

**SANTA CLARA CITY COUNCIL WORK MEETING
WEDNESDAY, JUNE 24, 2026
MEETING MINUTES**

THE CITY COUNCIL FOR SANTA CLARA CITY, WASHINGTON, UTAH, met for a Work Meeting on Wednesday, June 24, 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 Jarett Waite
Councilman Mark Hendrickson
Councilman Dave Pond (via zoom)
Councilwoman Christa Hinton
Councilman Justin Caplin

Excused: Councilwoman Janene Burton

Staff Present: Selena Nez, City Recorder
Matt Ence, City Attorney
Jim McNulty, Planning Director
Cody Mitchell, Building Official
Dan Cazier, Fire Chief
Casey Stratton, Public Works Director (arrived at 4:40 PM)

Present: Wayne Rogers
Rick Rosenberg

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 Councilman Justin Caplin. Excuse Councilwoman Janene Burton.

2. Working Agenda

A. General Business:

**1. Continued discussion regarding MOU with Utah Tech for PEG channel funding.
Presented by Shawn Denevan with Utah Tech.**

Shawn Denevan of Utah Tech provided background on the PEG (Public, Education, and Government) channel funding situation. He explained that when the Community Education Channel (CEC) ceased operations in the prior year, the question arose as to what would happen with the TDS franchise fee of one dollar per video subscriber, which amounts to approximately \$112 per month from Santa Clara residents. Since July 2025, those funds had been forwarded to St. George rather than directed toward their intended purpose. Denevan indicated he had since taken control of the channel and was working with former CEC municipalities to redirect those PEG funds to Utah Tech in order to restart the station.

Denevan acknowledged the revived channel would be a considerably scaled-down operation compared to its predecessor, as it would not include paid personnel. His plan is to run it as an extension of Utah Tech's existing radio and podcast operations, rebroadcasting Utah Tech content and making the channel available for city council meeting recordings submitted via file sharing. He described the television channel as a steppingstone toward an eventual digital streaming presence on platforms such as Roku and Amazon Fire, with a longer-term goal of building a video-on-demand system.

Mayor Waite provided historical context, noting that the one dollar per subscriber fee had been written into the city's franchise agreement with TDS when all participating cities agreed to help fund the CEC. He added that a TDS representative had indicated this was the highest PEG fee on any of their systems, with the average being approximately twenty-five cents per month. He noted that declining viewership and funding challenges contributed to the CEC's closure and expressed support for the idea of resurrecting the channel under Utah Tech's management.

Councilman Caplin indicated that his preference would be to eliminate the fee arrangement altogether but acknowledged that rewriting the franchise agreement would require more time and expense than simply executing the MOU. He agreed that directing the funds to Utah Tech was a more practical use than attempting to launch a city-run channel. Denevan also noted for transparency that the city retained the option to keep the \$112 per month for its own channel or to renegotiate the franchise agreement with TDS to eliminate the provision entirely.

Council reached a general consensus that the MOU should proceed, and Mayor Waite indicated the item would be brought back to the next regular council meeting for formal approval. Denevan was not required to attend that meeting unless he wished to do so.

2. Discussion regarding Rock Cut Slopes. Presented by Jim McNulty, Planning Director.

Planning Director Jim McNulty introduced the item, noting that on March 5, 2026, St. George City adopted an ordinance establishing provisions for rock cut slopes a cut into competent rock material determined by a geotechnical engineer to be inherently stable and not requiring additional retainage. McNulty stated that city staff believes allowing for rock cut slopes would reduce the number of large man-made retaining walls in the city, and that the issue is likely to become more prominent with ongoing development pressure in the South Hills area.

Wayne Rogers of AGECEC, who served on the team that worked with St. George City on its rock cut slope ordinance over approximately one year, joined the meeting to present the concept to the council. Rogers explained that in St. George, the absence of any applicable ordinance meant that rock cut slopes were being evaluated against an inadequate rock wall ordinance that did not address the specific situation. He described two primary techniques for creating rock cut slopes: a split-face blast method used in areas like Divarion development, and a rock saw or trencher method used in Coral Canyon along Telegraph Road. He noted that both approaches result in an exposed natural rock face that is generally considered more aesthetically pleasing than stacked or concrete retaining walls.

Rogers described the practical and economic advantages of rock cut slopes, noting they tend to cost less than constructing a stacked wall, require fewer materials and less equipment traffic, and have proven attractive to home buyers in developments where they have been used. He mentioned that an upcoming project in Santa Clara, the Big Rock subdivision, located just west of the Hills development with approximately six lots would likely be the first local application of such a provision.

