesting to hear each community address their housing needs. As they consider smaller lot zones, he believes they should have a comprehensive discussion on what they want the City will look like in the future. They also met with Congresswoman Maloy and Senator Curtis.

Council Member Burton reported on the following:

- She met with the royalty and their parents. Emma Hunter has moved, and no one wanted to fill the position of Queen. The attendants all want to run again in June.
- She spoke with a homeowner who is concerned about the sidewalk lifting on Rachel Drive near Paradise Village. Mr. Mouritsen stated that they will correct the problem.

Council Member Hinton reported on the following:

- She also attended the ULCT Conference. They spent a lot of time with Congresswoman Maloy. Their time with Senator Curtis was shorter, but they were able to discuss tax-exempt municipal bonds with him. They also discussed the western and northern corridors, funding for community projects, and the potential of acquiring public land for housing. She believes they did a great job of advocating for the City.
- She spoke with Heather Lundgren, Washington County Director for the Sharing Place, who indicated that they have security space in the old Evoke building on Santa Clara Drive. The Sharing Place helps children who are grieving the loss of a parent. They invited the

City Council to attend their ribbon cutting in the Fall and look forward to partnering with the City.

- She attended the Virgin River Land Preservation Association meeting. It was interesting to learn about the projects they have worked on. Mayor Hart of Ivins City gave a short presentation on the preservation projects they would like to work on.
- The ULCT board met the previous Monday in Salt Lake City to discuss the end of the legislative session. A total of 959 bills were introduced, 134 more than the prior nine-year average; 1,110 substitutes and amendments were adopted; 582 bills were passed, which was nine fewer than 2024; and the ULCT tracked 279 of those bills, which was 61 more than the prior three-year average. Most bills that failed did so procedurally. Committees advanced 90.3% of bills, and only 2.5% of those that made it to the floor failed.
- Funding was cut for the Local Administrative Advisor (“LAA”) program on the last day of the legislative session, and the ULCT is trying to decide how to address that shortage. In the past, the State funded \$1.58 million to the program, of which \$380,000 would stay with the ULCT for two LAAs and the rest would go to the Association of Governments for seven or eight LAAs. The total funding amount is now \$1.02 million. All ULCT funding was cut. Small communities rely on the program, and the ULCT is working to determine the next steps.

Council Member Waite reported on the following:

- He attended the Washington City State of the City event in the refurbished gymnasium. The redesign is very nice.

Mayor Rosenberg reported on the following:

- Koni Hunter has asked to step down from the Planning Commission due to family issues. Long-time resident David Clark, who is a former state representative, has offered to volunteer on a committee. Mayor Rosenberg has considered asking him to join the Commission.
- He attended the Utah Water Users Conference in Saint George. They are at 68%, but April is expected to be hot and dry. The reservoirs are 79% full statewide, but Washington County’s reservoirs are down 15% from 2024. They also discussed risk assessment for high-hazard dams in Washington County.
- The Mayor’s Association met and discussed the outcome of the legislative session.
- He attended the Mountainland Association of Governments meeting. Saint George is working on an e-bike ambassador program for their active transportation committee. They are similar to golf course marshals; they are not armed, but they ride the trails and ensure that people follow the rules. They are having a lot of problems with rental e-bikes.
- Design meetings for the Graveyard Wash Reservoir have been postponed until the Army Corps of Engineers issue the permit.
- The Fire Control Technical Advisory Committee met earlier that day and reviewed the high-risk fire areas. Chief Cazier discussed the areas of high fire danger in Santa Clara, particularly around the washes and flood plains.
- American Conservation Experience (“ACE”) crews have been clearing tamarisk and other invasive species out of the Tuacahn Wash all summer. He noted that they also cleared near

the Gates Lane bridge and asked Chief Cazier to check the area for piles. The ACE crews will also do some work in Saint George before the season ends.

- They have been working with the Black Desert Resort on the required permits for the LPGA event.

6. Closed Meeting Session.

There was no Closed Meeting Session.

