

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF JUNE 22, 2015**

PRESENT: Commissioners:

Dale Evans
Jan Young
Nancy Bentley
Robert Oliver
Nancy Beacco
Frankie Sacco
Richard Root

Nick Tatton, Community Director
Sherrie Gordon, City Recorder

OTHERS PRESENT: Wayne Clausing and Kevin Provance

1. Chairman Oliver called the meeting to order at 6:00 P.M. He led the Pledge of Allegiance.
2. Roll was called with the above Commissioners and staff present.
3. MINUTES OF May 26, 2015 –
MOTION. Commissioner Young moved to approve the minutes of May 26, 2015 as presented. Motion seconded by Commissioner Bentley and carried.
4. PUBLIC COMMENT ON AGENDA ITEMS – No public comment was received.
5. GENERAL BUSINESS – The Commission held a short discussion regarding Chapter 8 of the Price City General Plan, Public Facilities and Services.

Nick Tatton stated that he will meet with Mr. Mike Bryant from the SEUALG and incorporate the suggested General Plan amendments into a draft update of the plan and schedule a review with the Planning Commission. The drafts General Plan update and continued review is expected to be completed over the next couple of months.

Wayne Clausing, attending the meeting in the audience as an interested citizen and City Council liaison, stated he would like some concentration on the south-end of Price in regard to the parks, amenities and to future parks for underserved areas of Price included in the General Plan update discussion.

6. CONDITIONAL USE PERMIT -
 - a. ELECTRIC VEHICLE CHARGING STATION. Consideration and possible approval of a conditional use permit for an electric vehicle charging station located at 923 W. Westwood Blvd. (in the parking lot of the Holiday Inn Express), within the Commercial 1 zoning district, Tesla Motors.

A Conditional Use Permit (CUP) application was submitted by Kevin Provance, Planning Manager for Tesla Motors, for development of an electric vehicle charging station, specific to Tesla vehicles. General land use evaluation criteria is listed in Section 11.1 of the Price City Land Use Management and Development Code (Code), specific land use evaluation criterial and the land use checklist are listed in Section 11.1.m of the Code. The land use, Electric vehicle group and individual charging stations and CNG vehicle filling stations, is conditional and listed in Section 11.6.15.5 of the Code.

Mr. Provance addressed the Commission. He stated that Tesla Motors was unable to work out terms and conditions with the landlord for a prior site under consideration by Tesla Motors and for which a Conditional Use Permit was approved in March by Price City. Tesla Motors arranged a new location adjacent to the Holiday Inn Express. He stated everything is flowing well and there are plenty of parking spaces to create the station. He reviewed the site plan with the Commission. The station will be located on the east side of the Holiday Inn Express. Tesla Motors is keeping the same standard that was previously presented to the Commission. They have added additional area lights to further enhance security. It will take approximately six-seven weeks to install the station and hope to be up and running by the end of July 2015. Mr. Provance also indicated that as the Tesla Motors technology becomes licensed to other car manufactures that other vehicle brands may also be using the supercharger station as well.

Chairman Oliver read aloud the following conditions of approval:

- Allow Price City and Price City contractor, if any, perpetual access to electrical equipment for maintenance of the public electrical infrastructure finding that access is required to maintain the public electric system to mitigate outages.

- Acknowledge that no Price City service or maintenance on any Tesla owned equipment finding that private electric service equipment is not the responsibility of Price City to maintain.
- Submission of written confirmation from the private property owner indicating authorization and authority for placement of Tesla equipment on private property finding that private property rights are protected.
 - Permit shall be subject to the perpetual existence of an agreement between Tesla and the property owner for location of the land use on the property.
- No enforcement of parking restrictions, if any, by Price City on private property owned, occupied or used for electric vehicle charging by Tesla or impacting landlord property finding that private property parking and vehicle restrictions are the responsibility of the private property owner(s) those authorized to use the property.
- Pedestrian lighting to be LED fixtures finding that LED fixtures are energy efficient and reduce overall community electrical load and costs.
- Wood fencing on Tesla equipment to be regularly maintained and treated to mitigate any potential condition that may place the wood in violation of the Price City Property Maintenance Code.
- Informational sign to be placed on fencing or equipment indicating emergency and/or service contact information finding that local service and maintenance may not be available to mitigate service, vandalism, graffiti, etc. issues.
 - Optional submission of evidence of local service and maintenance provider to mitigate service, vandalism, graffiti, etc. issues.
- Placement of at least one garbage can adjacent to charging station and regular service for garbage can to accommodate charging station users finding that proper collection and disposal of garbage, rubbish and debris mitigates scatter and is consistent with the Price City General Plan.
 - Optional submission of evidence of authorization to use adjacent garbage facilities finding that proper collection and disposal of garbage, rubbish and debris mitigates scatter and is consistent with the Price City General Plan.
- Price City electrical distribution system upgraded to accommodate Tesla electrical loads and system impact, at Tesla expense, consistent with approved engineering design by Price City and Price City’s contractor, Rocky Mountain Power, finding that electrical system upgrade is necessary to serve the electrical load and mitigate any electrical service impact to other system users connected to the system.
- Procurement of a Price City building permit and all construction and development completed under the auspices of the building permit finding that construction and development that is properly permitted and inspected protects the health, safety and welfare of the community.
- Development consistent with requirements for development situated at an elevation below the canal including the equipment must be positioned and protected from storm water flooding and any potential canal breach or overtopping finding that flood protection mitigates damage in flood situations.
- No conditions at the site or structures that violate the Price City Property Maintenance Code finding that properly maintained property and structures protect area property values and the location is on a main community entrance.

Mr. Provance, representing Tesla Motors, confirmed he is aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.

The Planning Commission acknowledged that the applicant is aware of the conditions of approval, understands the conditions of approval and intend to comply with the conditions of approval.

MOTION. Commissioner Sacco moved to recommend the Price City Council provide final approval for the Conditional Use Permit for Tesla Motors as applied for and with the conditions indicated. Seconded by Commissioner Beacco and carried.

7. UNFINISHED BUSINESS – No unfinished business discussed.

Meeting adjourned at 6:25 p.m. pursuant to a motion by Commissioner Evans. Motion seconded by Commissioner Root and carried.

APPROVED: _____
Chairman, Robert Oliver

ATTEST: _____
City Recorder, Sherrie Gordon