

NOTICE AND AGENDA
SANTA CLARA CITY COUNCIL COMBINED WORK MEETING WITH PLANNING
COMMISSION
Wednesday August 4, 2021,
Time: 5:00 p.m.
AGENDA

NOTICE is hereby given that the Santa Clara City Council will hold a Work Meeting on the 4th day of August 2021 at 5:00 PM. in the City Council Chambers of the Town Hall at 2603 Santa Clara Drive, Santa Clara Utah 84765. **The Meeting will be available to view live stream on the You Tube link:** http://www.youtube.com/channel/UCxLBLm30_XLqM1AEmhpcMA
Council Chambers will be available to residents, but we will have limited availability and follow Covid-19 guidelines.

1. **Call to Order**

2. **Working Agenda**

A. General Business

1. TDS/Internet Services Presentation. Presented by Brock Jacobsen, City Manager.
2. Discussion regarding a Zoning Ordinance amendment to allow increased density in a PDR zone for affordable housing projects. Presented by Bob Nicholson, City Planner.
3. Increase Carbon Free Power Sales Contract discussion. Presented by Gary Hall, Power Director.
4. Santa Clara Drive and Gates Lane intersection expansion discussion. Presented by Brock Jacobsen, City Manager.

3. **Staff Reports**

4. **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.

Zoom Meeting Participants: Participants on the Zoom call are limited to City Staff, Council Members, and applicants on the Agenda. E-mail calendar invitations will be sent out in advance of the meeting. Instructions for each meeting will include the meeting link, ID, and password to join. When joining the meeting your screen name must show your Full Name. Each applicant will be accepted into the meeting when their item is up for discussion. Submissions from this form will be sent directly to the City. Please contact Chris Shelley at (435) 673-6712 Ext. 203 with any questions regarding Public meetings.

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Santa Clara City limits on this 28th day of July 2021 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://www.sccity.org>. The 2021 meeting schedule was also provided to the Spectrum on January 1, 2021.

Chris Shelley – City Recorder

TDS Update

Mark Barber

Sr. Vice President – Network Operations

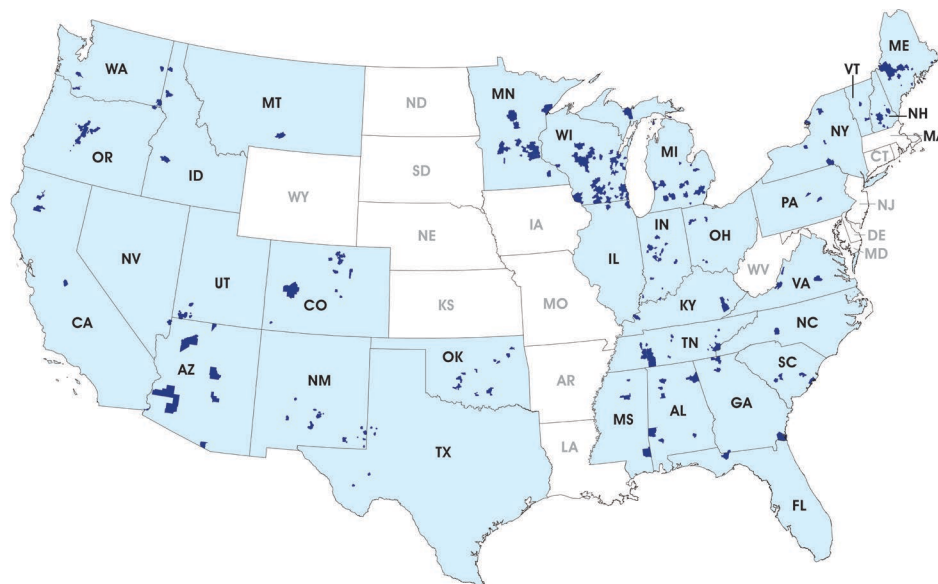
Drew Petersen

Sr. Vice President – Corporate Affairs



TDS today

- More than 1.2 million connections in more than 30 states
- 3,000 employees nationwide
- Offering the fastest internet speeds available – 1Gig for residential customers, up to 10Gig connections for businesses
- Bringing faster broadband internet to rural, suburban and growing communities across America
- Extending fiber deeper into our network
- Leveraging industry-leading technologies to offer the highest quality products and more reliable services (e.g., vectoring, copper bonding, DOCSIS 3.1, FTTH, FTTN)



It's all about delighting customers with great service.





