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City Attorney
NICK SAMPINOS

Community Director
NICK TATTON

City Recorder
SHERRIE GORDON



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PRICE CITY PLANNING COMMISSION

phone: (435) 636-3184 · Fax: (435) 637-2905

185 E. Main - P.O. Box 893

Price, Utah 84501

PLANNING AND ZONING AGENDA

06/22/2015

THE PRICE CITY PLANNING AND ZONING COMMISSION WILL HOLD THEIR REGULARLY SCHEDULED MEETING ON THE ABOVE DATE AT 6:00 PM IN THE PRICE CITY HALL COUNCIL CHAMBERS (ROOM 104). THE PLANNING AND ZONING COMMISSION CHAIRMAN RESERVES THE RIGHT TO MODIFY THE SEQUENCE OF AGENDA ITEMS IN ORDER TO FACILITATE SPECIAL NEEDS.

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. MINUTES OF May 26, 2015.
4. PUBLIC COMMENT ON AGENDA ITEMS
5. GENERAL BUSINESS
 - a. GENERAL PLAN REVIEW. Review and comment on Chapter 8 of the Price City General Plan, Public Facilities and Services.
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.
7. UNFINISHED BUSINESS

Note: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should contact, City Recorder, Sherrie Gordon at 185 E. Main, Price, Utah - Telephone 636-3183 at least 24 hours prior to the meeting. This meeting may be held electronically via telephone to permit one or more of the council members to participate.

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF MAY 26, 2015**

PRESENT: Commissioners:

Dale Evans
Jan Young
Nancy Bentley
Robert Oliver
Nancy Beacco

Nick Tatton, Community Director
Sherrie Gordon, City Recorder

EXCUSED: Commissioner Sacco and Commissioner Root

OTHERS PRESENT: Brenda Quick, Clay Larsen, Greg Cook, Mark Holyoak, Ben Heaton, and Wayne Clausing

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 –
 - a. April 20, 2015 Planning and Zoning Meeting
MOTION. Commissioner Bentley moved to approve the minutes of April 20, 2015 as presented. Motion seconded by Commissioner Evans and carried.
4. PUBLIC COMMENT ON AGENDA ITEMS – No public comment was received.
5. GENERAL BUSINESS –
 - a. GENERAL PLAN REVIEW. The Commission held a short discussion regarding Chapter 7, Parks & Recreation, of the Price City General Plan. Commissioner Bentley would like to continue working toward designating additional trails and parks.
 - b. PUBLIC HEARING. Public hearing to receive input regarding the possible designation of surplus and sale of real property owned by Price City located at approximately 150 N 300 E.
MOTION. Commissioner Evans moved to open the public hearing at 6:07 p.m. Motion seconded by Commissioner Young and carried.

Nick Tatton, Community Director, reported that no advance comments have been received by staff prior to the scheduled public hearing.

Mark Holyoak, CEO of Castlevue Hospital, addressed the Commissioners. He requested that a parcel of property owned by Price City be declared surplus to the needs of Price City and that it be offered for sale. The purpose of the request is to accommodate a property assembly and development of an urgent care clinic. The property is an odd parcel that is thought to be the result of a metes and bounds discrepancy generated many years ago. Price City Public Works has reviewed the parcel and did not identify any utilities or other known issues that would prevent a potential sale of the property.

Clay Larsen, with Castlevue Hospital, reviewed a drawing of the property. He said they were ready to start construction early next year and that land acquisition is taking place this year.

Nick Tatton, Community Director, stated that in 2007 Price City completed and approved the Price City Real Property Management Policy that includes potential actions for all City owned property. This particular piece of property was not identified in the report; however, the decision tree and policy still apply. He also stated that two steps were required to move forward. First, a new plat plan would need to be finalized and second there would need to be a site plan approval. Mr. Tatton further confirmed that the preliminary property title report did not reveal any encumbrances.

MOTION. Commissioner Evans moved to close the public hearing at 6:12 p.m. Motion seconded by Commissioner Young and carried.

c. SURPLUS AND SALE RECOMMENDATION. Consideration and possible approval of a recommendation for the declaration of surplus of parcel # 01-0541-0000 located at approximately 150 N 300 E.

Nick Tatton, Community Director, stated that in the event the proposal is accepted the additional process for completion of the requested transaction, would include the following:

1. The City Council, upon the recommendation of the Planning Commission, may declare the subject property as being surplus to the needs of the City and may authorize the procurement of bids for purchase of the property.
2. Applicant(s) to complete a survey, if necessary, and identify each parcel of land to be potentially sold with a legal description. From the survey and legal description the applicant(s) will need to have Quit Claim deed prepared that can then be proposed to Price City. Applicant may also need to further verify clear title to the property by Price City.
3. The City Council will hold a public hearing on the potential declaration of surplus and sale of the property, and then potentially accept any bids received and complete the sale.
4. The successful bidder would then remit payment in full and be required to record the approved Quit Claim deed in a timely fashion.

