



**NOTICE AND AGENDA
SANTA CLARA CITY COUNCIL MEETING
WEDNESDAY, AUGUST 12, 2026
TIME: 6:00 PM**

Public Notice is hereby given that the Santa Clara City Council will hold a Regular Meeting in the Santa Clara City Council Chambers located at 2603 Santa Clara Drive, Santa Clara Utah on Wednesday, August 12, 2026, commencing at 6:00 PM. The meeting will be broadcasted on our city website at <https://santaclarautah.gov>.

1. Call to Order:

2. Opening Ceremony:

- Pledge of Allegiance: Councilwoman Burton
- Opening Comments: Pastor Daniel Solis, Iglesia Monte Zion

3. Conflicts and Disclosures:

4. Working Agenda:

A. Public Hearing(s) 6:00 pm:

1. None

B. Consent Agenda:

1. Approval of Minutes and Claims:

- July 22, 2026, City Council Work and Regular Meeting
- Claims through August 12, 2026

2. Calendar of Events:

- August 26, 2026, City Council Work and Regular Meeting (Cancelled)
- September 7, 2026, Labor Day (Offices Closed)
- September 9, 2026, City Council Work and Regular Meeting

C. General Business:

1. Discussion and action to approve a Proclamation declaring September 17 through September 23, 2026 as Constitution Week. Presented by Karen Shuman, Daughters of the American Revolution.
2. Life Saving Awards. Presented by Jaron Studley, Police Chief.
3. Discussion regarding Virgin River Land Trust Conservation Easement update. Presented by Rick Rosenberg.

5. Reports:

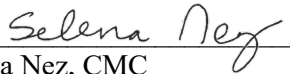
A. Mayor / Council Reports

6. Closed Meeting Session:

7. 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 hereby certify that the above notice and agenda was posted within the Santa Clara City limits on this 6th day of August 2026 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>.


Selena Nez, CMC
City Recorder

**SANTA CLARA CITY COUNCIL WORK MEETING
WEDNESDAY, JULY 22, 2026
MEETING MINUTES**

THE CITY COUNCIL FOR SANTA CLARA CITY, WASHINGTON, UTAH, met for a Work Meeting on Wednesday, July 22, 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: Councilman Mark Hendrickson
Councilman Dave Pond
Councilwoman Christa Hinton
Councilwoman Janene Burton
Councilman Justin Caplin

Excused: Mayor Jarett Waite

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

Others Present: Wayne Rogers
Rick Rosenberg

1. Call to Order

Mayor Pro-Tem Dave Pond called the Santa Clara City Council Work Meeting to order at 4:00 p.m. Present from the council were Councilman Mark Hendrickson, Councilwoman Christa Hinton, Councilwoman Janene Burton and Councilman Justin Caplin.

2. Working Agenda

A. General Business:

1. Continued discussion regarding Rock Cut Slopes. Presented by Jim McNulty, Planning Director.

Planning Director Jim McNulty introduced this item as a continuation of the discussion held on June 24th. He noted that Wayne Rogers of Applied Geotechnical Engineering (AGEC) and civil engineer Rick Rosenberg had been invited to join. McNulty indicated that photographs from the DeVario subdivision had been distributed to illustrate examples of the technique, and that Saint George City's recently adopted rock cut slope ordinance Section 10-18A-10 was considered as a model for Santa Clara. If adopted, the provision would be added to Chapter 17-28 of city code, governing walls, fences, and hedges.

Wayne Rogers provided the primary technical overview. He explained that a rock cut slope involves precision blasting techniques specifically a pre-cut or split-face blast that directs energy outward rather than back into the slope, leaving a relatively clean and stable vertical face. He noted that the top of such cuts often presents weathered or fractured rock that requires additional treatment, such as a small retaining wall, shotcrete, or stacked stone facing, depending on conditions. Rogers emphasized that pre-construction core drilling is essential to assess the competency of the rock and anticipate

where the technique will or will not work, noting that the DeVario subdivision itself saw areas transition mid-cut from a viable open rock face to a stacked stone wall where rock quality deteriorated.

Rogers discussed Saint George City's ordinance, which allows rock cut slopes up to 15 feet per tier with a maximum combined height of 30 feet across two tiers. He suggested that these limits might be higher than what is necessary for Santa Clara, given the city's typical lot sizes and topography, and proposed that the council consider a more conservative approach. Council discussion converged on a single-tier maximum of 10 feet, with a secondary wall limited to 6 feet, for a combined maximum of 16 feet, with a required bench or landing of approximately 4 feet between tiers. Rogers confirmed the formula already embedded in Saint George's ordinance a minimum bench width of $0.333h$ plus one foot would yield roughly 4 feet at a 10-foot cut, which the council found acceptable.

Rick Rosenberg elaborated on the engineering process involved in the DeVario project, noting that substantial additional work including testing and grading plan modifications is required before plans can be finalized. He affirmed that from a citizen standpoint, a 30-foot combined wall height is difficult to accept when it is immediately adjacent to a residential lot, and that something in the range of 16 feet feels more proportionate. Rosenberg also raised the question of exceptions for public infrastructure, noting that major road projects such as the western corridor will inevitably require cuts that exceed what a residential ordinance would allow. He recommended that specific, enumerated exceptions be written into the ordinance rather than leaving it to the council to adjudicate case by case, and that the hillside review board and planning commission serve as the primary decision-making bodies for those exceptions.

Councilman Caplin raised the question of engineering oversight, asking whether a single engineer stamp was sufficient or whether additional review was warranted. Rosenberg explained that under the proposed hillside ordinance framework, all rock cut slope designs would be stamped by a licensed engineer, reviewed by the city engineer, and in complex or novel cases, a third-party expert reviewer could be required at the developer's expense. Rogers added that all applications of this type would fall under hillside review anyway, providing an additional layer of oversight, with the possible exception of individual lots such as the Black Desert example discussed, which would still require city engineer approval.

The council reached a general consensus on the following direction: the ordinance language should be revised to set a maximum single-tier rock cut slope height of 10 feet, with a secondary tier not to exceed 6 feet, a minimum 4-foot bench between tiers, and appropriate language addressing exceptions for major public infrastructure. These modifications would be incorporated into a revised draft for further review.

2. Discussion regarding Fireworks. Presented by Dan Cazier, Fire Chief.

Fire Chief Dan Cazier provided a recap of the department's handling of fireworks restrictions for the Fourth of July and an update on the approach for the upcoming Pioneer Day holiday on July 24th.