Discussion centered primarily on the appropriate maximum height for a single rock cut tier. The St. George ordinance allows up to 15 feet per cut with two tiers permitted, for a potential total of 30 feet. Rogers, McNulty, and Rick Rosenberg, a civil engineer and chair of the Hillside Review Board committee rewriting the hillside ordinance, all discussed what height would be appropriate for Santa Clara. Rosenberg illustrated the practical need, noting that on a typical 100-foot-wide lot on a 10 percent slope, approximately 10 feet of elevation change must be accommodated, and that driveways, setbacks, and lot geometry further complicate wall placement. He indicated he would personally be comfortable somewhere between 12 and 15 feet. Rogers expressed a preference for the 10-to-12-foot range as a starting point, suggesting that a maximum of 10 feet per cut with two tiers allowed reaching 20 feet total would be practical and appropriately limiting. McNulty indicated he leaned toward starting conservatively with a 10-foot maximum and allowing two tiers, noting the ordinance could always be refined later.

Councilman Caplin raised concerns about the potential for engineers to approve marginal or inappropriate rock cut slopes under developer pressure. Rosenberg responded that the ongoing hillside ordinance revision is specifically designed to address this risk through provisions for third-party

geotechnical review, whereby a city-approved independent consultant would review submitted studies. Rogers confirmed that this third-party review mechanism is already in use in St. George for hillside projects, and that it is being incorporated into Santa Clara's revised ordinance. Rosenberg also noted his intent to tighten the exception process in the existing ordinance to keep decisions science-based and limit political pressure on council members.

Councilwoman Hinton asked whether this would be a requirement or an option for developers. Rogers clarified that the provision would function as a permitted option with defined constraints, giving developers and engineers clear guidance on when and how a rock cut slope may be left exposed rather than faced with a wall.

McNulty suggested the council take time before the next meeting to drive through developments such as Divario and Stone Cliffs along George Washington Boulevard to observe existing rock cut slopes and wall heights firsthand, so they could form their own judgments about acceptable height limits. The item was deferred for follow-up discussion at the next work meeting.

3. Discussion regarding Burial Cremation, Section 124.100. Presented by Ryan VonCannon, Parks Director.

This item was tabled at the recommendation of Parks Director Ryan VonCannon, who was unable to attend due to a reaction to a dental procedure.

3. Staff Reports

Various department heads provided updates:

Fire Chief, Dan Cazier reported on:

- Eleven Santa Clara–Ivins Fire and Rescue firefighters were deployed to two active wildfire incidents
- Two engines assigned to the Cottonwood Fire in Beaver County, now over 61,000 acres after growing from approximately 30,000 acres
- Third crew assigned to structure protection near the ski resort area; stopped en route to extinguish a residential structure fire before continuing assignment
- Initial 24-hour deployment extended to 48 hours with no release date currently anticipated
- Water tender and operator assigned to the Rock Canyon Fire, providing dust control and helicopter water tank support, with release expected later in the week
- Submitted the SAFER Grant application requesting funding for six additional firefighter positions
- Grant award announcements expected to begin no earlier than October

Building Official, Cody Mitchell reported:

- Brody's Mexican Restaurant in the Orange Peel building is pending final permit payment and expected to open soon
- Project at 3098 Santa Clara Drive, across from Merc, appears to be withdrawing and may be sold
- City has issued 101 building permits this year, with three additional permits pending
- FEMA is conducting preliminary countywide floodplain remapping
- Previously approved Letters of Map Revision (LOMARs) were not incorporated into the preliminary floodplain maps
- Staff from Santa Clara and St. George are working with FEMA to address mapping concerns at a follow-up meeting

Planning Director, Jim McNulty reported:

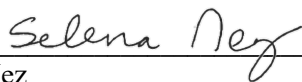
- Hillside Protection Overlay Zone Committee continues meeting every other Monday from 4:00–5:30 p.m., with eight meetings scheduled
- Revised Hillside Protection Overlay ordinance anticipated for Planning Commission public hearing in September and City Council adoption in early October
- USGS shape files have been incorporated into the city's mapping to identify significant land constraint areas
- Heritage Commission reviewed the property at 2998 Santa Clara Drive and supported the proposed art gallery, coffee, and tea use
- Rezoning and amended site plan public hearing scheduled before the Planning Commission on July 9
- Attended Utah League of Cities and Towns training regarding the SHIP financing tool and noted its limited applicability for Santa Clara due to project size

Public Works Director, Casey Stratton reported:

- Responded to six water main leaks over the past two weeks within the Heights Phase 2 replacement project area
- Completed asphalt patching and sidewalk repairs following water main repairs
- Continued routine maintenance including valve exercising and storm drain cleaning
- Well 6 is producing approximately 800 gallons per minute, well 7 is producing approximately 580 gallons per minute

4. Adjournment

Mayor Waite adjourned the work meeting at 5:02 p.m., noting they would reconvene at 6:00 p.m. for the regular meeting.



Selena Nez
City Recorder

Approved: _____ July 8, 2026