Mayor Rosenberg welcomed Representative Neil Walter. Representative Walter stated that he enjoyed hearing about everything happening in the City. In response to a question from Council Member Waite, he stated that he was very happy with the outcome of his short-term rental bill. Similar bills had failed for three years. The final bill allows municipalities to require a business license or separate permit for short-term rentals. If they post online and do not have that license or permit, municipalities can request that websites remove the listing. VRBO and Airbnb have both committed to supporting conforming uses and removing non-conforming properties. Municipalities also can report property owners to the tax commission to ensure that they are paying all transient room taxes (“TRT”) and other required taxes.

Council Member Hinton asked about how the county classification change affects Santa Clara. Representative Walter stated that the TRT bill was intended to generate 0.5% in additional revenue for cities like Santa Clara, but it did not pass. A second bill regarding EMS also did not pass. An amendment was made in the House that required concurrence in the Senate, and it did not make it back for concurrence. The classification change is significant because there is an ongoing discussion as to whether municipalities in Washington County can implement the EMS sales tax because of the move to a County of the Third Class.

7. Adjournment.

Council Member Hinton moved to ADJOURN. Council Member Shakespeare seconded the motion. The motion passed with the unanimous consent of the Council.

The City Council Meeting adjourned at 7:00 p.m.

Chris Shelley
City Recorder

Approved: _____

SANTA CLARA CITY COUNCIL WORK MEETING
WEDNESDAY, MARCH 26, 2025
MINUTES

THE CITY COUNCIL FOR THE CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH, met for a Work Meeting on Wednesday, March 26, 2025, at 4:00 p.m. in the City Council Chambers located at 2603 Santa Clara Drive, Santa Clara, Utah. The meeting was broadcast on the City website at <https://santaclarautah.gov>.

Mayor: Rick Rosenberg

Council Members:
Janene Burton
Christa Hinton
Dave Pond
Ben Shakespeare
Jarett Waite

City Manager: Brock Jacobsen

City Recorder: Chris Shelley

Others Present:
Jim McNulty, Planning and Economic Development Manager
Matt Ence, City Attorney
Cody Mitchell, Building Official
Dustin Mouritsen, Public Works Director
Ryan VonCannon, Parks and Trails Director
Dan Cazier, Fire Chief
Debbie Bannon, Finance Director
Lance Haynie, Government Affairs Director

1. Call to Order.

Mayor Rick Rosenberg called the meeting to order at 4:00 p.m. and welcomed those present.

2. Working Agenda.

A. General Business.

i. WCWCD Water Shortage Plan, Applicant, Doug Bennett. Presented by Dustin Mouritsen, Public Works Director.

Washington County Water Conservancy District (“WCWCD”) Conservation Manager, Doug Bennett discussed Ultra-Water-Efficient Development Standards, a voluntary program designed to create a new type of single-family housing that uses 33% less water than the currently 0.59-acre foot standard. It is adaptable to varying lot sizes and can work on large lots by creating an envelope of irrigated area around a home. Developers would be interested in building to the standards

because they carry a reduced Impact Fee. The fee is still being calculated but is anticipated to save a few thousand dollars per lot.

In order to ensure performance, the following requirements must be met:

- Communities must have a homeowner's association ("HOA") and integrate the program requirements into their governing documents. The WCWCD would have an agreement with the HOA that prescribes how to address violations, and households that use more than 8,000 gallons per month will be subject to a surcharge.
- Required indoor measures have already been adopted and include efficient fixtures and appliances.
- Most of the conservation occurs in landscaping. There would be no private lawns, only community parks. Irrigated landscaping would be limited to 2,000 square feet of drip-irrigated plants per home. On large lots, all landscaping must be within 25 linear feet of the exterior wall of a home.
- Private swimming pools would be prohibited, but community pools are encouraged. Freestanding spas would be allowed, as well as ornamental water features of up to 25 square feet.
- One hundred square feet per household of active recreation would be required. Community water play areas would be encouraged and scaled based on the number of households.
- Ornamental common areas would be built to City standards, but the WCWCD assumes that all cities will allow drip irrigation and low to moderate water use plantings.

Mr. Bennett reviewed the anticipated performance and indicated that metered water use is projected at 96,000 gallons annually, which is one-third less than typical new homes and less than half of that used by homes built five years ago.

Council Member Burton stated that she is trying to xeriscape her yard, but she is not allowed to have astroturf. Mr. Bennett reported that state law still allows HOAs to make those determinations, so the only current alternative is to change community bylaws. However, there is a provision in state law that prohibits HOAs from preventing installation of waterwise landscaping.