Chief Cazier explained that in late June, Governor Cox issued an executive order enabling the state forester to impose a statewide fireworks ban. After several meetings, he and Mayor Waite jointly decided to leave the ban in place for the Fourth of July, citing severe drought conditions, extreme fire weather, and very low relative humidity. The decision drew mixed reactions from the community, but Cazier expressed continued confidence that it was the correct call. He noted the Fourth was uneventful within Santa Clara, with very few fireworks observed. One fire did occur at a commercial fireworks show, but it was contained by the event's own staff; the department later learned of it through social media rather than proper notification. An MOU has since been executed with the operator to prevent recurrence.

For Pioneer Day, the situation differs. The state forester conducted a county-by-county review and identified only Toquerville in Washington County as a targeted ban area. Improved drought conditions and increased relative humidity in recent weeks factored into the analysis. Chief Cazier and Mayor Waite agreed to take no action and allow fireworks under the city's original map submitted to

the state in April, which designates safer areas away from riparian corridors, hillsides, and washes. Residents have been notified via social media and a Yoppify message.

Cazier noted several statutory limitations: the state forester cannot distinguish between ground-based and aerial fireworks, cannot restrict point-of-sale vendors, and neither can the city. Fireworks were being sold even during the prior ban. The department encouraged residents to use Gubler Park, where large waste containers will be provided for spent fireworks.

Councilwoman Hinton thanked Chief Cazier for the department's expertise and guidance throughout the process. Cazier acknowledged the support of Councilwoman Hinton, who participated in several of the coordination meetings. The discussion noted that neighboring Saint George experienced significant fire activity on the Fourth, including a fire at East Ridge and reports of threatened structures, contrasting with Santa Clara's quiet evening.

3. Staff Reports

Various department heads provided updates:

Police Captain, Rich Rogers reported:

- Reported on behalf of Police Chief Studley, who was attending the final week of the FBI Trilogy training program in Salt Lake City.
- Announced the hiring of Lance Bartraff, a lateral officer from Washington City, bringing experience in patrol supervision, investigations, the Washington County Drug Task Force, bomb squad operations, and canine handling.
- Reported that Braden Tobler, hired from the City's dispatch division in March, will graduate from the police academy on July 30.
- Noted that both new officers will begin the Field Training Officer (FTO) program upon joining the department.

Government Affairs Director Lance Haynie reported:

- Reported the City is finalizing the rollout of its new ArcGIS software, with Ivins City partnering to share the resource and reduce costs for both municipalities.
- Attended the ESRI User Conference and announced the City received the Special Achievement in GIS Award, recognizing the City among approximately 0.25 percent of ESRI's customers.
- Reported on the passage of the First Century Road to Housing Act and noted the potential for smaller cities to access state-administered Community Development Block Grant (CDBG) funding for infrastructure projects.
- Shared that the City will explore opportunities to pursue available funding for future power and water infrastructure improvements.
- Reported on a U.S. Senate resolution requesting the Federal Trade Commission investigate rising fire apparatus costs, noting that fire engine prices have more than doubled in recent years.

Parks Director, Ryan VonCannon reported:

- Verizon demolition crew will begin work at Gubler Park on Monday to remove old cell equipment and concrete from the tower, with a construction crew to follow for the new wall and infrastructure.
- Attended a SERPA meeting at the new Washington All Wheels Park and shared observations on the 14-acre regional facility, noting it attracts approximately 1,000 visitors daily and requires additional staffing.
- Clarified that the trees removed along Pioneer Parkway near the Village of the Heights are located on HOA property, and the City has no jurisdiction over that area.

Power Director, Gary Hall reported:

- Provided an update on EDAM, noting the City received its first billing from UAMPS, though charges from Pacific Corp and CAISO remain incomplete due to billing system delays.
- Reported that City generators are operating well following recent repairs, while the NEBO plant remains on simple cycle until September, the Veyo plant remains offline, and the Kern River Plant is not generating due to pipeline compressor issues.
- Shared concerns regarding declining water levels at Lake Powell and the potential long-term impact on hydroelectric generation.
- Reported that power crews successfully restored service during a recent overnight outage caused by a utility pole weakened by bees, with assistance from Washington City Power.
- Attended the APPA Conference and highlighted sessions on emergency communications and communicating utility rate increases.

Public Works Director, Casey Stratton reported:

- Reported that Public Works crews remain in the peak water leak season, responding to water leaks and completing road patch repairs.
- Reported that the department is abandoning a 12-inch water transmission line through Tuacahn Wash from Red Mountain Drive to Parkway Circle because it is no longer needed due to changes in the City's water infrastructure.
- Shared that water modeling and valve testing confirmed the transmission line is redundant.
- Reported that a leak developed in the exposed section of the transmission line over the weekend, prompting staff to move forward with abandoning the line.
- Reported that work at the south end of the line will begin Monday, affecting approximately four homes on Parkway Circle.
- Shared that additional coordination and valve testing are underway on the north end near Red Mountain Drive to minimize impacts to residents.
- Agreed to supplement Yoppify notifications with door-to-door flyers after Councilwoman Hinton expressed concerns that not all residents receive digital notifications.

Fire Chief, Dan Cazier reported on:

- Reported that a fire crew returning from the department's ninth deployment of the year was expected back by early afternoon.
- Shared that all but one of the department's deployments this year have been within the state.
- Reported that the department is in the final stages of hiring three part-time firefighters to improve staffing coverage and reduce overtime.
- Announced that the department was awarded a \$72,000 EMS grant for equipment and communications.

Building Official, Cody Mitchell reported:

- Reported continued steady development activity, including one new single-family building permit issued year-to-date, with two additional permits under review.
- Reported eight miscellaneous permits issued and nine currently under review.
- Noted increased code enforcement activity involving weeds, dust, and rooster complaints.
- Issued a tenant improvement permit for Brody's Mexican Restaurant.
- Reported construction continues on the Santa Clara Caves project despite recent wind-related delays.
- Reported upcoming development activity for Vera Townhomes, Solace Townhomes Phase 2, and Quail Crossing Apartments.

Planning Director, Jim McNulty reported:

- Reported continued progress on the Hillside Protection Overlay Zone rewrite, with meetings scheduled through September in preparation for ordinance adoption.

- Reported that a McDonald's franchise remains committed to the Cole West Commercial development.
- Shared that Lot 3 has commitments from Domino's and a Pilates business, with negotiations continuing for an end-cap restaurant space.
- Reported Utah First Credit Union is moving forward with a PDC amendment and project plan expected to come before the Planning Commission and City Council within the next one to two months.

