**MAYOR**
Jarett Waite

**CITY MANAGER**
Brock Jacobsen

# NOTICE AND AGENDA

SANTA CLARA SPECIAL MEETING
Wednesday, November 4, 2026
Time: 4:00 pm

**CITY COUNCIL**
Christa Hinton
Dave Pond
Janene Burton
Mark Hendrickson
Justin Caplin

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NOTICE is hereby given that the Santa Clara City Council will hold a Regular Meeting on the 4th day of November 2026 in the City Hall located at 2603 Santa Clara Drive, Santa Clara, Utah, which meeting will begin at 4:00 pm. The agenda for the meeting is as follows:

**1 Call to Order:**

**2 Opening Ceremony:**

- Pledge of Allegiance: Councilman Caplin
- Opening Comments: Councilman Caplin

**3 Conflicts and Disclosures:**

**4 Working Agenda**

A. Public Hearing(s) 4:00 pm:

1. Public Hearing to receive public comments Parks Impact Fee Amendment.

2. Public Hearing to receive public comments Construction Design Standards to add Rockery and Segmental Block Retaining Walls.

3. Public Hearing to receive public comments on Chapter 15.34, Geologic Hazards.

B. Consent Agenda:

1. Approval of Minutes and Claims:
- October 14, 2026, City Council Work and Regular Meeting
- Claims through November 4, 2026

2. Calendar of Events:
- November 11, 2026, Veterans Day (Offices Closed)
- November 11, 2026, City Council Work and Regular Meeting (Cancelled)
- November 25, 2026, City Council Work and Regular Meeting (Cancelled)
- December 9, 2026, City Council Work and Regular Meeting

*Attachments:*

Minutes and Claims
https://meetings.santaclarautah.gov/public/meetings/node-attachment/7

**4.A Action to consider approval Parks Impact Fees and adopt Resolution No. 2026-20R. Presented by Ryan VonCannon, Parks Director.**

Approve 2026 Parks Impact Fee Amendment

*Attachments:*

combined-pdf-2026-10-29-162911.pdf
https://meetings.santaclarautah.gov/public/meetings/node-attachment/5
Resolution No. 2026-20R Parks Impact Fee Update.pdf
https://meetings.santaclarautah.gov/public/meetings/attachment/29

**4.B Action to consider approval to update the Construction Design Standards to add Rockery and Segmental Block Retaining Walls, section 4.3.5 and adopt Resolution No. 2026-21R. Presented by Casey Stratton, Public Works Director.**

Request to approve the addition of section 4.3.5 for rockery and concrete segmented block walls to Construction Standards

*Attachments:*

Draft Santa Clara Rockery and Segmental Block Wall Standard Specifications (10-1-2026)..docx
https://meetings.santaclarautah.gov/public/meetings/attachment/12
Resolution No. 2026-21R Update Construction Design Standards to add Rockery and Segmental Block Retaining.pdf
https://meetings.santaclarautah.gov/public/meetings/attachment/30

**4.C Action to consider approval Chapter 15.34, Geologic Hazards and adopt Ordinance No. 2026-22. Presented by Jim McNulty, Planning Director.**

The Sensitive Lands Overlay Zone SLOZ was adopted by City Ordinance #2026-19 on October 14, 2026. City staff is requesting that the City Council consider adopted Chapter 15.34, Geologic Hazards. Approval and adoption of this ordinance will promote and protect the health, safety, and welfare of citizens of Santa Clara City.

*Attachments:*

CC Memo_Chapter 15.34_Geologic Hazards_November 4 2026.docx
https://meetings.santaclarautah.gov/public/meetings/attachment/7
Chapter 15.34 Geologic Hazards 10-19-2026_Working Draft.docx
https://meetings.santaclarautah.gov/public/meetings/attachment/8
Ordinance No. 2026-22, City Code Chapter 15.34, Geologic Hazards.pdf
https://meetings.santaclarautah.gov/public/meetings/attachment/31

**4.D St. George Regional Hospital Intermountain Health Update. Presented by Joelle Jacobsen, Market Director of Operations.**

https://www.youtube.com/watch?v=cJnx7jBeWoc

*Attachments:*

SantaClara.updated
https://meetings.santaclarautah.gov/public/meetings/node-attachment/6

**4.E Action to consider approval of an Equipment Bid Award for South Hills Substation Project. Presented by Gary Hall, Power Director.**

Santa Clara Power has retained the services of ICPE for engineering and bid procurement for the long lead time equipment for the South Hills substation that is in the 2028 budget year. It is the intent to award bids on 6 separate items based on, but not limited to, engineers suggestions, matching existing equipment, lead times, spec conformance, and pricing.