Council Member Shakespeare indicated that the scaled Impact Fee would be a big incentive for developers and asked if there were any other financial benefits. Mr. Bennett reported that they are currently conducting an Impact Fee study. They expect that the WCWCD Impact Fee will increase as a result, and they expect a commensurate reduction for developers who agree to build using the Ultra-Water-Efficient Development Standards. Additionally, the homes will use so little water that they may not need a secondary water system, which would be a cost savings for developers. If cities waive that requirement, it will save \$3,000 to \$4,000 per household.

Council Member Shakespeare asked if the WCWCD was considering a similar program for commercial developments. Mr. Bennett stated that they may consider it after the study is completed. In terms of water conservation, the commercial sector is already meeting current standards.

Mr. Bennett reported that a water shortage contingency survey was conducted to determine what city officials and technical professionals believe is appropriate for their constituents. Of 69 eligible respondents, 42 completed the survey, including city council members, mayors, city managers, the WCWCD Technical Advisory Committee, and WCWCD trustees. He indicated that the five drought stages go from Stage 0, which is normal, to Stage 4, extreme drought.

Mr. Bennett next reviewed the survey questions and responses.

Section 1: Participants were asked the following question:

In what stage of drought would you recommend initiating certain restrictions?

Most respondents recommended implementation between Stage 2 and Stage 3. As a group, city council members tended to support implementing measures at earlier stages than other respondents.

Section 2: Participants were asked to mark their level of agreement with a statement on a 10-point scale.

All cities in the region should implement equivalent measures during drought. Most responses were in strong agreement with the statement, with only a few indicating that individual cities should create their own measures.

Economic impact and potential water savings should be considered when choosing drought measures. There was also a strong favorable consensus around this statement, but some responses were fives and sixes.

People who violate drought rules should receive one courtesy reminder and then be assessed a fee. The average response for this statement was 7.6. Negative responses were not opposed to enforcement but suggested that people should receive more warnings.

It is appropriate to restrict the watering of decorative lawns before restricting watering on community parks and athletic fields. This statement is the reason behind the survey. Members of the technical committee had indicated that people would want the same restrictions applied to parks and lawns. Mr. Bennett and others disagreed, and they decided to create the survey. There was no strong consensus on the statement, with an average of 6.8.

Golf courses should be allowed to make their own management decisions if they meet community water use reduction targets. Mr. Bennett indicated that golf courses typically use 200 to 300 million gallons of water per year, and he believes they should be given a water budget. There also was not a strong consensus on this statement.

In response to a question from Council Member Shakespeare, Mr. Bennett confirmed that the goal is to have all golf courses on reuse or secondary water. However, he pointed out that secondary water is the backup culinary water source in times of drought.

Municipalities should periodically report water use reductions of city facilities. City council members primarily agreed with this statement, whereas technical staff did not because they commented that the data was already shared.

The conclusions reached from the survey are:

- Stakeholder consensus aligns well with most, but not all, proposed measures recommended by the Technical Advisory Committee.
- There is strong support for all cities to adopt a common plan.
- Golf course and public park policies lack clear consensus and merit more exploration.
- Measures with high economic impact were delayed until late-stage drought by many respondents, but with the understanding that if water use reductions are not achieved, economic impacts amplify.
- Sentiment on city reporting suggests value in communicating city efforts, but also desire to avoid creating new, mandatory reports.

Mr. Bennett reported that the Drought Committee has developed incremental measures, which will be reviewed by the Administrative Advisory Committee on April 23, 2025. Mayor Rosenberg and City Manager, Brock Jacobsen are members of the committee. If the board approves their recommendation, the WCWCD will then bring the matter back to the cities. They will also meet with the golf industry regarding the goal-oriented strategies, and plan to obtain more public input about the prioritization of public over private lawn areas.

