

**SANTA CLARA CITY COUNCIL WORK MEETING
WEDNESDAY, FEBRUARY 11, 2026
MEETING MINUTES**

THE CITY COUNCIL FOR SANTA CLARA CITY, WASHINGTON, UTAH, met for a Work Meeting on Wednesday, February 11, 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 Mark Hendrickson
Councilman Dave Pond
Councilwoman Christa Hinton
Councilman Justin Caplin

Excused: Councilwoman Janene Burton

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
Ryan VonCannon, Parks Director
Jaron Studly, Police Chief

1. Call to Order

Mayor Jarett Waite called the Santa Clara City Council Work Meeting to order at 4:01 p.m. Present from the council were Councilman Mark Hendrickson, Councilman David Pond, Councilwoman Christa Hinton and Councilman Justin Caplin. Councilman Burton was excused due to family matters up north.

2. Working Agenda

A. General Business:

1. Continued discussion regarding Santa Clara Drive and Vernon Street Improvements. Presented by Dustin Mouritsen, Public Works Director and Jaron Studley, Police Chief.

Public Works Director Dustin Mouritsen presented information on the awarded grant of approximately \$194,000 for improvements to Santa Clara Drive and Vernon Street. He explained that originally, they had planned to spend about \$154,000 to relocate the Frei's Fruit Stand parking lot, as this intersection has been problematic with a total of 30 accidents between Santa Clara View Drive and Chapel Street, with 9 of those accidents occurring at the fruit stand.

Mouritsen explained that while they initially had agreements with the Frei family to purchase property and relocate the parking lot, family disputes arose that prevented this solution. When they considered adding a center turn lane instead, locals objected to removing the 11 planters as it would take away from the historic downtown look.

Police Chief Jaron Studley presented traffic data showing that speeding was not the main issue in the area. Data from the JMR device showed only 3.6% of vehicles traveling at speeds that would warrant enforcement action. He confirmed that a second reading without rain interference produced similar results with only 0.9% of vehicles exceeding enforceable speeds.

Mouritsen explained that the real safety issue is customers backing out onto a 30 mph road from the fruit stand parking lot. He has offered to build the family a parking lot elsewhere on their property multiple times, but they have not been able to reach an agreement. The business is also operating without a handicap parking space, which is required for compliance.

Councilmember Hendrickson emphasized that this is a serious safety issue that he has personally witnessed multiple times. Councilmembers discussed whether to close the parking lot and require the fruit stand owners to identify an alternative location for a new parking lot. There was consensus that the city should provide written notice with a 30-day deadline.

The Council agreed to invite the fruit stand operators to a meeting to discuss the issues, followed by a formal letter confirming the 30-day timeline for resolving the parking situation. City Attorney Matt Ence would assist with this process.

2. Discussion regarding City Council Vacancy Resolution and Appointment Process. Presented by Matt Ence, City Attorney.

City Attorney Matt Ence addressed concerns that were raised about transparency in the recent City Council vacancy appointment process. He acknowledged that when Justin Caplin was appointed at the previous meeting, the city did not fully report the voting results as specified in the resolution.

The main issue identified was that the city recorder did not announce which candidates received votes and how many votes each received during the meeting. Councilmember Hinton expressed concern that these vote counts were not included in the official record and minutes, noting that transparency is particularly important for this type of vote.

Councilmember Hendrickson added that there was some confusion because the Mayor had made a comment about being the tiebreaker vote before the actual vote took place, which led some residents to believe the outcome was predetermined.

To correct the record, City Recorder Selena Nez stated for the record that during the January 28th City Council meeting, two votes were cast for Ben Shakespeare, two votes were cast for Justin Caplin from the council, and one vote for Justin Caplin from the Mayor as the tiebreaker.

Council members also discussed potential changes to the process for future appointments, with some suggesting that a public vote might be preferable to the secret ballot method that was used.

3. Discussion regarding R-1-4 Single-Family Zone. Presented by Jim McNulty, Planning Director.

Planning Director Jim McNulty presented the R-1-4 Single-Family Zone that the Planning Commission had forwarded with a recommendation of approval following their January 8, 2026 public hearing. He explained various suggestions made by local resident and architect Jeremy Call, and how the Planning Commission addressed them:

- The Planning Commission recommended reducing the minimum home size for a single-story structure from 1,000 to 750 square feet, maintaining a minimum 1,250 square feet for two-story homes (750 on main level plus 500 minimum on second floor).
- They agreed to allow garage sizes up to 500 square feet and garage doors up to 20 feet wide (instead of the standard 16 feet) to provide more flexibility.
- The Commission maintained the 8 units per acre maximum density and the 30-foot height limit.

The Council discussed these recommendations with differing opinions. Councilmembers Hinton and Caplin supported the reduced minimum square footage to provide more flexibility and affordability options, while Councilmembers Pond and Hendrickson questioned if there would be demand for such small homes and preferred keeping the 1,000 square foot minimum.

The Council also discussed the potential split-level home provisions, ultimately agreeing to remove these requirements as they would conflict with the slab-on-grade requirement already established for this zone.

