

**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.

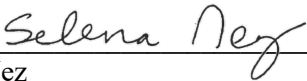
- Reported that a McDonald's franchise remains committed to the Cole West Commercial development.
- Shared that Lot 3 has commitments from Domino's and a Pilates business, with negotiations continuing for an end-cap restaurant space.
- Reported Utah First Credit Union is moving forward with a PDC amendment 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: _____ August 12, 2026