In response to a question from Council Member Shakespeare, Mr. Bennett stated that in addition to the 50,000-acre feet of capacity in the wet part of the Sand Hollow Reservoir, there are up to 300,000 acre-feet of groundwater storage underneath the reservoir. Snowpack was similar to 2021, but the snow is on top of extremely dry ground that will retain the water so it will not flow to the Virgin and Santa Clara rivers. They are projecting that the Virgin River will only produce 33% of its average flow, and the Santa Clara River will produce 20% of its average. Without water coming in, it is important that they are judicious in the use of water in the Quail, Gunlock, and Sand Hollow Reservoirs. Otherwise, if next winter is as dry as the 2024/2025 season, conditions could reach Stage 3 or even Stage 4. Mr. Bennett then discussed future plans for additional interconnected reservoirs.

ii. Storm Water Master Plan Update, Impact Fee, and Capital Facilities Plan. Presented by Dustin Mouritsen, Public Works Director.

Public Works Director, Dustin Mouritsen presented the Staff Report and reported that Sunrise Engineering has been working on the study for several years and has recommended several infrastructure projects. Mr. Mouritsen then narrowed those down to the projects he feels are necessary. He reviewed the projects included in the 10-to-20-year plan and noted that no Impact Fees would be collected on those items.

The priority projects in the 0-to-10-year plan for which Impact Fees will be collected are:

- The basin at Fort Santa Clara where stormwater comes off the west side of The Heights that overflows. The study recommends increasing its capacity by approximately three times.
- Curb and gutter projects to complete the Valley streets including Victors Street, Vernons Street, Quail Street, Hamblin Drive, and possibly Arrowhead Trail.
- The Tuacahn Wash culvert at Pioneer Parkway and Lava Flow Trail.

Mr. Mouritsen reported that the recommended Impact Fee is \$9,400 per acre, broken down by the actual size of the parcel. Per-unit fees in the R-1-6 Zone would be \$1,300; R-1-10 and R-1-10 Mixed Lot Zones would be \$2,163, and \$780 in high-density, multifamily Planned Development Residential (“PDR”) Zones. In response to a question from Mayor Rosenberg, it was clarified that the Impact Fee would be based on the exact measurement of the lot.

Mr. Mouritsen reported that there are currently no funds available to complete the necessary improvements because the current fee is too low. The new Impact Fee was calculated based on the number of undeveloped parcels in each drainage zone, and the projects are only between 34% and 37% Impact Fee eligible. The excess expense must be covered by increased fees or bonding.

Council Member Shakespeare asked how detention is factored into the fees as most water is now kept onsite. Mr. Mouritsen stated that when the stormwater is released into City streets, it must be captured. The commercial Impact Fee is calculated by determining the amount of square footage on the average building lot that will drain onto City streets, then divided by the square footage of the parking lot. For example, a parking lot as large as the one at Harmon’s would have five to six times the residential Impact Fee because of the amount of stormwater that will be released into City streets and must be carried to a wash or detention basin by City infrastructure.

Mayor Rosenberg indicated that the report is very complex and recommended that the Council spend time studying it.

In response to a question from Council Member Shakespeare, Mr. Mouritsen reported that the \$6.5 million in necessary projects are only 34% and 37% Impact Fee eligible, and he hopes that the rate increase recently approved by the Council will at least match that amount so they do not have to bond for the projects.

Council Member Hinton asked how potential future residential development on the Bureau Of Land Management land would affect the Impact Fees. Mr. Mouritsen stated that the study would need to be updated to incorporate that land. Mayor Rosenberg added that, because of the unknowns, areas of the South Hills have historically not been included in Impact Fee studies. If the property was released for development, the study would need to be updated, and it could result in a zonal Impact Fee that differs from the rest of the City.

Mr. Mouritsen reported that the old Master Plan had an \$846 Impact Fee for all developments, and the new fee based on acreage would result in a large discount for multifamily and small-lot developments. Council Member Shakespeare stated that it makes sense to base the fee on lot size as that is how commercial rates are determined. Mayor Rosenberg noted that it would also be easier to justify if challenged.

In response to a question raised by Council Member Shakespeare, Mr. Mouritsen confirmed that the lower rate for high-density developments in the Planned Development Residential (“PDR”) Zone was based on other requirements for those zones like detention. Mayor Rosenberg stated that in this case, they are considering PDR Zones with small lot sizes, not large lot developments in PDR Zones. Mr. Mouritsen confirmed that Impact Fees for developments in PDR Zones would also be based on lot sizes. Mayor Rosenberg indicated that the distinction should be clearly outlined. Mr. Jacobsen agreed that clarification should be added but noted that the report specifies that the Impact Fee is based on lot size per acre, not a fixed fee per lot. The Council discussed how the fee could apply to different existing PDR developments and how those developments affect the City’s stormwater system.

