

**SANTA CLARA CITY COUNCIL WORK MEETING
WEDNESDAY, JANUARY 14, 2026
MEETING MINUTES**

THE CITY COUNCIL FOR SANTA CLARA CITY, WASHINGTON, UTAH, met for a Work Meeting on Wednesday, January 14, 2026, at 4:00 p.m. in the Council Chambers located at 2603 Santa Clara Drive, Santa Clara, Utah. The meeting will be broadcasted on our city website at <https://santaclarautah.gov>.

Present: Mayor Waite
Councilman Janene Burton
Councilwoman Christa Hinton
Councilwoman Dave Pond
Councilman Mark Hendrickson

Staff Present: Brock Jacobsen, City Manager
Selena Nez, City Recorder
Matt Ence, City Attorney
Jim McNulty, Planning Director
Cody Mitchell, Building Official
Dan Cazier, Fire Chief
Dustin Mouritsen, Public Works Director
Gary Hall, Power Director
Ryan VonCannon, Parks Director
Lance Haynie, Government Affairs Director
Jaron Studly, Police Chief

1. Call to Order

Mayor Jarett Waite called the Santa Clara City Council Work Meeting to order at 4:00 p.m. Present from the council were Councilman Mark Hendrickson, Councilman David Pond, Councilwoman Christa Hinton and Councilwoman Burton.

2. Working Agenda

A. General Business:

1. Discussion regarding \$1 TDS PEG Channel Charge. Presented by Mayor Waite.

Mayor Waite presented information regarding the \$1 PEG (Public Education Government) Channel charge that appears on TDS cable bills. He explained that this fee had previously funded the Community Education Channel (CEC), which has now closed. The mayor clarified that contrary to prior understanding, the fee had always been city money forwarded to the CEC, not a contribution from TDS.

With the CEC closure, the city needs to decide what to do with the approximately \$116 monthly revenue generated by this fee from cable subscribers in Santa Clara. Mayor Waite outlined three options: amend the franchise agreement to remove the fee entirely, forward the funds to Utah Tech University (which is creating a new channel operated by the former CEC director), or save the money for a future city-operated PEG channel.

Councilman Pond questioned whether the fee could increase in the future, to which Mayor Waite responded that it would not and then notes that cable subscriptions are declining, so the monthly amount would likely decrease over time.

Councilman Hendrickson initially expressed concern about government involvement in what he viewed as a private sector matter but acknowledged the educational benefit to university students. Most council members expressed support for forwarding the funds to Utah Tech, noting that the

modest amount could help students learn broadcasting skills while showing city support for the university. Mayor Waite indicated this would be brought back for formal action at a regular council meeting.

2. Discussion regarding Planned Center Monument Signs. Presented by Jim McNulty, Planning Director.

Planning Director Jim McNulty presented proposed changes to the city's regulations for monument signs in Planned Development Commercial zones. He explained that Cole West Development had requested flexibility for their project east of the Harmon Center, as the current sign code was limiting for a planned center with multiple retail tenants.

Mr. McNulty showed examples of existing monument signs in Santa Clara and shared photos of monument signs from River Crossing shopping center in St. George as potential models. He outlined draft language for a new "Planned Center Monument Sign" provision that would:

- Allow signs on parcels of 5+ acres with a minimum of 4 businesses
- Set a maximum height of 12 feet including base, with sign area not exceeding 10 feet in vertical height
- Limit width to 12 feet and advertising area to 120 square feet
- Require the base to match building materials and run the entire horizontal length
- Set lighting requirements to minimize impact on adjacent properties

The council discussed whether to have different size requirements based on road speed limits but ultimately agreed that simplifying the code would be preferable. Council members expressed support for the design aesthetic of the examples shown and agreed that additional limitations on the number of signs might be unnecessary as the market would likely self-regulate. The Planning Commission would still review and approve all monument signs.

3. Discussion regarding Park Rental Fees and Rules. Presented by Ryan VonCannon, Parks Director.

Parks Director Ryan VonCannon presented proposed changes to streamline and simplify the city's pavilion rental fees and rules. He noted the current system is complex with separate resident/non-resident rates and a \$25 deposit that has never been retained for damages.