City Manager, Brock Jacobsen reported:

- Reported staff are researching commercial street impact fee structures used by other municipalities and anticipates a future City Council discussion regarding potential changes.
- Reported preparations are underway for the City's annual audit scheduled for September.
- Reported the personnel policy manual is being rewritten with assistance from the City's insurance trust legal staff.
- Reported staff continues working with legal counsel to resolve outstanding easement issues related to the 2005 flood, including temporary easements and unrecorded sewer line easements.
- Reported the City is expanding Yoppify notification access by training staff in each department and encouraging residents to update their utility account contact information.
- Shared that the City is evaluating Everbridge as a potential reverse 9-1-1 emergency notification system.
- Announced City offices will be closed for Pioneer Day.
- Reported the August 26 work meeting may not have a quorum due to the UAMPS Conference.
- Reminded Council of the Utah League of Cities and Towns Annual Conference on October 27–28 and upcoming November meeting schedule adjustments due to Veterans Day and Thanksgiving.
- Requested Council members notify staff of their conference attendance plans.

4. Adjournment

Mayor Pro-Tem Dave Pond adjourned the work meeting at 5:16 p.m., noting they would reconvene at 6:00 p.m. for the regular meeting.

Selena Nez
City Recorder

Approved: _____

**SANTA CLARA CITY COUNCIL
WEDNESDAY, JULY 22, 2026
MEETING MINUTES**

THE CITY COUNCIL FOR SANTA CLARA CITY, WASHINGTON, UTAH, met for a Regular Meeting on Wednesday, July 22, 2026, at 6:00 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 Pro Tem Dave Pond
Councilman Justin Caplin
Councilwoman Janene Burton
Councilwoman Christa Hinton
Councilman Mark Hendrickson

Excused: Mayor Jarett Waite

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

Others Present: Barbara Taylor
Cory Taylor (via Zoom)
Sam Harvey

1. Call to Order

Mayor Pro-Tem Dave Pond called the regular scheduled meeting to order at 6:00 p.m. The mayor pro-tem welcomed everyone and noted that a full council was present: Councilman Justin Caplin, Councilwoman Janene Burton, Councilwoman Christa Hinton and Councilman Mark Hendrickson.

2. Opening Ceremony

Pledge of Allegiance: Councilman Caplan

Opening Comments: Will Jones, The Church of Jesus Christ of Latter-Day Saints

3. Conflicts and Disclosures

No other conflicts were disclosed by council members.

4. Working Agenda

A. Public Hearing(s) 6:00 pm

1. Public Hearing to receive public comments regarding an update on City ordinance 12.24.100 Restrictions on Burial.

Director Ryan VonCannon summarized the change under consideration. At the previous meeting, staff identified what was believed to be a misprint in the ordinance, which stated that two cremation vaults may be allowed in a half plot. The corrected language reads that two cremation vaults may be allowed in a full plot. The public hearing was opened to receive comments. No members of the public came forward, and the hearing was closed.

B. Consent Agenda

1. Approval of Minutes and Claims:
 - July 8, 2026, City Council Work and Regular Meeting
 - Claims through July 22, 2026
2. Calendar of Events:
 - July 24, 2026, Pioneer Day (Offices Closed)
 - August 12, 2026, City Council Work and Regular Meeting
 - August 26, 2026, City Council Work and Regular Meeting

Motion: Councilwoman Burton moved to APPROVE the consent agenda as presented. Councilman Caplin seconded the motion. Roll call vote: Hendrickson - Aye, Pond - Aye, Hinton - Aye, Burton - Aye and Caplin - Aye. Motion passed unanimously.

C. General Business

1. **Discussion and action to consider approval to update city ordinance 12.24.100 Restrictions on Burial and adopt Ordinance No. 2026-14. Presented by Ryan VonCannon, Parks Director.**

Following the close of the public hearing, the council moved directly to action on the ordinance. There was no further discussion.

Motion: Councilman Hendrickson moved to APPROVE updating city ordinance 12.24.100 Restriction on Burial and to adopt Ordinance No. 2026-14. Councilwoman Hinton seconded the motion. Roll call vote: Hendrickson - Aye, Pond - Aye, Hinton - Aye, Burton - Aye and Caplin - Aye. Motion passed unanimously.

2. **Discussion and action to award Rap Tax. Presented by Ryan VonCannon, Parks Director.**

Parks Director VonCannon presented two applications received for Rap Tax funding, noting that the city also maintains an annual \$5,000 contribution to 2 of Con separate from these awards.

The first applicant was Heidi Lee Ham Productions for Shakespeare in the Park, requesting \$16,000. VonCannon noted that a portion of the request was to pay off a storage container being placed at Swiss Pioneer Park, which he anticipated would reduce future requests somewhat.

The second applicant was Susanna Nelson on behalf of the Santa Clara Historical Society, requesting \$4,200. Her request included funding to add interpretive signage about indigenous medicinal plant uses throughout the arboretum, replacement of damaged plant identification tags, and reproduction of two historic bronze marker signs and stands for downtown locations. A third historic marker was noted as still in progress and likely to be addressed in a future cycle.

Councilman Caplin, noting it was his first time handling Rap Tax on the council, asked for background on the program. City Manager Brock Jacobsen explained that the council previously designated 20 percent of Rap Tax receipts for arts and recreation awards. Based on approximately \$160,000 in projected Rap Tax revenue for the year, roughly \$32,000 would be available, with any unawarded funds returning to the parks and recreation portion of the Rap Tax fund.

A discussion arose regarding the application deadline. Councilwoman Hinton observed that the online application listed June 31st as a deadline, which is not a valid date, and that the application had not been posted to the city website until June, after the stated May 31st deadline on the printed form. The extension to July had been made informally to accommodate this. Staff discussed the importance of maintaining a clear, predictable deadline process in future years while acknowledging that this year's circumstances warranted flexibility. City Manager Jacobsen noted that in normal years the process should flow with applications due by end of May, review in June, and awards in July. Staff agreed to address the website listing promptly and to

bring any additional late applications to a work meeting for council discussion rather than setting a precedent for an open-ended deadline.

Motion: Councilwoman Hinton moved to APPROVE to award Rap Tax \$16,000 to Ham Production and \$4,200 to the Santa Clara Historical Society. Councilman Hendrickson seconded the motion. Roll call vote: Hendrickson - Aye, Pond - Aye, Hinton - Aye, Burton - Aye and Caplin - Aye. Motion passed unanimously.