MOTION. Commissioner Bentley moved to recommend that the City Council find the subject property surplus to the needs of the City and authorize the process for the sale of the subject property as presented and that the public comment period pursuant to Utah Code Section 10-8-2, remain open until June 4, 2015 at 4:00 P.M. Motion seconded by Commissioner Evans and carried.

6. UNFINISHED BUSINESS – No unfinished business discussed.

Meeting adjourned at 6:18 p.m. pursuant to a motion by Commissioner Evans, seconded by Commissioner Young and carried.

APPROVED: _____
Chairman, Robert Oliver

ATTEST: _____
Sherrie Gordon, Price City Recorder



KEY POINTS

- Municipal facilities and services
- Educational support
- Community services
- Public Facilities and Services Goals

8.1. INTRODUCTION

This chapter addresses the various aspects and policies of public facilities, services and activities in the City including administrative offices, library, public works, and public safety facilities. The City, through its organizational structure, administers the City's water, wastewater, storm drainage, electrical and other typical municipal public facilities and services.

In the process of the recent General Plan update, the following important focus public services and facilities issues were identified:

1. Plan for the future needs and maintenance of the City Hall building
2. Plan for the future needs for the improvement of the Library
3. Promote efforts and programs for recycling
4. Plan to keep civic services downtown
5. Plan the future needs and use of the Old Courthouse building
6. Improve, expand or construct a new Fire Station
7. Explore and improve shared services with the School District, USU-E and the County
8. Upgrade water and sewer facilities and services

8.2. MUNICIPAL FACILITIES AND SERVICES

City Administration

Administration of the City organization occurs at Price City Hall, located in the downtown area at 185 East Main Street. Offices and services found within this building are the Mayor's Office, City Council / Planning Commission chambers, administrative

PRICE CITY GENERAL PLAN

CHAPTER 8 Public Facilities & Services

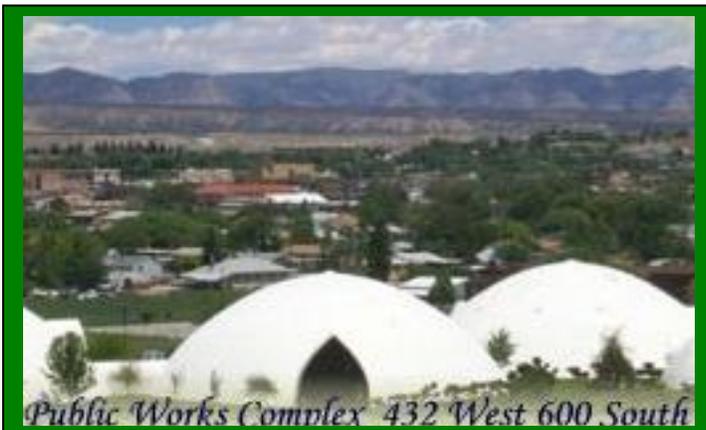


and finance offices, Human Resources, Community Services, the City Library, and the City Auditorium. Adjoining this building is the USU-E Prehistoric Museum (see Chapter 7).

The Price Municipal Corporation, the official name of the City organization, is organized and operated with concern for providing efficient and effective utilization of resources necessary to provide governmental services to the residents of the community.

City Library

Located at 159 East Main Street in the City Hall building, the Price City Library is the foremost library facility in Carbon County and the region. The original Price City Library was established in 1915, through the Carnegie Library endowment program. In addition to an excellent collection of books and printed resources, the library also maintains a supply of computers and software, which are available to all library patrons. Expanding and improving library services is a constant aspiration and goal, and should be considered by Price City.



Public Works

The Price City Public Works Division strives to make the City an accessible, functioning and healthy community. Located at 432 West 600 South, the “domes” house the offices for Public Works, Engineering, Water, Sewer, Streets, Fleet, City Parks, the Cemetery. In providing City services, the Public Works Division endeavors to be organized, trained and operate in an orderly and diligent process.

Public Utilities

Public utilities provided to the community by Price City include waste water collection, electrical power (through resource purchase contracts), water and irrigation water. Garbage pickup is also administered through the utilities department. The Price City Utilities Office is located in City Hall, at 185 East Main Street.

Police Department

Located at 910 North 700 East, the Price City Police Department operates under a primary objective, which is:

“A society free from crime and disorder remains an unachieved ideal; nevertheless, consistent with the values of a free society, it is the primary objective of the Price City Police Department to as closely as possible approach that ideal. In so doing, the department's role is to enforce the law in a fair and impartial manner, recognizing both the statutory and judicial limitations of police authority and the constitutional rights of all persons. It is not the role of the department to legislate, to render legal judgments, or to punish.”

