

**SANTA CLARA CITY COUNCIL WORK MEETING
WEDNESDAY, JULY 8, 2026
MEETING MINUTES**

THE CITY COUNCIL FOR SANTA CLARA CITY, WASHINGTON, UTAH, met for a Work Meeting on Wednesday, July 8, 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
Councilwoman Christa Hinton
Councilwoman Janene Burton
Councilman Justin Caplin

Staff Present: Brock Jacobsen, City Manager
Selena Nez, City Recorder
Jim McNulty, Planning Director
Cody Mitchell, Building Official
Casey Stratton, Public Works Director
Ryan VonCannon, Parks Director
Lance Haynie, Government Affairs Director
Rich Rogers, Police Captain

Others Present: Denise Webster

1. Call to Order

Mayor Jarett Waite called the Santa Clara City Council Work Meeting to order at 4:03 p.m. Present from the council were Councilman Councilwoman Burton, Mark Hendrickson, Councilman David Pond, Councilwoman Christa Hinton and Councilman Justin Caplin.

2. Working Agenda

A. General Business:

**1. Continued discussion regarding Santa Clara Drive and Vernons Street Traffic Study.
Presented by Brock Jacobsen, City Manager.**

City Manager Brock Jacobsen introduced the item as a continuation of a discussion from approximately one month prior, when traffic engineer Jerry Amundson of Avenue Consultants had presented a traffic analysis for the intersection of Vernons Street and Santa Clara Drive near Frei's Fruit Stand. Jacobsen reported that he had met with Amundson the previous day to review findings related to whether removing parking stalls could improve sight distance at the intersection.

Jacobsen explained that Amundson's analysis identified two visibility triangles at the intersection: the sight stopping distance and the full sight distance. The parked vehicles in the first several stalls along Santa Clara Drive were identified as the primary obstruction to adequate visibility for drivers turning left from Vernons Street onto Santa Clara Drive westbound. Amundson's recommendation was that removing the first four parking stalls would adequately resolve the sight stopping distance deficiency, though some deficiency in the full sight triangle would remain. Jacobsen also noted that any reconfiguration of the remaining stalls would need to account for ADA-compliant handicapped parking, which requires additional width for a ramp and access aisle, effectively consuming two standard stalls to create one accessible stall.

Councilman Pond asked whether removing three stalls rather than four and converting the fourth into an ADA stall using the newly freed space, might preserve more total parking. He suggested that the

removed stalls could be marked as no-parking, with a curb ramp placed at the corner. Councilman Hendrickson raised the question of van accessibility requirements. Councilwoman Burton asked whether alternative measures such as flashing warning signs could address the safety concern without removing parking stalls at all, noting the significance of the fruit stand to the city's heritage.

Councilman Hendrickson recalled that during the prior discussion, Amundson had stated that without a full traffic signal installation, no signage measure alone would resolve the underlying safety concern. City Manager Jacobsen confirmed that a traffic signal is included in the city's capital facilities plan at either Chapel Street or Gates Lane west of the intersection, but that its installation is contingent on growth in the South Hills area and is not imminent. Councilwoman Hinton observed that a future signal at that location would primarily benefit eastbound traffic and would not directly address the westbound sight line issue that is the current concern.

Councilman Caplin expressed continued interest in a flashing warning sign, noting that a recently installed flashing stop sign at Gates Lane and Clary Hills Drive appeared effective. He suggested a solar-powered flashing caution sign or a temporary speed reduction to 15 miles per hour around the curve, noting that at 15 mph the sight stopping distance would be reduced to approximately 76 feet, potentially lessening the need to remove as many stalls. Councilwoman Burton indicated a preference for attempting interim measures before permanently altering parking at a business so central to the city's identity.

Councilman Hendrickson expressed support for trying sign-based measures but pressed that ADA compliance could not be deferred indefinitely, warning of potential legal exposure for the city. Public Works Director Casey Stratton noted that the recently installed flashing stop sign at Gates Lane cost approximately \$2,500. Denise Webster, identified as an operator associated with Frei's Fruit Stand at 2895 Santa Clara Drive, addressed the Council. She expressed that she had not been present for the beginning of the discussion and sought clarification on the nature of the sight distance problem. After Jacobsen and several council members explained that the concern was the obstruction of the eastward sight line for drivers turning left off Vernons Street, Webster acknowledged the issue but noted that the accidents she had observed and reviewed in the traffic study appeared to be rear-end collisions caused by speeding rather than by sight line obstruction from parked cars. She stated that horn-honking and speeding were frequent observations at the location and expressed that she personally makes that left turn multiple times daily and is able to see oncoming traffic by edging forward carefully. Webster stressed that losing additional parking stalls would be economically damaging to the business. She acknowledged that some ADA-compliant stalls would need to be provided and expressed willingness to lose as few stalls as possible and indicated that she did not own the property and could not make final commitments on behalf of the family.

Councilman Hendrickson proposed a compromise framework: removing three stalls, with one of those converted to an ADA-compliant stall, yielding six remaining regular stalls. He suggested pairing this with upgraded flashing speed signs on the curve, estimated at roughly \$3,000 total for two signs, and maintaining the current speed limit rather than reducing it. He argued that this approach met the engineer's safety recommendation partway, addressed the city's ADA exposure, and preserved more parking than the full four-stall removal. Councilman Pond expressed general agreement, noting that the sight line diagram suggested three stalls were clearly problematic and the fourth was more borderline. Mayor Waite and several council members expressed support for this framework.