After discussion, it was agreed that a public hearing on the Impact Fee increase would be added to the April 9, 2025 Business Meeting Agenda. In addition to the public notice, Staff will also inform developers of the meeting.

iii. Discussion Regarding Modifying Regulations. Presented by Cody Mitchell, Building Official.

Building Official, Cody Mitchell indicated that he had spoken with Council Member Pond and Animal Control Officer, McKenzie Peterson, regarding the changes discussed at the last meeting. Ms. Peterson indicated that she would prefer household animals to be regulated under Title 6, which she will be working to update. Final changes to Section F were reviewed.

F. Domestic Livestock and Fowl

1. On lots of less than two acres in size, no large or medium-sized animals shall be kept or maintained.
2. On lots of two acres or more, domestic livestock shall be limited to one domestic animal for each one-half acre.
3. This item was stricken.

4. On lots of less than two acres, 10 hen chickens (no roosters) may be kept per 10,000 square feet of lot area.
5. This item was stricken.
6. Chicken runs shall be a maximum size of 120 square feet, with a maximum height of eight feet.
7. No chicken shall be allowed to roam outside the chicken run.
8. House old Pets: (See Title 6: Animals)

17.08.010: TERMS DEFINED:

CHICKEN RUN: A fenced area typically attached to a chicken coop where chickens can exercise, forage, and engage in natural behaviors.

In response to a question from Council Member Hinton, Mr. Mitchell clarified that Ms. Peterson personally preferred a limit of six chickens. However, Ivins City has a limit of eight, so for ease of enforcement she asked that the regulations be consistent. After discussion, the Council decided that the limit should remain 10.

iv. Bike Rack Location discussion. Presented by Brock Jacobsen, City Manager.

Mr. Jacobsen reported that they would be installing a bike rack at City Hall and asked for the Council's input as to the location and style. Staff recommended installing it either to the right of the front doors or behind the museum sign. Council Member Burton asked about installing it near the angled parking, but it was noted that the area is not level enough for the rack. Mayor Rosenberg indicated that the area behind the museum sign is near the parking lot and the Americans with Disabilities Act ("ADA") ramp. In response to a question from Council Member Waite, Mr. Jacobsen confirmed that there is a camera in that location.

After discussion, it was decided that an angled rack would be installed behind and parallel to the museum sign.

v. Bison Location discussion. Presented by Brock Jacobsen, City Manager.

Mr. Jacobsen reported that once the location was determined, they would begin the artist selection process.

The Council discussed the pros and cons of the potential locations, aesthetics, camera locations, visibility, potential vandalism, etc. Mayor Rosenberg suggested the planter area to the left of the front doors of City Hall as the most appropriate location. Council Member Shakespeare expressed

a preference for a different area of the City but indicated that the area is the best location at City Call. Council Member Burton was not in favor of having it close to the building. Council Member Waite agreed that he would rather it not be in front of City Hall. Council Member Hinton suggested the other side of the building near the new bike rack. At Council Member Pond's suggestion and after discussion, it was decided that the bison would be installed in the planter at the east corner of City Hall grounds at the intersection of Santa Clara Drive and Heights Drive.

3. Staff Reports.

Parks Director, Ryan VonCannon reported on the following:

- Ten students from Utah Technical University worked on the planters at the cemetery, installing several new plants and new mulch.
- Work on the mural continues. The east wall is almost halfway completed. They plan to work on it every weekend and hope to finish by the end of the school year.
- The May 3, 2025 Movie in the Park will be "Moana 2." They will have bounce houses instead of games this year.

Public Works Director, Dustin Mouritsen reported on the following:

- The new shop at the City Yard is completed, and all Public Works and Power Department equipment has been moved in.
- The Pioneer Parkway reconstruction near the Harmon's entrance is completed. Crack sealing is finished, and chip sealing is scheduled for late May.
- Both wells have been rebuilt and are ready for the season. They are pumping a combined 1,540 gallons per minute.
- They are still working on the retaining wall at the Little League field.
- They discovered that they need a pressure-reducing valve on the Black Desert water main. Black Desert provided the valve and fittings, and the City installed the valve.
- They were able to purchase nine irrigation shares, which is the equivalent of 12 million gallons of secondary water.