- Telephone and Data Systems, Inc. parent company
- Publicly-traded company [NYSE: TDS] and family-owned



Iron County
Best Internet Provider 2020



Root for Kids
Outstanding Business of
the Year - 2020



TDS Telecommunications is a
2021 Top Workplace!
2 Years Running



Benefits of Partnering with TDS

- Investing in Fiber in all new subdivisions
- Market Coverage - we serve the entire city/franchise area
- Local employer – ~100 employees and growing in Utah area
- Tailored Customer Care
- State of the art video platform
- Eliminates risk – we pay franchise fees vs requiring city to pay based on penetration rates
- Increased property tax revenues from ongoing network expansion
- Commitment to consistent and continued investments



Benefits of Partnering with TDS

Existing network with fiber backbone	✓
Established service provider marketplace	✓
Successful track record of city-wide deployments and partnerships	✓
No city debt/no city bond	✓
UETN, State, County contracts	✓
100% city-wide coverage	✓



Network Investment

- Investing in our infrastructure is vital to our continued success. Since acquiring the market in 2013 TDS has:
 - Added diverse internet transport into the network
 - Updated core internet backbone and routing capacity
 - Expanding local network capacity to alleviate congestion
 - Upgraded to an all-digital video distribution to improve video quality and provide additional bandwidth for higher data speeds
 - Upgraded the coaxial network to DOCSIS 3.1 to deliver 1 Gbps speeds
 - Initiated FTTH in new developments
 - Invested more than \$100 million since 2013
 - \$30 million in new IPTV platform, launched in 2021
 - \$86 million in network capital including success-based investments
- Our Network reliability is over 99.99% including battery and generator backup
- The St George area and surrounding communities are a strategic network area which is prioritized in our upgrade and technology evolution projects



