



**NOTICE AND AGENDA  
SANTA CLARA CITY COUNCIL WORK MEETING  
WEDNESDAY, AUGUST 27, 2025  
TIME: 4:00 PM**

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**Public Notice** is hereby given that the Santa Clara City Council will hold a Work Meeting in the Santa Clara City Council Chambers located at 2603 Santa Clara Drive, Santa Clara Utah on Wednesday, August 27, 2025, commencing at 4:00 PM. The meeting will be broadcasted on our city website at <https://santaclarautah.gov>.

**1. Call to Order:**

**2. Working Agenda:**

A. General Business:


1. Discussion regarding Temporary Buildings and Uses, Section 17.24.100. Presented by Jim McNulty, Planning Director.
2. Discussion regarding Rural Communities Opportunity Grant. Presented by Jim McNulty, Planning Director
3. Discussion regarding Liquor License/Package Agency. Presented by Presented by Jim McNulty, Planning Director.
4. Discussion regarding selection of the artist for the Utah Tech University Bison. Presented by Councilwoman Hinton and Councilman Pond.
5. Discussion regarding Conservation Easement. Presented by Brock Jacobsen, City Manager.

**3. Staff Reports:**

**4. 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.

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 21st day of August 2025 at the 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 <http://santaclarautah.gov>. The 2025 meeting schedule was also provided to the Spectrum on January 1, 2025.

  
Selena Nez, CMC  
City Recorder

**Mayor**

*Rick Rosenberg*

**City Manager**

*Brock Jacobsen*



**City Council**

*Jarett Waite*

*Ben Shakespeare*

*Christa Hinton*

*David Pond*

*Janene Burton*

# CITY COUNCIL

**Meeting Date:** August 27, 2025

**Agenda Item:** 1

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**Applicant:** Santa Clara City

**Requested by:** Jim McNulty

**Subject:** Temporary Buildings and Uses

**Description:**

City staff would like to discuss Section 17.24.100, Temporary Buildings and Uses of city code with the Council. A draft copy of the proposed language is included for your review.

**Recommendation:** Discussion

**Attachments:** N/A

**Cost:** N/A

**Legal Approval:** N/A

**Finance Approval:** N/A

**Budget Approval:** N/A

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TO: Santa Clara City Council  
FROM: Jim McNulty, Planning Director  
DATE: August 27, 2025  
RE: Temporary Buildings and Uses (**Discussion Item**)

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City staff would like to have a discussion regarding **Section 17.24.100, Temporary Buildings and Uses** of city code. In 2023, the City approved a Temporary Use Permit allowing for a **temporary maintenance facility** to be placed on the Black Desert Resort, BDR property for a period of 1-year. Additionally, city code allows for extensions to be granted for cause by the Planning Commission. Currently up to three (3) extensions for an additional six (6) months (up to 18 months) may be approved.

In October 2025, the Temporary Use Permit for BDR will expire. This includes the original 1-year approval as well as three (3) extensions of six (6) months each for a total period of 28 months. Last year the **temporary golf cart barn** was added to the original Temporary Use Permit as well. BDR informed City staff that they only needed it for a period of 1-year.

City staff feel that this section of city code should be modified to be more specific about the Temporary Use Permit duration and requirements if a permanent facility has not been completed. In this case, the construction of a permanent facility has not yet started. A **draft copy** of the proposed language is included for your review.

17.24.100: TEMPORARY BUILDINGS AND USES:

A building nonconforming as to type or location may be approved by the planning commission for use as a temporary residence, sales office, or commercial or industrial building, during the construction of permanent facilities. Such temporary approval shall not be made for a period exceeding one (1) year. ~~Extensionseptions~~ may be granted for cause, by the planning commission for additional six (6) month periods, up to a maximum of ~~twelveeighteen~~ (128) months, or ~~twothree~~ (23) such extensions. If the temporary approval expires without permanent facilities being complete, an applicant must wait for one (1) year to re-apply or relocate to another site to apply. Temporary buildings shall be connected to all public utilities and shall meet all setback requirements unless otherwise approved by the planning commission. (Ord. 2004-24 § 1: Ord. 97-06 § 5-10)

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**City Manager**

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# CITY COUNCIL

**Meeting Date:** August 27, 2025

**Agenda Item:** 2

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**Applicant:** Santa Clara City

**Requested by:** Jim McNulty

**Subject:** Rural Communities Grant Discussion

**Description:**

City staff would like to have a discussion with the Council regarding a Rural Communities Opportunity Grant. Recently, City staff and Mayor Rosenberg have met with Colette Cox from the State of Utah to discuss moving forward with a grant application for the Frei's Market area. Ms. Cox is in support of this project and has asked for a thumbs up from the City Council to proceed.

