

**PRICE CITY PLANNING AND ZONING REGULAR MEETING  
MINUTES OF AUGUST 25, 2025**

**PRESENT:**

**Commissioners:**

**Kyle Heffernan**

**Erroll Holt**

**Richard Root**

**Renee Swinburne**

**Chris Wood**

**Jan Young**

**Jaci Adams, City Recorder**

**Nick Tatton, Administrative Director**

**EXCUSED: Commissioner Beacco, Commissioner Black, Commissioner Thorne**

**STAFF/OTHERS: See Public Meeting Sign-In Sheet**

**1. PLEDGE OF ALLEGIANCE**

**Chair Young called the meeting to order at 5:00 p.m. Chair Young led the Pledge of Allegiance.**

**2. ROLL CALL**

**Roll was called with the above Commissioners and staff present.**

**3. SAFETY SECONDS**

**Commissioner Wood reminded everyone that with school back in session, watch for pedestrians, stop for buses, drivers slow down, especially in school zones, etc.**

**4. MINUTES of 07-21-2025.**

**MOTION.**

**Commissioner Swinburne moved to approve the minutes for 07-21-2025.**

**Commissioner Wood seconded and motion carried.**

**5. PUBLIC COMMENT ON AGENDA ITEMS**

**No public comment was received on any business.**

**6. GENERAL BUSINESS/DISCUSSION**

**No general business was reported or discussed.**

**7. CONDITIONAL USE PERMIT**

**a. SITE PLAN AMENDMENT. Consideration and possible approval of a site plan amendment to add an EV charging kiosk location to the Taco Bell site at 120 N Carbonville Road within the commercial 1 zoning district, Ken Takada, Rivian EV Vehicles.**

**The Commissioners thoroughly discussed the site plan amendment to add an EV charging kiosk location to the Taco Bell site at 120 N Carbonville Road with Ken Takada, Rivian EV Vehicles. Discussion was held regarding the proposal to install six new EV vehicle chargers, including one ADA stall and one trailer stall, construction should take three months, opened up to all to use, fee based, required parking for Taco Bell customers will still be available and entrance in and out of lot.**

**Chair Young reviewed the Code sections and read aloud the below conditions for final approval for the site plan amendment by the applicant.**

- 1. Exterior lighting during all dark hours when accessed by owners, employees or customers finding that lighted ingress/egress mitigates the potential for accidents. Exterior lighting to be high efficiency LED fixtures.**
- 2. Maintain a minimum of five percent (5%) area landscaping. Water wise landscaping requested.**
- 3. Signage to be reviewed and approved by the Price City Planning Department prior to installation finding that reviewed signage provides for community consistency and Code compliance.**
- 4. Obtain a building permit and all construction/installation under the auspices of a building permit and inspection. Contact the Carbon County Building Department at 435-636-3260.**
- 5. Complete a public infrastructure development agreement with the Price City Public Works Department, if required, and submission of any financial surety required. Repair and replace any public infrastructure or utility infrastructure damaged or necessary for construction/installation of the electric vehicle charging kiosks on the site.**
- 6. Obtain a Price City business license for operation of the electric vehicle charging kiosks prior to commercial operation.**
- 7. Electrical Specific Requirements:**
  - a. Payment to Price City in an amount of one-hundred twenty-five percent (125%) of the Rocky Mountain Power cost estimate for electrical system connection requirements prior to commencement of any site work. True-up of final cost for electrical system work and connection and refund or additional billing from Price City.**
  - b. All connections to the Price City electrical system to be metered for billing purposes, provision of all necessary metering and billing information to Price City prior to meter installation and operation of the electric vehicle charging kiosks.**

**Steve Richardson, Price City Electrical System Supervisor discussed the electrical specifications and connection for the project with the applicant.**

- c. All electrical connections to be as indicated on the submitted plans and as directed or further directed by the Price City electric department. Specific electrical connection requirements:**

**i. Excavation for and installation of (2) 6-inch PVC conduits from existing utility sectionalizing cabinet at intersection at West 100 North and Carbonville Road to the existing utility sectionalizing cabinet located in Front of the KFC Restaurant at 130 North Carbonville Road. See note after item #4.**

**ii. Excavation for a new 12 position utility sectionalizing cabinet and basement with the new 6-inch lines from Item #1 on the south side of the north driveway for the Taco Bell Restaurant at 120 North Carbonville Road. See note after item #4.**

**iii. Excavation for and installation of (2) 4-inch PVC conduits from proposed utility sectionalizing cabinet near Carbonville Road to, and including, the required transformer vault (provided and installed by the developer) for the development electrical service. See note after item #4.**