Councilman Pond raised the possibility of reducing the speed limit on the entire stretch of Santa Clara Drive to 25 miles per hour, arguing that drivers habitually travel at 35 mph in a 30-mph zone and that a lower posted speed could divert through-traffic to Pioneer Parkway. City Manager Jacobsen and Councilman Caplin cautioned that diverting traffic away from Santa Clara Drive could harm businesses in the downtown area that depend on drive-by traffic volume, and that a two-block speed reduction zone would be operationally awkward. The Council and staff did not reach consensus on a speed reduction and the idea was not incorporated into the agreed direction.

The Council directed staff to return with a formal proposal incorporating the removal of three parking stalls, conversion of one stall to ADA compliance, and installation of upgraded flashing warning signs along the curve. No formal vote was taken, as this was a work meeting.

2. Discussion regarding Burial Cremation, Section 12.24.100. Presented by Ryan VonCannon, Parks Director.

Parks Director, Ryan VonCannon presented a proposed correction to Section 12.24.100 of the city code regarding burial cremation. He identified what he described as a typographical error in the existing ordinance, which states that two cremation vaults may be placed in a half plot. VonCannon explained that a half plot, after accounting for a headstone, provides only approximately three feet of usable space, making placement of two cremation vaults in a half plot effectively impossible without an exhumation. He stated that city practice has always been to allow two cremations in a full plot and requested that the code be corrected to read "full plot" rather than "half plot." Council members agreed the correction was warranted. Staff were directed to bring the amendment back for formal adoption.

3. Staff Reports

Various department heads provided updates:

Government Affairs Director, Lance Haynie reported:

- IT security updates were ongoing following a known incident already being addressed
- Continued work on land conveyance discussions related to South Hills planning, including a meeting with Malloy staff at APPA
- Reported the city submitted comments on a proposed OMB rule regarding federal grants concerning potential mid-cycle grant termination
- Noted the league had provided additional information regarding the proposed federal grant rule

Police Captain, Rich Rogers reported:

- Four police vehicles planned for the year had been procured
- Officer Braden Tobler remains in the police academy and is expected to graduate by the end of the month
- Interviews are underway to fill one new authorized police officer position, with a selection anticipated by the end of the week
- During the July 4 holiday, the department responded to only four fireworks-related calls compared to more than 70 calls in St. George

Parks Director, Ryan VonCannon reported:

- Sport Court proposed testing a new acrylic tile surface on two pickleball courts at Gubler Park scheduled for resurfacing in September
- The test installation is planned for August, with public feedback to be collected through a QR code survey
- If successful, the new surface could reduce long-term court resurfacing costs
- A pickleball net post was damaged due to users overtightening the net, requiring removal of the net
- Staff are evaluating a locking mechanism to prevent future unauthorized adjustments

Public Works Director, Casey Stratton reported:

- A significant water leak occurred on the new 16-inch water line at Black Desert Resort
- The line remains under warranty and repairs were completed with city participation
- Approximately 150 feet of roadway buckled at the resort's main entrance, requiring guest shuttle service by golf cart and temporary access from Red Mountain Drive
- Roadway paving repairs were expected to be completed by Friday
- Attended the Five County Hazard Mitigation meeting, where agencies are developing county-specific mitigation plans

- A public hazard mitigation survey will soon be distributed to residents

Building Official, Cody Mitchell reported:

- Construction activity continues at the Vera commercial project near Harmons
- Potential tenants include McDonald's, Domino's, a yoga studio, and a coffee shop, although no leases have been finalized
- Met with the developer of the Brody's project and reported the project is expected to move forward after resolving a minor impact fee issue

Planning Director, Jim McNulty reported:

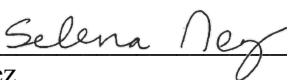
- A Planning Commission public hearing is scheduled for the property at 2998 Santa Clara Drive for a proposed art gallery with coffee and tea service
- The Heritage Commission responded favorably to the proposed restoration of the historic home, including a wood shake roof
- An upcoming public hearing will address three zoning code definitions related to deed restrictions
- Received a new site plan application from Utah First Credit Union for Lot 1 of the Cole West commercial subdivision
- The Hillside Ordinance Rewrite Committee continues to make progress with additional meetings scheduled throughout July and August
- Early planning has begun for a healing center with gardens and reflecting pools at 3003 Santa Clara Drive, with a potential future building phase on the rear portion of the property

City Manager, Brock Jacobsen reported:

- Attended the APPA Annual Conference in Boston
- Participated in sessions focused on customer satisfaction through trust and accountability in utility management
- Attended a power market outlook session discussing natural gas pricing, regional power volatility, and future nuclear energy development
- Reported on proposed nuclear energy projects in southern Idaho and northeastern Utah
- The city's annual financial audit is scheduled for the week of Labor Day
- Met with former Mayor Rick Rosenberg regarding a proposed two-phase conservation easement. Phase One would preserve the lava fields while allowing for a potential Pioneer Parkway expansion. Phase Two would protect the wash corridor and coordinate with a federally funded sewer line upsizing project

4. Adjournment

Mayor Waite adjourned the work meeting at 5:06 p.m., noting they would reconvene at 6:00 p.m. for the regular meeting.



 Selena Nez
 City Recorder

Approved: _____ July 22, 2026