Fire Chief, Dan Cazier reported on the following:

- A structure fire in a garage in Paradise Village was started by a battery charger. It caused an estimated \$20,000 in damage.
- They responded to a call in the Motoqua area for an older gentleman who crashed his mountain bike. He was life-flighted to Saint George Regional Medical Center.
- Crews have been working on their pack testing and Red Card refresher for the year.
- Over the last 30 days, they have burned between 30 and 40 piles of brush from the Tuacahn Wash.
- They are working to fill all open positions. There are currently three openings, and a fourth is anticipated by the end of April. He anticipates making offers to two candidates within the next few days.

- Medic Engine 31 is out of service again. It has only been in service approximately 15 out of the last 30 days. The pump failed, and an out-of-town mechanic must be brought in to work on it. The mechanic will be in the area within the next two weeks.
- Hydrant testing is underway.

Building Official, Cody Mitchell reported on the following:

- The assistant who started work in January has left for other opportunities, so the position is open again.
- There has been a slight increase in Building Permits.
- There have also been increases in Code Enforcement and building maintenance calls.

Planning and Economic Development Manager, Jim McNulty reported on the following:

- The Preliminary Subdivision Plat for Center Village at Black Desert will be considered by the Planning Commission at its March 27, 2025 meeting, as well as a Site Plan amendment for Dutchman's Bakery.
- The Church of Jesus Christ of Latter-Day Saints will be submitting plans for a stake center on approximately five acres on Santa Clara Drive west of Dutchman's Market.
- A project plan has been submitted for the Silverado site off Pioneer Parkway. It will be a 50/50 residential and commercial property.

Police Chief, Jaron Studley reported on the following:

- Detective Muse joined the Internet Crimes Against Children Task Force last November. His first case was in Santa Clara, and it was the first case involving artificial intelligence that was successfully taken to the federal level.
- A search warrant was issued for a similar issue in Shivwits. Three Santa Clara detectives and Washington County deputies assisted the Federal Bureau of Investigation with the raid.
- There were 26 applicants for the open position, and he has narrowed it down to four candidates. One is a lateral move from a neighboring agency.
- They are getting ready for the LPGA and Iron Man events.
- He attended the Utah Chiefs of Police Association conference, where training emphasized mental health and wellness. They will be gearing departmental training toward those issues as well.
- There have been 11 accidents in the past 30 days.

Government Affairs Director, Lance Haynie reported on the following:

- They have applied for a state grant to cover 50% of the costs for the splash pad.

City Manager, Brock Jacobsen reported on the following:

- The generator is repaired and ready.

4. Adjournment.

The City Council Meeting adjourned at 5:34 p.m.