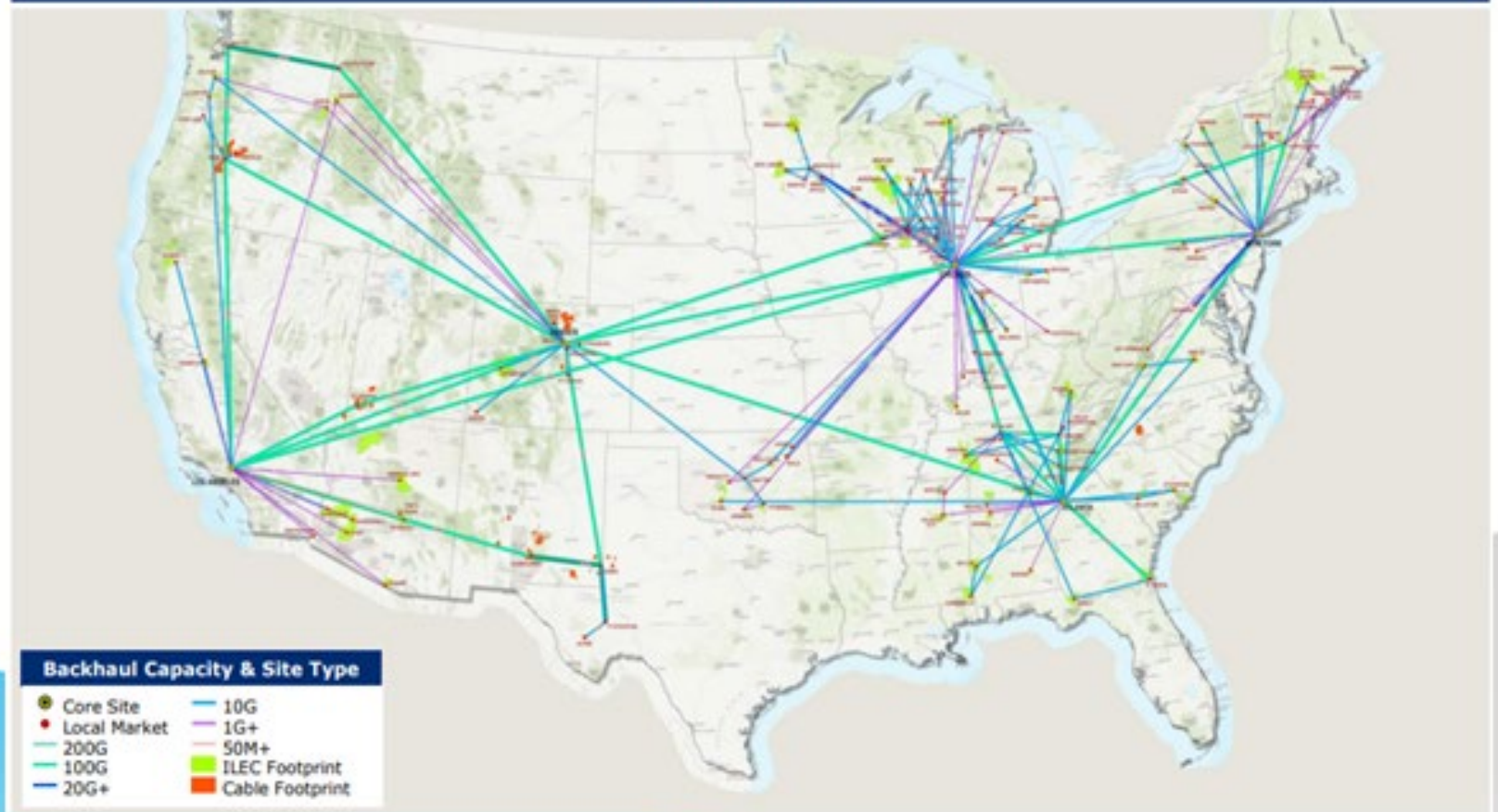
Network Overview

- TDS has diverse and redundant connections to our core Internet sites from separate buildings in St George providing full failover to our customers
 - 200G (2 – 100G links) from St George HE to Denver core site, 15% at peak
 - 200G (2 – 100G links) from St George Hub to Los Angeles core site, 45% at peak
- We deploy high performance, Carrier-Grade Cisco routers for high availability and scalability for our Core Network and in St George
- Local CDN/Caching appliances from Netflix in St George to maximize customer experience
- Local peering in St George including the Utah Education network
- At core sites TDS peers with 370 different Internet providers to deliver all content as quickly as possible to customers (fewer hops and constraints) with the most efficient data transfer rates
- Deliver data speeds of 1 Gbps, voice and a new robust video platform
- TDS Caida ranking is 605 (vs Utopia 3693)



Nationwide 100 Gbps+ IP Network

IP Network Core



Network Optimization

- Networks and appliances are constantly adapting to new technologies and demand usage requiring constant monitoring & investment. In the last 10 years:
 - Coax Networks: DOCSIS 2.0-3.0-3.1-4.0
 - Fiber: RFoG-BPON-EPON/GPON-XGSPON/NGPON2
 - WiFi Routers: Four technology evolutions from:
 - Single channel 2.4 GHz/54Mbps throughput to
 - Dual Channel 2.4+5.0 GHz / 900 Mbps
- 12% of Homes are FTTH today. Most new build is FTTH.
- There have been no capacity issues since 2019
 - Capacity expansion projects are initiated when utilization exceeds 50%



Community Partnerships



- Large supporter of all local Chambers, Southern Utah Home Builders Association, Washington County Board of Realtor Association, Economic Development Summit and Dixie State Athletics
- Supporter of local community festivals – Streetfest, Cotton Days, Ivins Heritage Days & Diamond Sponsor of Swiss Days 2021
- \$250,000+ invested annually to support community partnerships, including a sample of 2020 donations: \$10,000 Utah Food Bank, \$6,000 St. George Children's Museum, \$1,500 Essential worker daycare program
- Supporter of: United Way, Habitat for Humanity, Toys for Tots, Root for Kids, Assistance League, SwitchPoint, Neighborhood Connection, Kayenta Arts, Children's Justice Center, SUPIC, Love Where you Live, Huntsman World Senior Games, Attainable Housing initiative and more...
- Employees participate in quarterly community volunteer projects in Washington Co.



Penetration Rates and Growth – Santa Clara

Addresses Served: 2,763

- 2,677 residential
- 86 commercial

Broadband Penetration

- Residential 53%
- Commercial 35%

Growth

- Our residential penetration rate has grown from 39% to 53% since TDS acquired Baja and our customer growth is 2 times the household growth.



Residential Products & Services

Internet

- Download Speeds start at 300Mbps up to 1Gig
- Symmetrical upload and download speeds where FTTH is available – **NEW!**
- Mesh Wi-Fi - **NEW!**



Phone service

- Popular calling features included
- Voicemail options



Residential Products & Services



TDS TV+ brings together live, recorded and streaming TV favorites in one place - NEW!

Flexibility for customers to manage video spend

- 5 Channel Line-up Options
- Three nDVR Tiers to Better Match Customer Needs
- Unmanaged Device Option Allowing Reduced Set Top Box Fees

Flexible and Fun to Use Interface

- Recommendations based on what you watch
- OnePass to bring your favorites to one easy to use place
- Advanced Voice Control Remote



Residential Products & Services

TDSTV+ cont.