**iv. Excavation for and installation of (6) 4-inch PVC conduits from proposed utility transformer vault to the electrical service switchgear (provided and installed by the developer). All elbows must be wide sweep and medium weight fiberglass.**

**v. NOTE: All elbows must be wide sweep and medium or heavy weight(duty) fiberglass. Elbows and conduit ends within the sectionalizing cabinets and switchgear must have end bell fittings installed. Conduit ends within the transformer vault must have appropriate fittings, ends, or treatments done or installed to prevent damage to the conductors. The transformer vault must have a drain or means for water to leave the vault by natural forces and the excavation prepared such that any water that leaves the vault can drain away so there will be no standing water within the vault under normal and typical circumstances and weather events. Flat braided wire pulling rope or "Mule tape" rated at a minimum of 1200 lbs. Must be installed in each conduit and tied off at each open end with a minimum of 15 feet of extra line out each end of the conduit. The excavation and backfill for all conduit, sectionalizer cabinets, and the transformer vault must meet the requirements in the PacifiCorp Policy 242 manual which Price City has voluntarily adopted and enforces. All Underground conduit must be inspected by a Price City Electrical Utility Infrastructure Employee prior to backfill. After a backfill of 12 to 18 inches deep has been placed over the conduit, a metallic or traceable warning tape must be installed and inspected again by a Price City Electrical Utility Infrastructure Employee before any further backfill and grade may be done. Ends of any HDPE conduit installed must be properly prepared and chamfered to prevent snags and conductor damage then inspected by a Price City Electrical Utility Infrastructure Employee prior to making connections to any other conduits. Transitions from HDPE to any other type of conduit must be done using the appropriate connectors and must also be inspected prior to backfill.**

**vi. Installation of switchgear with included electrical service disconnect and provisions for the installation of current transformers for metering. A 13-jaw meter socket and enclosure with provisions for the installation of a metering test-switch must be installed on the exterior of the switchgear and include a 1-inch chase, no more than 12 inches in length, from the meter socket enclosure to the current transformer section of the switchgear. A concrete sidewalk or pad that meets ADA and other regulatory width and depth requirements for access, working area, and safety is required in front of the meter socket and the door side of the switchgear and must be kept clear of any obstacles, obstructions, and hazards for personnel access. All utility meters, and disconnect points must be accessible to emergency services and utility personnel at all times day and night all year round without having to enter fenced or walled in areas, going through any part of a building (interior or exterior) or having to unlock locks or other securing means put in place by anyone other than utility personnel. The switchgear and electrical service installation shall meet the requirements of the Rocky Mountain Power 2022 Electrical Service Requirements Manual which Price City has voluntarily adopted and enforces and any other currently enforced local, State, and Federal requirements and regulations.**

**Chair Young finished reviewing the remainder of the code sections and conditions for approval with the applicant.**

**8. Restrictions:**

- a. No new ingress or egress from site, no new vehicle or pedestrian traffic patterns permitted finding that existing vehicle and pedestrian traffic patterns serve to mitigate potential accidents.**
- b. No changes to existing storm water management on site finding that existing storm water flows and management serve to prevent flooding.**
- c. No changes to garbage dumpster enclosure location and service frequency and capacity finding that existing garbage enclosures serves to prevent accumulations or wind scatter of garbage, rubbish and debris.**
- d. No changes to existing off-street parking not utilized for the addition of the electric vehicle charging kiosks.**
- e. No placement of any electric vehicle charging kiosk equipment, materials, infrastructure or appurtenances within the UDOT right of way.**

**9. No activity or actions that violate the Price City Property Maintenance Code finding that properly maintained structures and outdoor areas protect property values and serve to improve the community aesthetic.**

**10. Move to acknowledge that the applicant is aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.**

**ACCEPTANCE:** The applicant acknowledged that he is aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.

**MOTION.**

Commissioner Heffernan moved to approve a site plan amendment to add an EV charging kiosk location to the Taco Bell site at 120 N Carbonville Road.  
Commissioner Root seconded and motion carried.

**8. UNFINISHED BUSINESS**

Nick Tatton, Administrative Director reminded everyone about the upcoming Planning Commission Retreat in November.

Chair Young asked for a motion to close the regular Planning and Zoning meeting.

**MOTION.** Commissioner Wood moved to close the regular Planning and Zoning meeting. Commissioner Swinburne seconded and motion carried.

The regular Planning and Zoning meeting was adjourned at 5:30 p.m.

**APPROVED:** \_\_\_\_\_  
Chair, Jan Young

**ATTEST:** \_\_\_\_\_  
City Recorder, Jaci Adams