Another significant discussion point was the deed restriction intended to promote home ownership rather than rental properties. The Council decided they needed more information on how other cities implement similar restrictions and requested examples before finalizing this aspect of the ordinance.

McNulty agreed to gather additional information and bring the item back in a few weeks with the changes discussed.

4. Discussion regarding Park Pavilion reservations. Presented by Ryan VonCannon, Parks Director.

Parks Director Ryan VonCannon presented revised recommendations for park pavilion reservations following previous council feedback. Instead of the proposed four-hour blocks, he suggested a more flexible system with:

- A minimum two-hour reservation at \$10 per hour (\$20 minimum)
- The ability to reserve any number of hours beyond that, up to 12 hours
- The flexibility to select the specific hours needed
- Real-time calendar booking to show availability

VonCannon also recommended that the two smaller pavilions at Gubler Park (the southeast corner pavilion and pickleball pavilion) remain non-reservable as first-come, first-served amenities, with the pickleball pavilion being included with court tournament reservations.

Additional recommendations included:

- Eliminating paper applications in favor of online reservations (staff would assist residents uncomfortable with technology)
- Allowing one bounce house per reservation from October through April (none at Gubler Park due to location constraints)
- Adding a \$75 fee for bounce houses or extensive setup of equipment
- Adding language making the applicant responsible for any damage to the property

The Council was supportive of these recommendations, which will be brought back for formal approval in two weeks.

5. Discussion regarding City Authorized Flags. Presented by Brock Jacobsen, City Manager.

City Manager Brock Jacobsen explained that when the America 250 celebration flags were created and displayed on city property, it was discovered that state code only allows certain authorized flags to be flown on government property. Flags permitted include the US flag, state flag, city flag, military flags, and POW/MIA flags.

To legally continue displaying the America 250 flags, the city would need to adopt them as authorized city flags. Jacobsen suggested adding the city logo to the flags to clearly designate them as city flags rather than just using the America 250 logo.

Mimi McKenna, who has been coordinating the America 250 celebration, provided cost information. The current flags cost approximately \$45 for a 3x5 flag and \$75-80 for a 4x6 flag. New double-sided flags with the city logo would cost approximately \$340 for 3x5 flags plus a \$25 setup fee.

The Council discussed the options and agreed to proceed with adopting authorized flags for the America 250 celebration with the city logo for display at city hall. They determined that flags at the fort weren't necessary since there are already America 250 banners in that area.

Jacobsen stated he would bring this back on a future agenda for formal adoption.

3. Staff Reports

Various department heads provided updates:

Police Chief, Jaron Studley reported:

- Provided 2025 statistics for Santa Clara and Ivins, including 5,950 calls for service
- Issued 2,126 citations and 2,366 warnings
- Reported 316 arrests, totaling 5,607 violations
- Identified the most common calls for service as citizen assists, traffic offenses, information calls, animal problems, and abandoned vehicles/parking issues

Parks Director, Ryan VonCannon reported:

- Hosted a large President's Day weekend tournament utilizing six fields
- Met with a consultant regarding ground penetrating radar for the cemetery, noting sandy soil conditions are favorable for the technology
- Announced irrigation line replacement at Black Rock Park
- Reported ceiling replacement at Canyon View Pavilion using rough-sawn cedar

Public Works Director, Dustin Mouritsen reported:

- Shared results from satellite leak detection identifying nine leaks on City lines and 17 on customer-side lines
- Detailed a significant leak at a residence producing approximately 25 gallons per minute, resulting in substantial water loss and cost
- Reported discovery of a vacation home using approximately 33,000 gallons per month due to an unknown leak
- Noted Whitaker Construction's progress on the Riverfront water main replacement project

Fire Chief, Dan Cazier reported on:

- Conducted multiple trainings, including pain management medication training with Dr. Foster, wildland refresher training, and basic air operations training
- Coordinating with the Professional Pickleball Association for an upcoming event
- Reported ongoing EMS state inspections
- Announced repairs to the ambulance heater are nearly complete, pending final items including vehicle licensing

Building Official, Cody Mitchell reported:

- Issued 49 permits for Fiscal Year 2025–2026 to date
- Reported 14 additional permits pending payment, bringing the total to 63
- Noted six permits currently in plan review, totaling 69 permits in process, exceeding the proposed budget projections
- Identified the next major project as the “3098” building located across from Merc

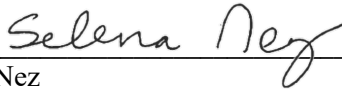
Planning Director, Jim McNulty reported:

- Announced the Planning Commission meeting scheduled for the following evening with four agenda items, including two public hearings
- Noted the Heritage Commission meeting scheduled for February 19

- Reported attending the ribbon cutting for Penelope Iris, a new women’s boutique, with approximately 35–40 attendees

4. Adjournment

Mayor Waite adjourned the work meeting at 5:43 p.m., noting they would reconvene at 6:00 p.m. for the regular meeting.



Selena Nez
City Recorder

Approved: February 25, 2026