Maximizes value of customer's video investments

- Universal search of subscribed line-up and OTT programming (such as Netflix or HBOMax)
- Cloud DVR – Record specific shows or series of shows to watch on all supported devices
- Video On Demand Library
- 3 Day Lookback (Watch shows that have aired in the past 72 hours regardless of whether you recorded it)
- TVE App Integration (with even more Video On Demand options)

4K capable Android set top box supports app integration (makes any TV smart)

Support via phone and local field technicians

Wireless set-top boxes

More than 190 channels, 100+ in HD

Premium channels



Current Promotions

Internet: 300Mbps starting at \$29.95/mo. when bundled.

- 300Mbps Data-Only starting at \$39.95/mo.
- 1Gig starting at \$59.95/mo. when bundled.

TV packages starting at \$25.00/mo.

- Most popular package starts at \$55.00/mo. (Explore)

Voice starting at \$20.00/mo.

- Unlimited Long Distance only \$5.00/mo. more.



Government-Run Networks

- Dozens of local municipalities have attempted to enter the broadband business over the years. Only a handful have succeeded in these endeavors
- Local Utah political leaders recognize this and have commented on the failed attempts and expressed their caution to local municipal leaders
[Rep. John Curtis: Biden's broadband plan – government-run networks don't work. Here's what we learned in Utah | Fox News](#)
- TDS has been a large network and community investor and a strong competitor in Utah – Our track record of maintaining penetration rates in our markets is well documented
 - When pressed with significant competition, we win – on product/speed/pricing/service
- Communities in Utah that have 1 –Gig broadband available today from private providers should be cautious at exposing taxpayers to the high cost of issuing revenue bonds or indirectly guaranteeing the debt by other entities to build networks
- TDS has acquired several municipal broadband systems in our communications portfolio. In each instance, the community ran out of capital, found the business to be overly complex and did not have a sustainable customer base



Questions?



REQUEST FOR ACTION

AGENDA ITEM 2

City Council

August 4, 2021



APPLICANT: Santa Clara City

SUBJECT:

Consider two options for an amendment to allow increased density in a PD-R zone for affordable housing projects. Section 17.68 Planned Development Zones

BACKGROUND DESCRIPTION:

See attached CC report for details
on options 1 & 2

Proposed Recommendation

Discussion

Cost

N/A

Approved by Legal Department

No

Approved in Budget

N/A

Approved by City Finance Department

N/A

Amount

Requested By

Corey Bundy/Bob Nicholson

File Upload Attachments

<https://sccity.org/wp-content/uploads/formidable/41/CC-work-mtng-rpt-for-8-4-21-discussion-on-proposed-Silverado-project-.docx>

City Council report for 8/4/21; Consider two options for an amendment to allow increased density in a PD-R zone for affordable housing projects.

17.68 Planned Development Zones

17.68.050: PDR ZONE DENSITY BONUS CRITERIA AND LIMITATIONS: *(proposed new wording is underlined; see "C" below)*

- A. The base maximum density for the PDR zone is eight (8) du/acre.
- B. The city council, after receiving a recommendation from the planning commission, may approve a density bonus of up to four (4) du/acre, for a total of up to twelve (12) du/acre, based on the following criteria:
 1. Exceptional Building Design And Materials: The building elevations shall show variation in roof height, variation in the building footprint, and building features that improve visual interest by the use of balconies, patios, roof overhang, and use of varied colors and textures. Exterior building materials consisting primarily of brick, stone, or stucco. On the front elevation and also street side elevation for corner lots, stucco may not exceed fifty percent (50%) of the wall area, not including windows. Wood, metal, or hardy board may be used for accents. Roofing materials shall be durable such as tile, slate, or similar material (not asphalt shingles).
 2. Site Design: Site design shall provide for compatibility with any adjacent residential areas. Site design shall emphasize overall project aesthetics, with scattered parking areas rather than large asphalt areas, masonry walls on the perimeter where walls are required, and blending building heights to adjacent residential buildings.
 3. Landscaping: Landscape design shall incorporate water conservation principles while providing suitable trees, shrubs, and ground covers throughout the project. The landscape plan shall describe both the type of plant materials used and the initial plant container size. Trees shall be planted throughout the project site at approximately one tree per five hundred (500) square feet of landscaped area.
 4. Project Amenities: Project amenities include recreational facilities such as tennis courts, playground equipment, swimming pool, clubhouse, and other common amenities such as outdoor cooking/eating areas, gazebo, or gardens. Based on the project size, a development should have one or more significant project amenities. Each unit should have some form of private outdoor space in the form of balconies or patios.