**Recommendation:** Discussion

**Attachments:** N/A

**Cost:** N/A

**Legal Approval:** N/A

**Finance Approval:** N/A

**Budget Approval:** N/A

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## **Rural Communities Opportunity Grant— Intent to Apply/Pre-application**

Purpose: To provide assistance to grant applicants by opening a consultation portal which will lead to high-quality applications.

Eligible applicants who submit a pre-application for the Rural Communities Opportunity Grant (RCOG) within the set timeframe (two months?) prior to the opening of the official application will receive consultation from GOEO outreach managers and grant administrators, which may include:

- Community needs assessment
- Project compatibility and readiness review (may include a site visit)
- Grant requirements instruction
- Grant writing tips
- Scope-of-work draft review
- Budget and Matching Funds advice
- Post-award reporting and compliance instruction
- Referrals to other resources

### **The Intent to Apply/Pre-application questions**

In addition to general organizational questions, you will be asked to answer the following:

- Please describe your proposed Rural Communities Opportunity project by summarizing a Scope of Work.
- Choose a category that best describes your proposed economic development project:
  - business recruitment, development, and expansion;
  - workforce training and development; and
  - infrastructure and capital facilities improvements for business development
- Upload any additional information you deem to be helpful to understand the project
- Please describe the geographic area of the project (e.g., community wide, downtown, corridor, parcel, etc.).
- Please describe the potential economic development impact.
- What is the estimated project cost?
- What amount of grant funding do you intend to request for your proposed project?
- Please upload any budget documents you feel may help support your project proposal.

Any eligible applicant may apply for the RCOG regardless of having submitted an Intent to Apply/Pre-application. It is not a prerequisite to making an official application.



## Governor's Office of Economic Opportunity

# Rural Communities Opportunity Grant

The Governor's Office of Economic Opportunity administers the Rural Communities Opportunity Grant (RCOG). These grants are available to counties, cities, towns, and associations of governments to support economic development projects and activities. The Rural Opportunity Advisory Committee oversees this grant's funding opportunities.

### Grant Purpose

The RCOG empowers rural communities to take responsibility for economic development planning, projects and activities, and to manage their unique opportunities. The grant addresses the economic development needs of rural communities, which include:

- Business recruitment, development, and expansion
- Workforce training and development
- Infrastructure, industrial building development, and capital facilities improvements for business development.

### Eligible Communities

Eligible rural communities include:

- Counties of the third, fourth, fifth, and sixth class
- Cities, towns, and metro townships located within those counties
- Municipalities with a population of 10,000 or less in counties of the second class
- Associations of Governments

Rural communities may qualify to receive grant funding of up to \$600,000.