3. Discussion and action to consider approval of the Rezone and Amended Site Plan review for property at 2998 Santa Clara Drive, rezoning property from the Historic District/R-1-10 Zone to the Historic District Mixed Use HD/MU Zone and adopt Ordinance No. 2026-15. Presented by Jim McNulty, Planning Director.

Planning Director Jim McNulty presented the application submitted by Heather Taylor and Barbara Parks to renovate and convert an existing single-family home at 2998 Santa Clara Drive into office and retail space intended for use as an art gallery. The property is approximately 0.10 acres or just over 4,500 square feet, with a main floor of approximately 940 square feet and a basement for storage. The home is identified as a period cottage constructed in 1935.

McNulty walked the council through the site plan, noting that the building footprint would remain unchanged and that access would be provided off Santa Clara Drive along the east portion of the lot via a driveway approximately 13 to 15 feet wide. Pedestrian access, drought-tolerant landscaping, and an outdoor patio were included to support walkability consistent with the character of the historic downtown area.

Regarding building materials, the applicants proposed to retain and repair or replicate existing doors and windows to match, replace the asphalt shingle roof with natural cedar shake, and apply a slightly richer stucco color. Both the Heritage Commission, which reviewed the project on June 18, 2026, and the Planning Commission expressed support for the proposed materials and design.

On the question of parking, the site is required to provide a minimum of three spaces per Chapter 17.32. The plan includes three spaces: one van-accessible ADA space located directly off Santa Clara Drive at the entry, and two spaces to the rear of the property. McNulty acknowledged that the ADA parking placement is somewhat unconventional in that a vehicle parked in the ADA space could block egress for vehicles parked in the rear spaces. Staff indicated this was the result of extensive problem-solving through the technical review committee, and that the historic district design guidelines encouraging parking to be placed to the side or rear of buildings, combined with the flexibility provisions of Chapter 17.74, supported this configuration. Applicant Barbara Parks noted from experience operating a gallery that ADA spaces tend not to be in constant use, and that staff and patrons could be attentive to managing the situation when it arises.

To accommodate the two rear parking spaces and provide adequate turning movements, the applicants secured a parking easement agreement with the neighboring property owners to the north, which has been signed by both parties and recorded with the county. Additionally, the Planning Commission added Condition 7 requiring the applicants to work with the neighboring property owners to remove an existing shed straddling the north property line. A signed and notarized demolition agreement for the shed was also received and provided to staff. Councilman Hendrickson confirmed after walking the property that there is only one shed, which appears as two structures in the site plan drawing due to its orientation across the property line.

McNulty noted that notices were sent to all property owners within 300 feet of the property prior to the Planning Commission public hearing and no responses were received. The Planning Commission held a public hearing on July 9, 2026 and forwarded a recommendation of approval to the City Council by a vote of 3 to 2, with the dissenting votes understood to relate to the parking configuration. City staff recommended approval subject to the 12 conditions in the staff report plus the Planning Commission-added Condition 7.

The rezoning was found to be compliant with the recently adopted General Plan's neighborhood commercial land use classification, which supports small-scale commercial uses, walkable centers, and reduced automobile reliance. The proposed Historic District Mixed Use zone is consistent with the zoning of adjacent properties at 3003 and 3013 Santa Clara Drive to the south.

Applicant Barbara Parks addressed the council, describing the vision for the gallery as a community gathering place offering art, tea, coffee, and pastries from an outside vendor on the outdoor patio, with an emphasis on attracting both local foot traffic and visitors. She described her familiarity with historic preservation from previously living in a registered historic home in Bozeman, Montana. Parks also noted that she personally spoke with neighboring residents and property owners before work began and received an enthusiastic reception.

Motion: Councilwoman Hinton moved to APPROVE the rezone and amended site plan review for property at 2998 Santa Clara Drive, rezoning property from the Historic District/R-1-10 Zone to the Historic District Mixed Use HD/MU Zone and adopt Ordinance No. 2026-15. Councilwoman Burton seconded the motion. Roll call vote: Hendrickson - Aye, Pond - Aye, Hinton - Aye, Burton - Aye and Caplin - Aye. Motion passed unanimously.

4. Discussion and action to consider approval on Chapter 17.08, Definitions and adopt Ordinance No. 2026-16. Presented by Jim McNulty, Planning Director.

Planning Director McNulty briefly summarized this item, noting it had been discussed at a prior meeting. When the council previously adopted the R-1-4 zone with a deed restriction provision requiring owner occupancy for up to ten years, staff identified that the term "owner occupied" was used without a corresponding definition in city code. As directed, staff developed definitions for three terms to be added to Chapter 17.08: owner occupied, primary residence, and secondary residence. The Planning Commission held a public hearing on July 9, 2026 and forwarded a recommendation of approval. There was no additional council discussion.

Motion: Councilwoman Hinton moved to APPROVE Chapter 17.08, Definitions and adopt Ordinance No. 2026-16. Councilman Hendrickson seconded the motion. Roll call vote: Hendrickson - Aye, Pond - Aye, Hinton - Aye, Burton - Aye and Caplin - Aye. Motion passed unanimously.

5. Reports

A. Mayor / Council Reports

Councilman Mark Hendrickson has nothing to report.

Councilwoman Christa Hinton reported attending the groundbreaking at Tech Ridge for the new Eagle Gate Title building, the first of seven planned buildings at that development. She also attended the LPC Housing and Land Use Authority subcommittee meeting, where ongoing discussion included pre-approved home plans, MIHP 2.0, and infrastructure credits for developers building attainable housing.

Councilwoman Janene Burton highlighted the America 250 program at the Stake Center, commending the organizing committee. She also encouraged residents to attend the dinner and play being presented by Liberty Village at the historic courthouse, which has been recently refurbished and updated.

Councilman Justin Caplin noted that the Liberty Village production had already closed its run but that a new show was being planned around Constitution Day. He acknowledged the resolution of power outage communication concerns addressed at the prior meeting and recognized the Snow Canyon Little League softball team, which had taken the state title and competed in San Bernardino representing the Santa Clara and Snow Canyon area.