Mr. VonCannon proposed:

- Eliminating the resident/non-resident distinction
- Setting a flat fee of \$40 for most pavilions and \$25 for the smaller Gubler Park pavilions
- Establishing three rental options: 4-hour blocks (8am-12pm, 12pm-4pm, 4pm-8pm), half-day (6 hours for \$60), or full day (\$100)
- Adding explicit prohibitions against water games, pools, water obstacle courses, and slip-and-slides
- Creating a separate \$75 fee for bounce houses (only allowed October-April) or other activities requiring significant space or power outside the pavilion
- Adding language making renters responsible for any damages

The council discussed the booking process, timing options, and damage responsibility. They agreed with removing the deposit system and creating clearer time blocks for rentals, along with strengthening language about renter responsibility for damages. VonCannon concluded by saying he had received the direction he needed and would bring the changes back for formal approval.

3. Staff Reports

Various department heads provided updates:

Planning Director, Jim McNulty reported:

- Reported that the Planning Commission recommended approval of the R-1-4 small lot single-family zone, which will come before the council in February

- Announced the January 22nd Planning Commission meeting will address updates to the city's annexation policy plan to include the Gap Canyon area south of current city limits
- Described the multi-step process required by state code for annexation policy updates

Building Official, Cody Mitchell reported:

- Reported 39 building permits issued this fiscal year with 16 pending payment (townhomes in Coyote Landing)
- Noted the department is fully staffed

Fire Chief, Dan Cazier reported on:

- Reported 1,548 total calls in 2025, a 5.4% increase over the previous year
- Call distribution: 64% in Ivins, 31% in Santa Clara, 5% outside the two cities
- Gold Cross responded 107 times during 2025
- Described development of a training center at Station 31 using shipping containers
- Announced the arrival of a new ambulance ordered 18 months ago, with installation of equipment and gurney loading system to follow

Public Works Director, Dustin Mouritsen reported:

- Updated on UDOT funding for the Western Corridor environmental study, which will be delayed due to cost increases
- Announced fully-funded Pioneer Parkway shared-use path project (\$347,000 from UDOT)
- Explained that Saint George recent arsenic violation in drinking water, which was caused by a backward check valve during Black Desert construction
- Reported on Saint George City's plans for a second irrigation line down Hamlin Parkway
- Announced hiring a company to come out and conduct a satellite imagery project to detect water leaks
- Noted the Swiss Village grade control structure will go to bid soon, fully funded by the Flood Control Authority
- Reported waterline replacement on Riverfront Circle and Riverfront Drive will begin January 26th

Power Director, Gary Hall reported:

- Reported on generation testing and operations
- Noted three new hires are off probation, with one apprentice advancing to third step
- Updated on Nebo power plant operations and upcoming UAMPS meetings
- Mentioned continued work on the pool agreement
- Reported progress on the 69kV line project in the South Hills

Parks Director, Ryan VonCannon reported:

- Reported tournament schedules and maintenance work during tournament break
- Noted installation of America 250 poll banners and upcoming 4'x8' banners
- Discussed exploration of in-house replacement of the splash pad
- Provided an update on columbarium plans, including pending soil testing and cost estimates

Government Affairs Director Lance Haynie had nothing to report

- Reported fixing missing email addresses on the city website
- Noted upcoming National League City Congressional Conference with three budgeted spots
- Updated on H.R. 6938 which has passed the House and includes \$1.2 million of the city's \$3 million request for sewer line upgrades

Police Chief, Jaron Studley reported:

- Reported high call volume with approximately 200 calls in the first two weeks of the year
- Noted Officer Peluffo received a lifesaving award
- Reported on investigations division work with the State Bureau of Investigation

- Discussed emergency operations plan development
- Updated on the animal shelter remodel progress
- Announced Tanya Wambold, victims advocate, received the Angel Award from Breathe Care Resource Center
- Shared his selection to attend the FBI National Academy for leadership training from April to June

4. Adjournment

Mayor Waite adjourned the work meeting at 5:21 p.m., noting they would reconvene at 6:00 p.m. for the regular meeting.

Selena Nez
Selena Nez
City Recorder

Approved: January 28, 2026