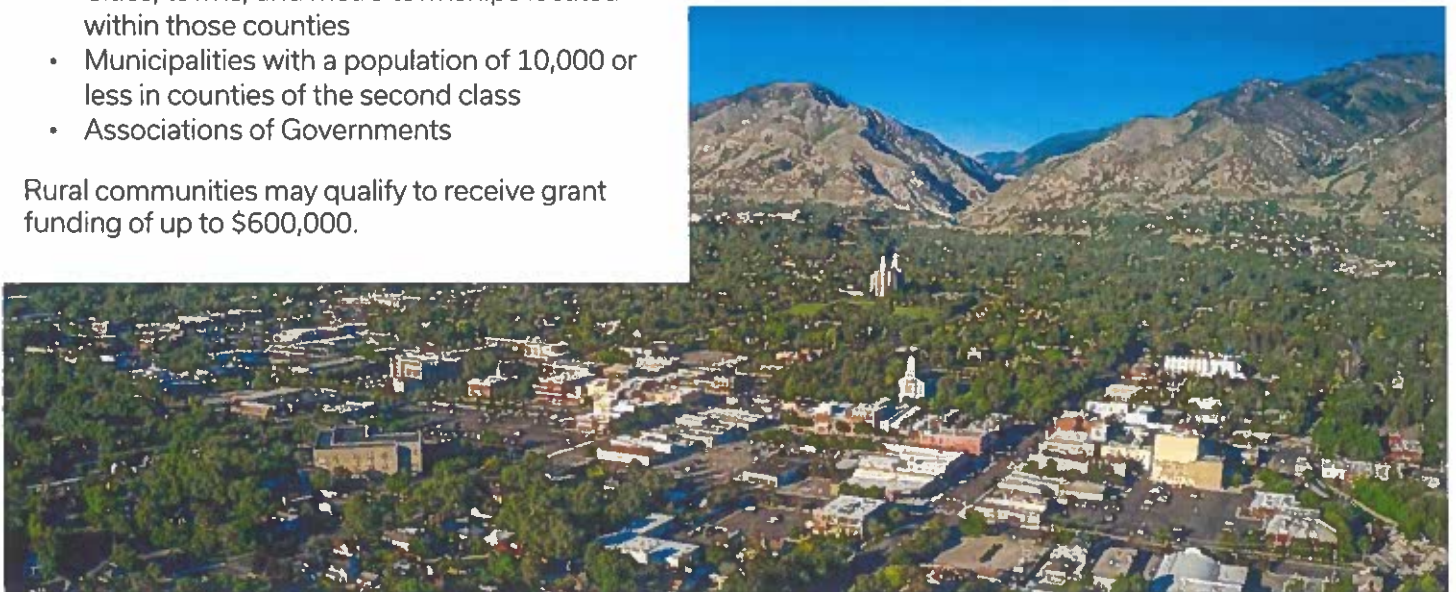
### Competitive Application

The RCOG is competitive and requires a funding match based on the community's population. Applications are scored based on their quality, proposed budget, economic development projects and activities descriptions, and the purposes, goals, and measurable outcomes related to improving the community's overall economy. Applicants are required to justify the economic development need for the grant and the amount of funding requested.

### Prioritization

The advisory committee may prioritize applications that demonstrate any combination of the following:

1. The community has or is actively pursuing the creation of an effective strategic economic development plan
2. Consistency with local economic development priorities
3. Economic need
4. Utilization of local financial resources in combination with a grant
5. Evidence the grant will help create jobs
6. Evidence of potential positive return on investment







## Governor's Office of Economic Opportunity

# Rural Communities Opportunity Grant

### Qualifying Communities

The Utah rural counties are listed below by classification. All counties, cities, and towns within their boundaries qualify for the Rural Communities Opportunity Grant.

#### Counties of the Third Class (population of 40,000 or more but less than 175,000):

- Box Elder County
- Cache County
- Iron County
- Summit County
- Tooele County

#### Counties of the Fourth Class (population of 11,000 or more but less than 40,000):

- Carbon County
- Duchesne County
- Juab County
- Millard County
- Morgan County
- San Juan County
- Sanpete County
- Sevier County
- Uintah County
- Wasatch County

#### Counties of the Fifth Class (population of 4,000 or more but less than 11,000):

- Beaver County
- Emery County
- Garfield County
- Grand County
- Kane County

#### Counties of the Sixth Class (population less than 4,000):

- Daggett County
- Piute County
- Rich County
- Wayne County

#### Qualifying Cities and Towns in Counties of the Second Class (populations less than 10,000):

##### Utah County:

- Cedar Fort
- Elk Ridge
- Fairfield
- Genola
- Goshen
- Salem
- Woodland Hills

##### Davis County:

- Fruit Heights
- South Weber
- Sunset City
- West Bountiful

##### Weber County:

- Farr West
- Harrisville
- Hooper
- Huntsville
- Marriott-Slaterville
- Plain City
- Riverdale
- Uintah
- Washington Terrace

##### Washington County:

- Apple Valley
- Hildale
- Ivins
- LaVerkin
- Leeds
- New Harmony
- Rockville
- Santa Clara
- Springdale
- Toquerville
- Virgin

##### Qualifying Associations of Governments:

- Bear River Association of Governments
- Five County Association of Governments
- Mountainlands Association of Governments
- Six County Association of Governments
- Southeastern Utah Association of Local Governments
- Uintah Basin Association of Governments
- Wasatch Front Regional Council



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# CITY COUNCIL

**Meeting Date:** August 27, 2025

**Agenda Item:** 3

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**Applicant:** Santa Clara City

**Requested by:** Jim McNulty

**Subject:** Liquor License/Package Agency Discussion

**Description:**

City staff and legal counsel would like to discuss this topic with the City Council. City code Section 5.08, Alcoholic Beverages includes current regulations for liquor licenses. We would like to discuss some potential revisions and/or updates to this section of city code.

**Recommendation:** Discussion

**Attachments:** N/A

**Cost:** N/A

**Legal Approval:** N/A

**Finance Approval:** N/A

**Budget Approval:** N/A

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