Councilman Dave Pond echoed appreciation for the America 250 celebration and the organizing committee. He reported attending a league meeting on fireworks and commended the league's coordination with the state forester and its public communications efforts. He relayed an update from the Washington County Solid Waste District noting staffing shortages and driver hour limitations were being actively managed through emergency staffing to avoid impacting collection routes, with the greatest impact felt on Thursday and Friday pickup areas. He also noted a fire had been reported at a landfill adjacent to the county facility and used the opportunity to remind residents to properly recycle lithium and rechargeable batteries rather than disposing of them in household garbage, as compaction of such batteries can cause fires. Designated drop-off locations include the landfill and retailers such as Home Depot and Lowe's.

Mayor Pro Tem Pond also introduced Sam Harvey, a new district representative for Congresswoman Malloy working alongside District Director James Lovett, covering Kane County and much of Washington County.

6. Closed Meeting Session

Councilman Pond confirmed no closed meeting session.

7. Adjournment

Motion: Councilwoman Hinton moved to adjourn. Councilman Hendrickson seconded the motion. All in favor. Motion passed unanimously.

The City Council meeting was adjourned at 6:45 p.m.

Selena Nez
City Recorder

Approved: _____

**City of Santa Clara
Check Register
All Bank Accounts - 07/29/2026 to 07/29/2026**

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
ANIXTER, INC.	72923	6831585-00	07/13/2026	07/29/2026	1,566.18	HIGH VOLTAGE RUBBER GLOVES & PROTECT	535310-249 - SAFETY EQUIPMENT	
					\$1,566.18			
BRUNO ENGINEERING, P.C.	72924	20265028	07/16/2026	07/29/2026	1,200.00	PROFESSIONAL SERVICES SUBSTATION REG	535310-370 - PROFESSIONAL SER	
					\$1,200.00			
BUCKS ACE SANTA CLARA	72925	7190	07/16/2026	07/29/2026	34.99	CUTTING OIL FOR METAL SAW	535310-250 - OPERATING SUPPLIE	
BUCKS ACE SANTA CLARA	72925	7197	07/20/2026	07/29/2026	75.98	LEAF RAKE	535310-250 - OPERATING SUPPLIE	
					\$110.97			
					\$110.97			
DOI/BUREAU OF LAND MANAGEM	72926	2026022478	03/20/2026	07/29/2026	936.59	UTUT105865534 01/01/2026 TO 12/31/2026	535310-750 - LAND EASEMENTS &	
					\$936.59			
DOMINION ENERGY	ACH072926	JUNE 2026 - HE	07/29/2026	07/29/2026	7.16	HERITAGE SQUARE GAS - 6142840000	104510-270 - UTILITIES	
DOMINION ENERGY	ACH072926	JUNE 2026 - CIR	07/29/2026	07/29/2026	7.16	CIRCLE FIRE STATON	104230-270 - UTILITIES-SC	
					\$14.32			
					\$14.32			
FINANCIAL PACIFIC LEASING, INC	72927	8525298	07/15/2026	07/29/2026	9,001.00	FORD EXPLORERS CONTRACT PAYMENT	515110-825 - LEASE PAYMENTS	
FINANCIAL PACIFIC LEASING, INC	72927	8525298	07/15/2026	07/29/2026	10,000.00	FORD EXPLORERS CONTRACT PAYMENT	104230-825 - LEASE PAYMENTS	
FINANCIAL PACIFIC LEASING, INC	72927	8525298	07/15/2026	07/29/2026	10,000.00	FORD EXPLORERS CONTRACT PAYMENT	104510-825 - LEASE PAYMENTS	
FINANCIAL PACIFIC LEASING, INC	72927	8525298	07/15/2026	07/29/2026	18,000.00	FORD EXPLORERS CONTRACT PAYMENT	104130-825 - LEASE PAYMENTS	
					\$47,001.00			
					\$47,001.00			
HAM Productions, Inc.	72928	2026 RAP TAX F	07/28/2026	07/29/2026	16,000.00	RAP TAX AWARD FY 2026-SHAKESPEARE IN T	104652-416 - RAP TAX	
					\$16,000.00			
KS STATE BANK	72929	64093-7-2026	07/10/2026	07/29/2026	17,144.83	2025 RINGOMATIC VAC TRAILER	515110-825 - LEASE PAYMENTS	
KS STATE BANK	72929	64227-7-2026	07/06/2026	07/29/2026	22,579.00	2025 RAM 3500 TRUCK	515110-825 - LEASE PAYMENTS	
KS STATE BANK	72929	68192-7-2026	07/15/2026	07/29/2026	17,797.48	2023 CHEV CC56403 SILVERADO	535310-825 - LEASE PAYMENTS	
KS STATE BANK	72929	68193-7-2026	07/15/2026	07/29/2026	13,307.18	2026 CHEV SILVERAD 1500 TRUCK	535310-825 - LEASE PAYMENTS	
					\$70,828.49			
					\$70,828.49			
LEXIPOL	72930	INVPR1126824	07/28/2026	07/29/2026	3,968.28	FIRE & EMS LEARNING PLATFORM CONTRACT	104230-370 - PROFESSIONAL SER	
					\$3,968.28			
MVA, DIAGNOSTICS	72931	INV42846	07/13/2026	07/29/2026	84.41	TEST KITS FOR TRANSFORMER OIL SAMPLES	535310-249 - SAFETY EQUIPMENT	
					\$84.41			
PELORUS METHODS, INC.	72932	260801	07/01/2026	07/29/2026	3,200.00	SOFTWARE & SUPPORT/	104135-310 - IT SERVICES	
					\$3,200.00			
STELLA-JONES CORPORATION	72933	90670909	07/21/2026	07/29/2026	55,307.47	POWER POLES STOCK	535310-466 - POWER LINES/POLES	
					\$55,307.47			
SUNRISE ENGINEERING, LLC	72934	ARIV1014194	07/01/2026	07/29/2026	578.50	CIVIL ENGINEER IV - STORM WATER	104410-320 - ENGINEERING SERVI	
SUNRISE ENGINEERING, LLC	72934	ARIV1014197	07/01/2026	07/29/2026	376.25	CIVIL ENGINEER IV - STORM WATER	545410-320 - ENGINEERING SERVI	
					\$954.75			
					\$954.75			
SUSANNAH NILSSON	72935	2026 RAP TAX F	07/28/2026	07/29/2026	4,200.00	FY 25-26 RAP TAX AWARD - SANTA CLARA HIST	104652-416 - RAP TAX	
					\$4,200.00			