OPTION 1. *(exempt affordable housing projects from the 30-unit limitation)*

- C. An apartment project is limited to thirty (30) dwelling units per project unless the proposed project is a senior housing project with half or more of the units designed for single occupancy, **or is an affordable housing project meeting the criteria for federal tax credits, or similar state affordable housing criteria.**
(Ord. 2020-10: Ord. 2015-17)

OPTION 2.

Delete section C above and eliminate the 30 unit limitation on apartment projects. Because the zoning district for multi-family developments (apts, condos, townhomes) is a PD zone the PC and CC have the discretion to deny or modify a project which they feel is too big or out of scale with a neighborhood. The 30 unit limitation is not needed and has consequences for limiting or preventing affordable housing projects in Santa Clara.

REQUEST FOR ACTION

AGENDA ITEM 3

City Council

August 4, 2021



APPLICANT: Santa Clara City Power Department

SUBJECT:

Discussion on purchase of additional Carbon
Free Power resource.

BACKGROUND DESCRIPTION:

We currently have a subscription of 3 MW of the CFPP. Looking at our load forecast for the next 10 years, UAMPS has suggested the purchase of 2 more MW of CFPP.

Proposed Recommendation

Discussion

Cost

N/A

Approved by Legal Department

N/A

Approved in Budget

N/A

Approved by City Finance Department

N/A

Amount

N/A

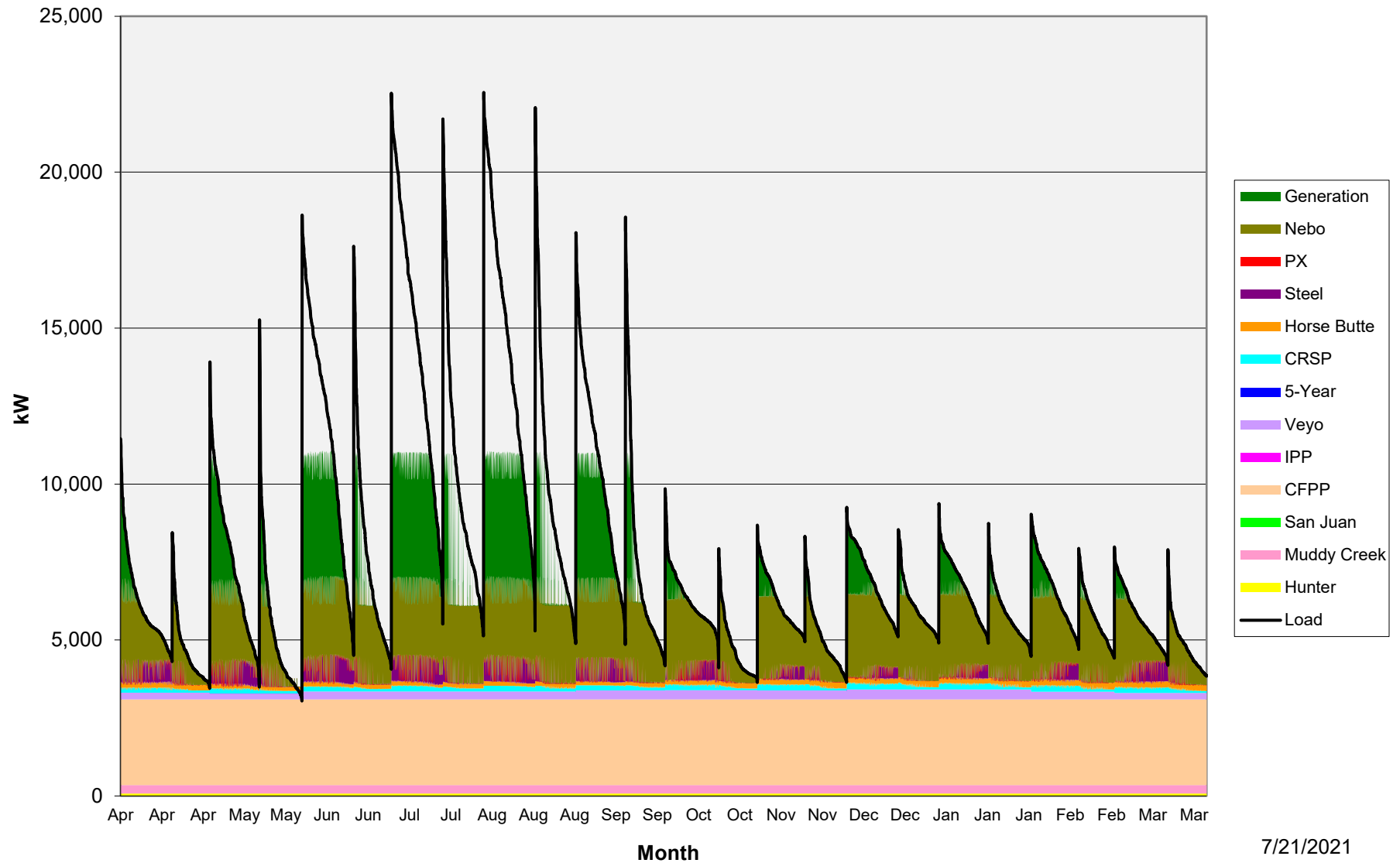
Requested By

Gary Hall

File Upload Attachments

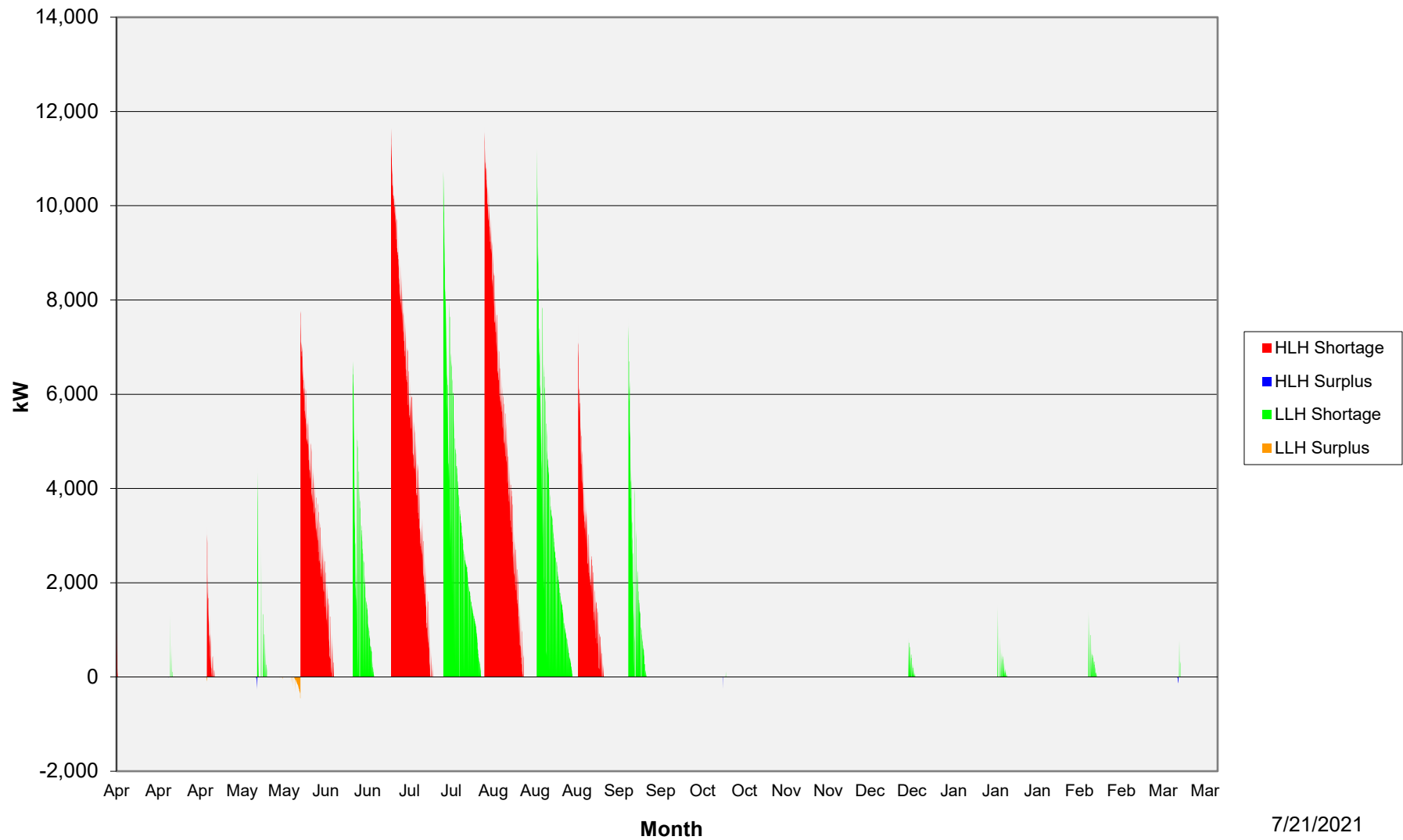
<https://sccity.org/wp-content/uploads/formidable/41/Forecast-Load-and-Resources-3000-vs-5000-CFPP.pdf>