*Attachments:*

063037 - XFMR Bid Eval 10.8.26[80].pdf
https://meetings.santaclarautah.gov/public/meetings/attachment/13
063037 - CB Bid Eval 69 Breaker 10.26.26[7].pdf
https://meetings.santaclarautah.gov/public/meetings/attachment/14

063037 - Voltage Reg Bid Eval 10.7.26.pdf
https://meetings.santaclarautah.gov/public/meetings/attachment/15
063037 - Recloser Bid Eval 10.7.26.pdf
https://meetings.santaclarautah.gov/public/meetings/attachment/16
063037 - VT & CT Bid Eval 10.7.26.pdf
https://meetings.santaclarautah.gov/public/meetings/attachment/17
063037 - GOAB Bid Eval 10.7.26.pdf
https://meetings.santaclarautah.gov/public/meetings/attachment/18

**4.F Action to consider approval of a Partial Plat Amendment for South Village at Black Desert Subdivision, Lots 24 and 25. Presented by Jim McNulty, Planning Director.**

Brandon Anderson with Rosenberg Engineering is requesting to amend the South Village @ Black Desert Subdivision. The proposal includes amending Lot 24 and Lot 25. The property owner is requesting approval with the purpose of removing the common lot line between the two adjoining lots to allow for one large building lot.

*Attachments:*

South Village @ BD_ Partial Amd_CC Report_November 4 2026.docx
https://meetings.santaclarautah.gov/public/meetings/attachment/9
Survey-Fplat Amendment.pdf
https://meetings.santaclarautah.gov/public/meetings/attachment/10
3. South Village (TRC) - Partial Plat Amendment.pdf
https://meetings.santaclarautah.gov/public/meetings/attachment/11

**4.G Action to consider approval of a Partial Plat Amendment for Santa Clara Heights Subdivision, Phase Y, Lots 10 and 11. Presented by Jim McNulty, Planning Director.**

Terry Wilde is requesting to amend the Santa Clara Heights, Phase Y Subdivision. This involves Lots 10 and 11 of the subdivision. A staff report has been attached.

*Attachments:*

Santa Clara Heights Y_ Plat Amd_CC Report_November 4 2026.docx
https://meetings.santaclarautah.gov/public/meetings/attachment/21
Lot 10 & 11 Map.pdf
https://meetings.santaclarautah.gov/public/meetings/attachment/22
Partial Plat Amd Lots 10 & 11.pdf
https://meetings.santaclarautah.gov/public/meetings/attachment/23

**4.H Action to consider approval Rezoning and Amended Site Plan for property located at 2920 Santa Clara Drive to rezone the property from the Historic District/R-1-10 Zone to the Historic District/Mixed Use Zone and approve Ordinance No. 2026-23.**

Tresa Frei is proposing to remove the existing home located at 2920 Santa Clara Drive to allow for construction of a new single-family home with a studio allowing for commercial use (esthetician business). A staff report has been attached.

*Attachments:*

2920 SCD_Tresa Frei Rezone_CC Report_November 4 2026.docx
https://meetings.santaclarautah.gov/public/meetings/attachment/24
4.0 LANDIS SITE PLAN 9-3-26.pdf
https://meetings.santaclarautah.gov/public/meetings/attachment/25
Updated Home Plan_September 29 2026.pdf
https://meetings.santaclarautah.gov/public/meetings/attachment/26
FREI 2 Lot Subdivision.pdf
https://meetings.santaclarautah.gov/public/meetings/attachment/27
Vector Engineering Report 9-30-26.pdf
https://meetings.santaclarautah.gov/public/meetings/attachment/28
SC City Ord 2026-23 Rezone HD-R-1-10 to HD-MU and Amended Site Plan - 2920 Santa Clara Dr 102826 mje.pdf

**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 29th day of October 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.

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Selena Nez, CMC
City Recorder

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