**City of Santa Clara
Check Register
All Bank Accounts - 07/29/2026 to 07/29/2026**

<u>Payee Name</u>	<u>Reference Number</u>	<u>Invoice Number</u>	<u>Invoice Ledger Date</u>	<u>Payment Date</u>	<u>Amount</u>	<u>Description</u>	<u>Ledger Account</u>	<u>Activity Code</u>
UTAH BARRICADE CO	72936	47453	07/20/2026	07/29/2026	1,785.00	VARIABLE MESSAGE BOARDS	104230-255 - FIRE PREVENTION	
					\$1,785.00			
VEHICLE LIGHTING SOLUTIONS I	72937	2055	07/28/2026	07/29/2026	270.00	EVS UTAH STATE CONTACT MA4055	104230-453 - WILDLAND FIRE	
					\$270.00			
WESTERN UNITED ELECTRIC SU	72938	6178810	07/14/2026	07/29/2026	1,147.02	NEUTRAL WEDGE LAMPS FOR STOCK	535310-466 - POWER LINES/POLES	
WESTERN UNITED ELECTRIC SU	72938	6179426	07/21/2026	07/29/2026	2,654.74	3' RISER CONDUIT, FUSES.MISC MATERIAL FO	535310-466 - POWER LINES/POLES	
					\$3,801.76			
					\$3,801.76			
					\$211,229.22			

**City of Santa Clara
Check Register
Checking 1889 - 08/04/2026 to 08/04/2026**

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
ALSI ANDERSEN LANGUAGE SER	72939	INTERPRETER F	07/28/2026	08/04/2026	110.00	7-28-26 INTERPRETER FEE	104120-330 - LEGAL SERVICES	
					\$110.00			
BUCKS ACE SANTA CLARA	72940	7211	07/23/2026	08/04/2026	299.00	FLEXVOLT BATTERY	104510-250 - OPERATING SUPPLIE	
BUCKS ACE SANTA CLARA	72940	7224	07/29/2026	08/04/2026	86.67	CLEANING SUPPLIES FOR TRUCKS	535310-253 - VEH/EQUIP REPAIR	
					\$385.67			
					\$385.67			
BUSINESS SOLUTIONS GROUP LL	72941	17229	07/30/2026	08/04/2026	275.00	BLANK 4 UP POSTCARD	104130-240 - OFFICE SUPPLIES	
					\$275.00			
CITY OF ST GEORGE - S	72942	JULY 2026 - SEW	08/04/2026	08/04/2026	51,082.45	3163 SEWER CONNECTIONS JULY 2026	525210-945 - SEWER TREATMENT -	
					\$51,082.45			
DR. ROBERT R. FOSTER, D.O. P.C.	72943	AUGUST 2026 -	08/04/2026	08/04/2026	1,200.00	MEDICAL SERVICES DIRECTOR	104230-370 - PROFESSIONAL SER	
					\$1,200.00			
ERICKSON, M. RICK	72944	JULY 2026 - CITY	08/04/2026	08/04/2026	1,850.00	CITY PROSECUTOR JULY 2026	104120-330 - LEGAL SERVICES	
					\$1,850.00			
FREEDOM MAILING SERVICES, IN	72945	53482	07/28/2026	08/04/2026	2,309.23	BILL PROCESSING	104130-370 - PROFESSIONAL SER	
					\$2,309.23			
KS STATE BANK	72946	63093-8-2026	08/04/2026	08/04/2026	13,000.00	2024 ATERPILLAR CB4.4 & 2024 CHEV TAHOE	104230-825 - LEASE PAYMENTS	
KS STATE BANK	72946	63093-8-2026	08/04/2026	08/04/2026	16,393.00	2024 ATERPILLAR CB4.4 & 2024 CHEV TAHOE	104410-825 - LEASE PAYMENTS	
KS STATE BANK	72946	63119-8-2026	08/04/2026	08/04/2026	63,334.00	2025 FREIGHTLINER M2106 TRUCK	535310-825 - LEASE PAYMENTS	
KS STATE BANK	72946	63120-8-2026	08/04/2026	08/04/2026	14,963.00	2024 RAM 3500 ST 4X4 GOVT CONTRACT	535310-825 - LEASE PAYMENTS	
KS STATE BANK	72946	63195-9-2026	08/04/2026	08/04/2026	13,000.00	2024 CHEVROLET TAHOE	104230-825 - LEASE PAYMENTS	
					\$120,690.00			
					\$120,690.00			
L.N. CURTIS & SONS	72947	INV1093165	07/24/2026	08/04/2026	390.00	ECLIPSE RECHARGEABLE BATTERIES	104230-250 - OPERATING SUPPLIE	
L.N. CURTIS & SONS	72947	INV1096495	07/31/2026	08/04/2026	463.00	CALIBRATION ALUMINUM CYLINDER	104230-250 - OPERATING SUPPLIE	
					\$853.00			
					\$853.00			
MEDPRO DISPOSAL	72948	1765455	08/01/2026	08/04/2026	283.02	MEDICAL WASTE REMOVAL	104230-370 - PROFESSIONAL SER	
					\$283.02			
MOURITSEN, DUSTIN	72949	AUGUST 2026	08/04/2026	08/04/2026	500.00	CONSULTING AGREEMENT AUGUST 2026	515110-360 - TRAINING	
					\$500.00			
NEVEREST EQUIPMENT COMPAN	72950	7220	07/16/2026	08/04/2026	4,365.40	CYLINDER BORE - WELD PLUNGER BOOM SLI	525210-253 - VEH/EQUIP REPAIR	
					\$4,365.40			
SOUTHWEST UTAH PUBLIC HEAL	72951	109568 - NICHOL	07/01/2026	08/04/2026	134.00	TYPHOID VACCINE	525210-250 - OPERATING SUPPLIE	
SOUTHWEST UTAH PUBLIC HEAL	72951	143245 BRECKIN	07/01/2026	08/04/2026	134.00	TYPHOID VACCINE	525210-250 - OPERATING SUPPLIE	
SOUTHWEST UTAH PUBLIC HEAL	72951	31906 CHRISTO	07/01/2026	08/04/2026	153.00	TYPHOID VACCINE	525210-250 - OPERATING SUPPLIE	
					\$421.00			
					\$421.00			
STATE OF UTAH / BLDG	72952	APRIL - JUNE 20	08/04/2026	08/04/2026	1,438.69	BUILDING SURCHARGE APR-JUN 2026	104240-940 - INTERGOVT CHARGE	
STATE OF UTAH / BLDG	72952	JAN - MARCH 20	08/04/2026	08/04/2026	1,084.09	BUILDING SURCHARGE JAN-MAR 2026	104240-940 - INTERGOVT CHARGE	
					\$2,522.78			
					\$2,522.78			