Chris Shelley,
City Recorder

Approved: _____

DRAFT

**City of Santa Clara
Check Register
All Bank Accounts - 03/26/2025 to 03/26/2025**

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
ALPHA ENGINEERING	71883	36632	03/26/2025	03/26/2025	238.00	PROJECT 072-32 SOLACE OF SANTA CLARA PH	104652-320 - ENGINEERING	
ALPHA ENGINEERING	71883	38633	03/26/2025	03/26/2025	238.00	PROJECT 072-33 CLARA CROSSING - FINAL PLA	104652-320 - ENGINEERING	
					\$476.00			
					\$476.00			
BURROW, CHRIS	71884	031825 - COURT	03/18/2025	03/26/2025	159.24	COURT INTERPRETER - 03-18-25	104120-330 - LEGAL SERVICES	
					\$159.24			
DAVIS AIR TEC	71885	103718	03/18/2025	03/26/2025	8,531.01	400,000 BLU SHOP HEATER	484100-730 - IMPROV OTHER THAN	
DAVIS AIR TEC	71885	103718	03/18/2025	03/26/2025	8,531.01	400,000 BLU SHOP HEATER	535310-975 - ELECTRIC IMPACT FEE	4
					\$17,062.02			
					\$17,062.02			
IVINS CITY	71886	235201819 - 6	03/18/2025	03/26/2025	285.00	MARCO ANTONIO ALEGRI	102560-000 - BAIL & RESTITUTION	
					\$285.00			
KENT FREI	71887	4 WATER SHARE	03/26/2025	03/26/2025	100,000.00	4 SHARES OF WATER IN THE ST GEORGE IRRIG	515110-751 - SECONDARY WATER	
					\$100,000.00			
PUBLIC EMPLOYEES LTD PROGR	EFT	2025 02 LTD	03/26/2025	03/26/2025	1,162.78	MONTHLY LTD PAYMENT	102235-000 - DISABILITY PAYABLE	
					\$1,162.78			
SLADEN D MARKHAM, LLC	71888	11452	03/18/2025	03/26/2025	20,656.99	UNIT #E-31 - SERVICE ON ENGINE	104230-253 - REPAIRS & MAINTENA	
SLADEN D MARKHAM, LLC	71888	11453	03/18/2025	03/26/2025	6,818.21	UNIT #E-31 - SERVICE ON ENGINE	104230-253 - REPAIRS & MAINTENA	
SLADEN D MARKHAM, LLC	71888	11454	03/18/2025	03/26/2025	1,430.68	UNIT #E-31 - SERVICE ON ENGINE	104230-253 - REPAIRS & MAINTENA	
					\$28,905.88			
					\$28,905.88			
SUMMIT PRINTING	71889	223266	03/10/2025	03/26/2025	102.45	BUSINESS CARDS FOR TERESA	104240-240 - OFFICE SUPPLIES	
					\$102.45			
WERNER, JACE	71890	191200101-2	03/18/2025	03/26/2025	158.16	#191200101 - BRAELIE JADE ALAMILL	102560-000 - BAIL & RESTITUTION	
					\$158.16			
					\$148,311.53			

**City of Santa Clara
Check Register
All Bank Accounts - 03/27/2025 to 03/27/2025**

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
CHAPMAN, JENNIFER	ACH.03262508	030425 - CITY W	03/04/2025	03/27/2025	500.00	CITY WEBSITE MAINTENANCE	104130-310 - IT SERVICES	
					\$500.00			
NEW SANTA CLARA FIELD CANAL	71891	TRANSFER FEE	03/27/2025	03/27/2025	25.00	TRANSFER FEE	515110-250 - OPERATING SUPPLIES	
					\$25.00			
					\$525.00			

Mayor

Rick Rosenberg

City Manager

Brock Jacobsen



City Council

Jarett Waite

Ben Shakespeare

Christa Hinton

David Pond

Janene Burton

CITY COUNCIL

Meeting Date: 09/Apr/25

Agenda Item: 1

Applicant: N/A

Requested by: N/A

Subject: David Clark Appointment to Planning

Commission

N/A

Description:

Recommendation: N/A

Attachments: N/A

Cost: N/A

Legal Approval: N/A

Finance Approval: N/A

Budget Approval: N/A

From: dclark@infowest.com <dclark@infowest.com>
Sent: Wednesday, April 2, 2025 3:59 PM
To: Jim McNulty <jmcnulty@santaclarautah.gov>
Subject: Resume: David Clark

David Clark brings over 40 years of leadership in banking and public service. A retired Senior Vice President of International Trade and Finance for Zions Bank. Clark also had a distinguished political career, serving a dozen years as a member of the Utah House of Representatives. He was elected Speaker of the House for 2009 and 2010. He has expertise in finance, governance and policy. Mr. Clark and his wife, Nan, have resided in Santa Clara, Utah for the past 37 years. They are the proud parents of 4 children, 14 grandchildren and 4 great grandchildren.

Mayor

Rick Rosenberg

City Manager

Brock Jacobsen



City Council

Jarett Waite

Ben Shakespeare

Christa Hinton

David Pond

Janene Burton

CITY COUNCIL

Meeting Date: 09/Apr/25

Agenda Item: 2

Applicant: N/A

Requested by: N/A

Subject: Appointment of Administrative Law Judge

Description:

N/A

Recommendation: N/A

Attachments: N/A

Cost: N/A

Legal Approval: N/A

Finance Approval: N/A

Budget Approval: N/A