Santa Clara Forecasted Load and Resources, Apr-2030 to Mar-2031



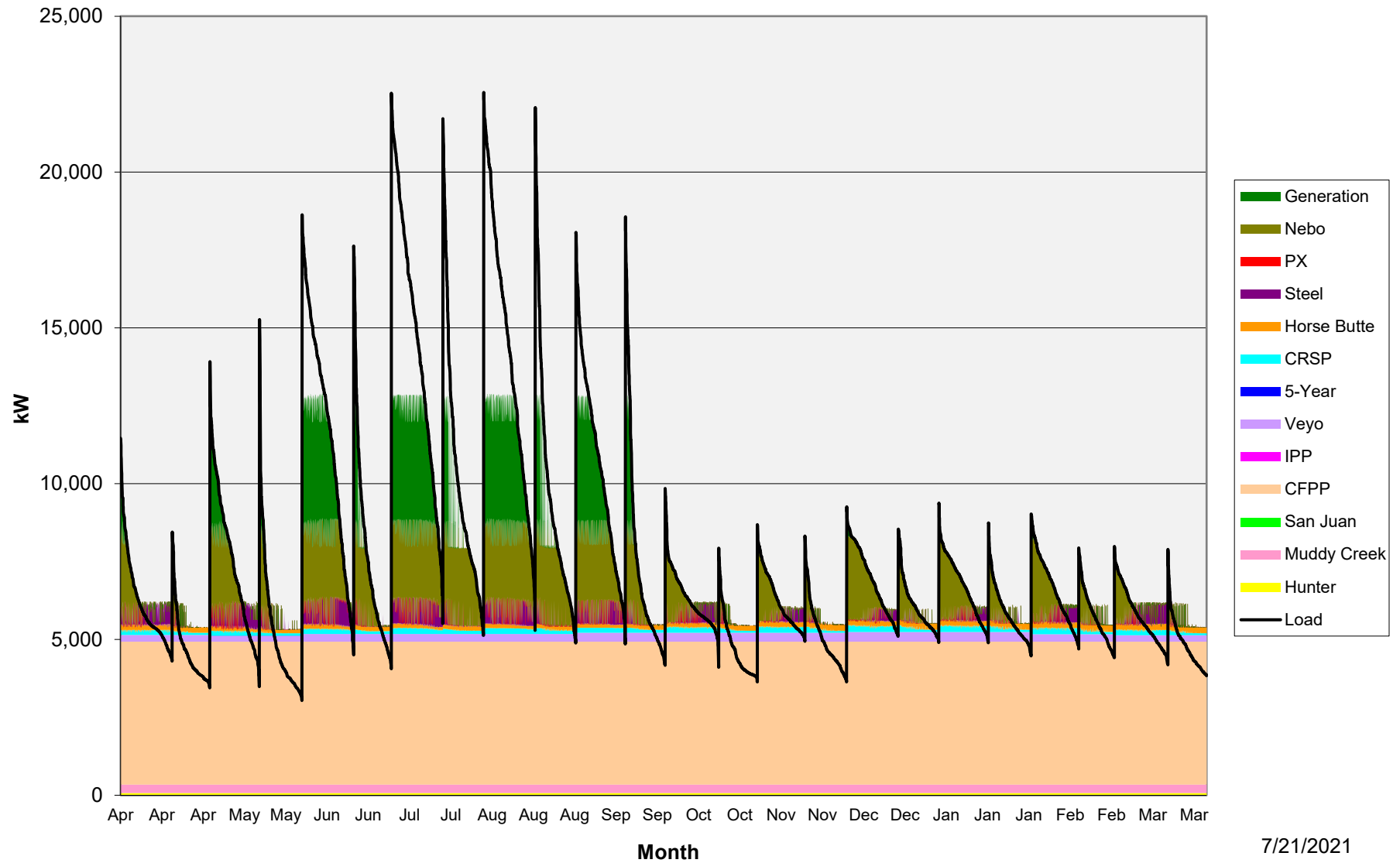
7/21/2021

Santa Clara Forecasted Load Compared to Resources, Apr-2030 to Mar-2031



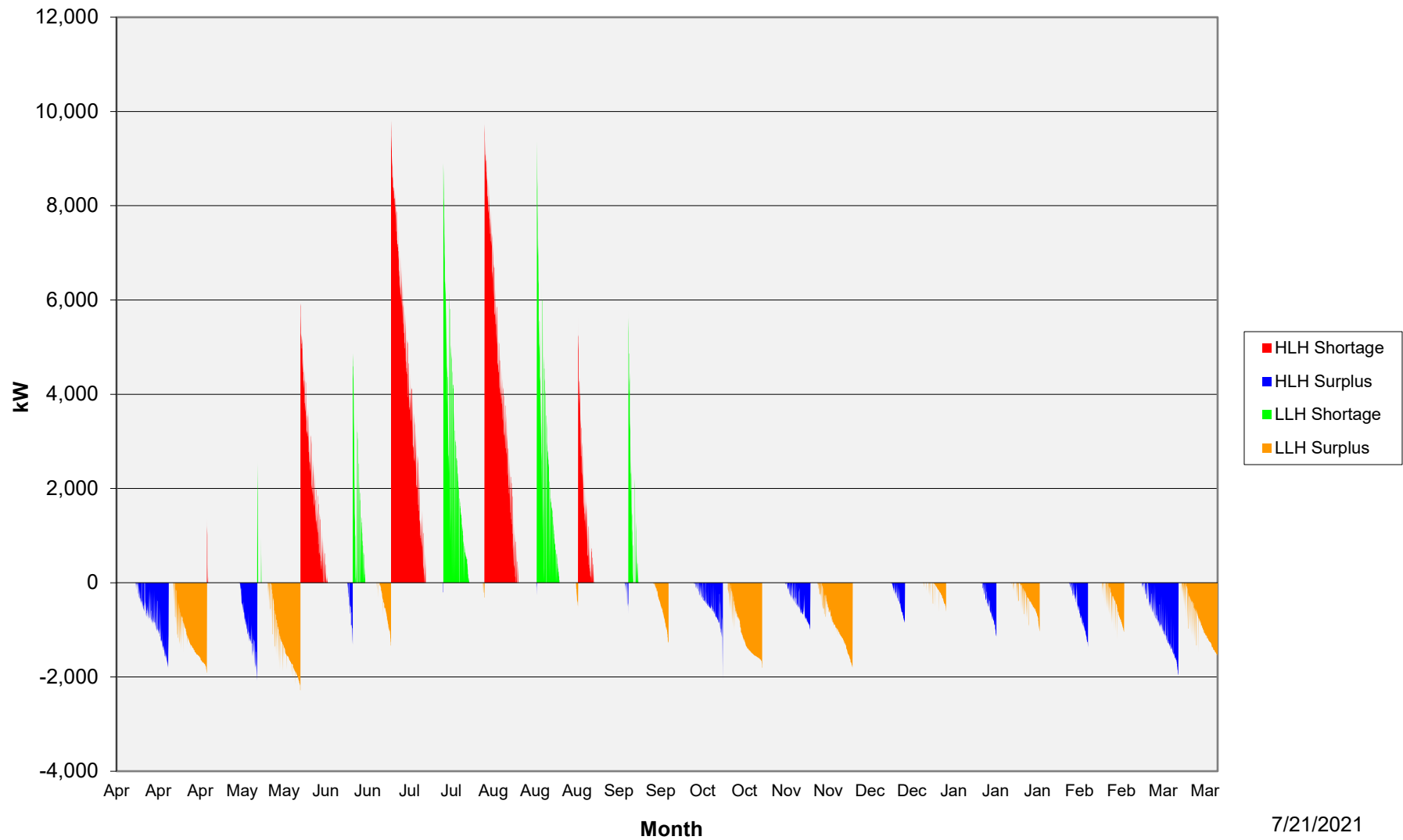
7/21/2021

Santa Clara Forecasted Load and Resources, Apr-2030 to Mar-2031



7/21/2021

Santa Clara Forecasted Load Compared to Resources, Apr-2030 to Mar-2031



7/21/2021

REQUEST FOR ACTION

AGENDA ITEM 4

City Council

August 4, 2021



APPLICANT: Brock Jacobsen

SUBJECT:

Intersection of Santa Clara Drive and Gates Lane

BACKGROUND DESCRIPTION:

Consider removing 8 planter boxes at the intersection of Santa Clara Drive and Gates Lane to add left turn lane.

Proposed Recommendation

Approval

Cost

10,880

Approved by Legal Department

Yes

Approved in Budget

Yes

Approved by City Finance Department

Yes

Amount

Requested By

Brock Jacobsen

File Upload Attachments