**City of Santa Clara
Check Register
Checking 1889 - 08/04/2026 to 08/04/2026**

<u>Payee Name</u>	<u>Reference Number</u>	<u>Invoice Number</u>	<u>Invoice Ledger Date</u>	<u>Payment Date</u>	<u>Amount</u>	<u>Description</u>	<u>Ledger Account</u>	<u>Activity Code</u>
WASH. CO. FLOOD CONTROL DIS	72953	JULY 2026 - FLO	08/04/2026	08/04/2026	5,182.50	JULY 2026 FLOOD CONTROL	545410-770 - FLOOD CONTROL DIS	
					\$5,182.50			
WASHINGTON COUNTY- HCP	72954	APRIL - JUNE 20	08/04/2026	08/04/2026	22,785.62	HCP IMPACT FEES APRIL - JUNE 2026	102260-000 - HCP IMPACT FEES - C	
WASHINGTON COUNTY- HCP	72954	JAN - MARCH 20	08/04/2026	08/04/2026	30,286.66	HCP IMPACT FEES JAN-MAR 2026	102260-000 - HCP IMPACT FEES - C	
					\$53,072.28			
					\$53,072.28			
WEBB, RACHEL MICHELLE	72955	07-28-26 INTERP	07/31/2026	08/04/2026	170.00	07-28-26 INTERPRETER FEE	104120-330 - LEGAL SERVICES	
					\$170.00			
					\$245,272.33			

Proclamation

Constitution Week

September 17 through September 23, 2026

Whereas, September 17, 2026, marks the two hundred and thirty-ninth anniversary of the drafting of the Constitution of the United States of America by the Constitution Convention; and

Whereas, It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary; and to the patriotic celebrations which will commemorate the occasion; and

Whereas, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through the 23 as Constitution Week, and

Now, Therefore, I, Jarett Waite, Mayor of the City of Santa Clara, Utah, by virtue of the authority vested in me as Mayor do hereby proclaim the week of September 17 through 23 as

Constitution Week

And ask our citizens to reaffirm the ideals of the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

In Witness Whereof, I have hereunto set my hand and caused the Seal of the City of Santa Clara to be affixed this 12th day of August of the year of our Lord two thousand and twenty-six.

Dated this 12th day of August, 2026.

Mayor: _____

Attest:_____

Mayor

Jarett Waite

City Manager

Brock Jacobsen



City Council

Christa Hinton

Dave Pond

Janene Burton

Mark Hendrickson

Justin Caplin

CITY COUNCIL

Meeting Date: August 12, 2026

Agenda Item: 3

Applicant: N/A

Requested by: N/A

Subject: Virgin River Land Trust conservation easement project

Description:

Virgin River Land Trust conservation easement project discussion and project update.

N/A

Recommendation: Discussion

Attachments: N/A

Cost: N/A

Legal Approval: N/A

Finance Approval: N/A

Budget Approval: N/A



City-Owned Land Conservation Easement Planning Checklist

This checklist is designed to help municipalities evaluate and articulate their goals, expectations, and responsibilities when considering placing city-owned land under a conservation easement. It ensures that future use, public benefit, infrastructure needs, and safety concerns are fully addressed in the deed and stewardship plan.

Please consider your answers to the following questions and return to VRLT. We will evaluate your answer and, together, write the official rights and restrictions for your deed of conservation easement that serves the purposes of both organizations.

Thank you for your commitment to land preservation for your future residents!

1. Purpose and Goals

- What are the city's primary goals for the easement? (*e.g., preserve natural habitat, maintain scenic views, provide passive recreation, protect cultural or educational features*)
- How does this conservation easement support the city's long-term land use and open space planning?
- Will the land be primarily a natural preserve, an educational space, or a passive-use park?

2. Public Access and Use

- Will public access be allowed? If so, where and when?
- Will access be limited to designated trails or areas?
- What types of recreational activities will be permitted? (*e.g., walking, jogging, biking, nature observation*)
- Are organized or ticketed events allowed? Under what conditions?
- Will vehicular access for visitors or staff be allowed or prohibited?

3. Trails and Infrastructure

- Are there existing trails? Will the city expand or improve them?



- Where are new trails proposed, and what materials will be used? (*wood shavings, gravel, pavement*)
- Will benches, rest areas, shade structures, or parking lots be permitted?
- Will any lighting or irrigation infrastructure be allowed?

4. Utilities and Development Exclusions

- Are there existing utility or sewage lines beneath or adjacent to the land?
- Are future utilities (*e.g., water, sewer, electrical*) anticipated? Where?
- Should those areas be excluded from the easement or identified with reserved rights?
- Will easement terms allow for future installation or repair of underground utilities?

5. Liability, Insurance, and Maintenance

- Who will carry liability and insurance coverage for injury or property damage?
- Will the city maintain the land under its parks or public works department?
- Are volunteer efforts permitted for maintenance or restoration? Under what oversight?

6. Vegetation Management and Plantings

- Will the city manage the site as an arboretum, botanical garden, or native landscape?
- Are future plantings (*e.g., native species, educational gardens*) planned?
- Will invasive species management or restoration be included?
- Are pesticide, herbicide, or irrigation uses to be addressed?

7. Signage and Visibility

- Will the city allow signage indicating conservation easement status?
- Can educational or interpretive signage be placed on-site?
- Can signs include acknowledgment of conservation partners or donors?



8. Exclusions and Reserved Rights

- Are there areas that should be excluded from the easement (*e.g., service roads, future buildings*)?
- Will the city reserve the right to install structures for public benefit (*e.g., trail kiosks, restrooms*)?
- Are buffer zones needed for homes, streets, or other uses?

9. Emergency Access and Disaster Preparedness

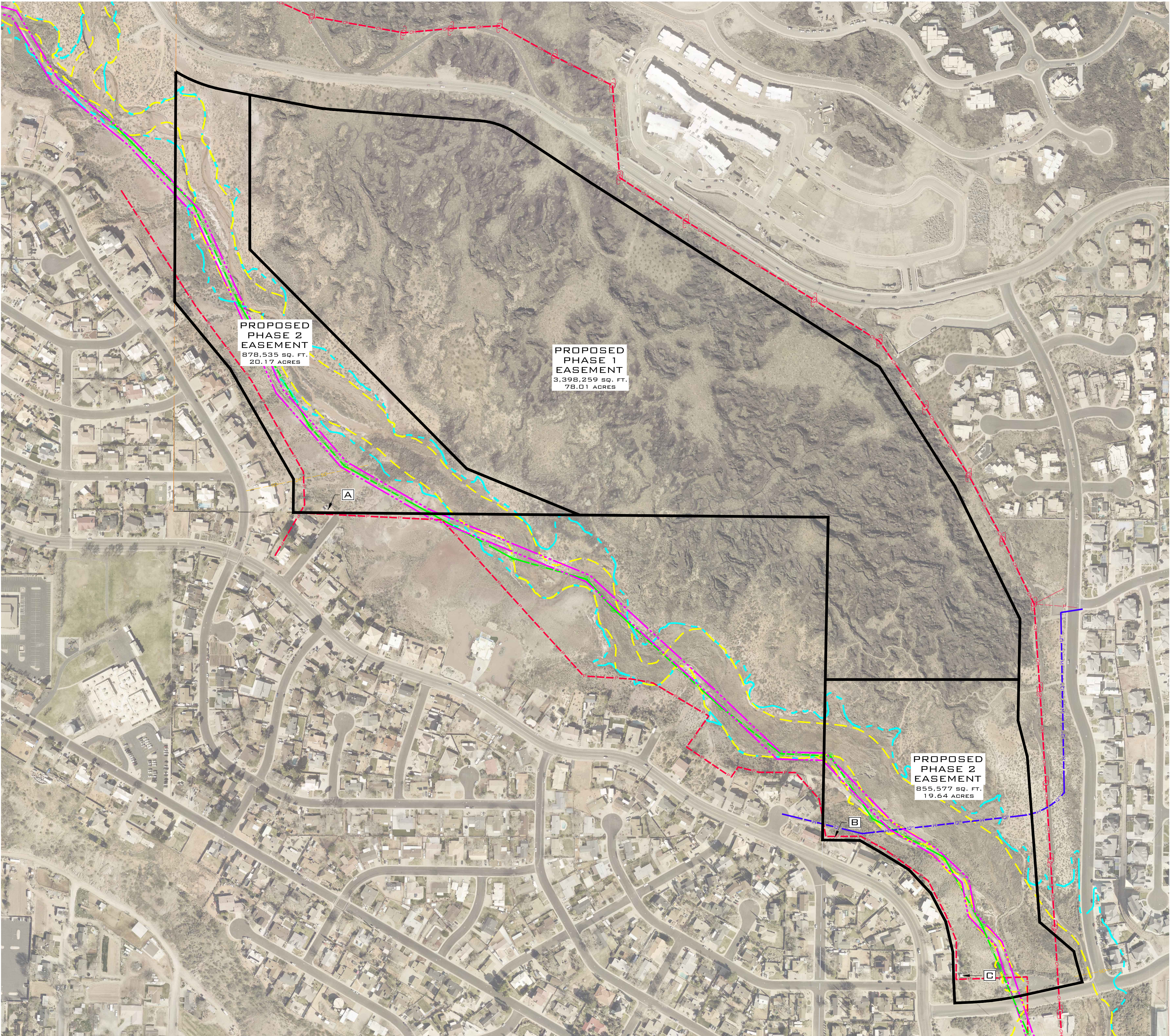
- Will the property allow access for emergency services (*e.g., fire, police, EMS*)?
- Are designated access routes or staging areas needed?
- Should easement terms allow for firebreaks, water tanks, or emergency shelters?
- Are fuel reduction or wildfire risk mitigation strategies needed or allowed?
- Are post-disaster restoration actions permitted under the easement?

10. Flood Mitigation and Stormwater Infrastructure

- Is the land located in a floodplain or flood-prone area?
- Is it or will it be used for stormwater retention, drainage, or runoff control?
- Should the easement allow for swales, retention basins, or bioswales?
- Will the city retain rights for periodic clearing, dredging, or grading for flood mitigation?

11. Educational, Community, and Commercial Use

- Will field trips, community tours, or interpretive programs be permitted?
- Are commercial photography or filming allowed?
- Will temporary structures (*e.g., tents for events, portable toilets*) be allowed?



LEGEND:

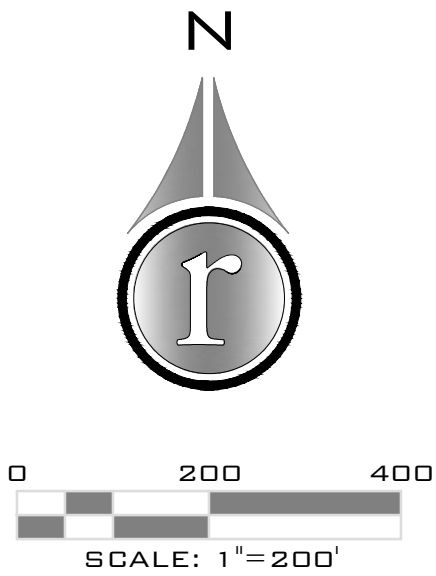
- FLOOD PLAIN LINE
- FLOOD WAY LINE
- STORM DRAIN LINE
- OVERHEAD POWER LINE
- WATER LINE
- SEWER LINE
- UNDERGROUND POWER LINE
- SEWER EASEMENT ENTRY NO. 376429
- PROPOSED CONSERVATION BOUNDARY
- SEWER MANHOLE
- POWER POLE

ITEMS OF INTEREST:

- A AREA OF POSSIBLE ENCROACHMENT - LANDSCAPING & STORAGE
- B AREA OF POSSIBLE ENCROACHMENT - LANDSCAPING
- C AREA OF POSSIBLE ENCROACHMENT - STORAGE SHED

DISCLAIMER:

UTILITIES SHOWN ARE BASED ON SANTA CLARA CITY'S GIS MAPPING DATA AND ARE PROVIDED FOR REFERENCE ONLY.



DATE: 7/02/26
JOB NO.: 1245426-032
DRAWN BY: B.E.A.
CHECKED BY: B.E.A.
SCALE: 1"=200'
DWG: SURVEY-BASE

DATE
REVISIONS

ROSENBERG
ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 EAST RIVERSIDE DRIVE, SUITE A-2
ST. GEORGE, UT 84790
PH (435) 673-8586
WWW.RACIVIL.COM

EXHIBIT MAP
FOR
SANTA CLARA CITY

SHEET
1
OF 1 SHEETS