PRICE CITY GENERAL PLAN

CHAPTER 8 Public Facilities & Services

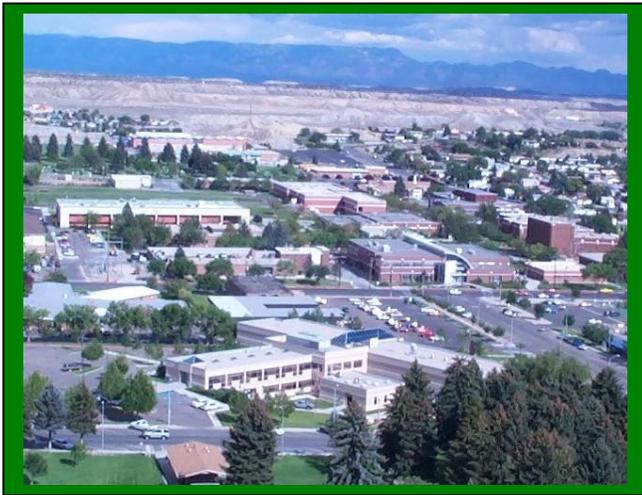


Fire Department

The Price City Fire Department, located at 87 North 200 East, averages over 400 calls per year. This highly trained full service organization provides fire suppression and emergency medical services 24 hours every day to the community. The department has 24 trained "Volunteer Call Fire Fighters", and a full-time Fire Chief / Fire Marshall. All fire fighters are state certified.

8.3. EDUCATIONAL SUPPORT

It is the objective of the City to support, where possible, all educational institutions within the community, to emphasize the importance of education for all citizens.



A close working relationship needs to be maintained with the Carbon County School District and other elementary and secondary educational providers to encourage and facilitate the improvement of elementary and secondary education in Price.

The City needs to actively participate in and support the growth and development of the Utah State University - Eastern, to understand the needs and impacts of this noteworthy higher education institution. Price City encourages the active promotion of scholarships and educational opportunity.

8.4 COMMUNITY SERVICES

Health Care Support

To have good, quality health care and facilities that meet the health care needs of the community is a primary goal of Price City. Existing health care facilities, such as Lifepoint Castlevue Hospital, currently provide a foundation for quality health care. The health of the community is an issue that should always concern city leaders. One method Price City has identified to address health-care issues and needs in the community is the creation of a health-care committee, comprised of representatives of local health care providers, governmental leaders, and interested citizens. The tasks of such a committee should include performing a comprehensive health-care needs assessment, and developing a community health-care plan for continued and improved services in Price. The development of a 24-hour clinic to serve the community is an identified need.

Telecommunications

Price City has strong interest in, and has taken a proactive role in the planning and

PRICE CITY GENERAL PLAN

CHAPTER 8 Public Facilities & Services



encouragement of updated and quality telecommunication systems in the community. Sponsoring technology workshops and hosting telecommunications-conferences have brought the importance of using and understanding telecommunications systems to the residents. Efforts to increase the community's involvement and understanding of these systems is an ongoing goal of the City.

Providing municipal business services to the community through internet services, including utility department functions and business licensing, is a City priority.

PRICE CITY GENERAL PLAN

CHAPTER 8 Public Facilities & Services



EXHIBIT 7. PUBLIC FACILITIES MAP

(Insert 11x17 map here)

PRICE CITY GENERAL PLAN

CHAPTER 8 Public Facilities & Services



CHAPTER 8 - PUBLIC SERVICES AND FACILITIES GOALS

Goals	Strategies	Actions	Timing	Agency
1. Provide effective and efficient public services to the community.	A. Maintain sufficient levels of staffing and programs to serve the public needs, which are administered with a customer-friendly attitude.	i. Provide efficient functioning and a customer friendly service-oriented atmosphere in the City Administrative Offices.	Ongoing	City Council, Community Director
		ii. Review the efficiency of services and locations of City services, including potential centralization of services, improved intra-office communications, etc.	0-5 years	City Council, Community Director
		iii. Continue to meet the demands for the efficient and quality delivery of public utilities and Public Works services in an orderly and diligent manner, including the upgrading of lines and systems.	Ongoing	City Council, Public Works Director
		iv. Maintain a police force which is dedicated to the ideal of a crime-free society, which enforces the law in a fair and impartial manner.	Ongoing	City Council, Police Chief
		v. Maintain a fully-staffed, trained and certified Fire Department to provide to the community excellent service in fire suppression and emergency medical services.	Ongoing	City Council, Fire Chief
		vi. Involve K-12 and local college students in Price City project program planning, committees and implementation.	Ongoing	City Council, Community Director
		vii. Plan, design and develop improved electrical infrastructure and secure, stable electrical supplies for residential and commercial users.	0-10 years	City Council, Public Works
		viii. Continue supporting efforts to establish a recycling program.	Ongoing	City Council, Community Director
		ix. Plan and encourage civic services to remain downtown.	Ongoing	City Council, Community Director

PRICE CITY GENERAL PLAN

CHAPTER 8 Public Facilities & Services



CHAPTER 8 - PUBLIC SERVICES AND FACILITIES GOALS

Goals	Strategies	Actions	Timing	Agency
	B. Improve and maintain all City facilities and grounds.	i. Maintain and preserve the historic value of City Hall and maintaining City administrative offices in the building.	Ongoing	City Council, Community Director
		ii. Improve and maintain the City Center block with enhanced greenery, sidewalks, lighting, etc.	Ongoing	City Council, Community Director, Public Works
		iii. Work with the State Library Board to develop a master plan to improve the facility and services available at the City Library, including exploring the possibility of a county-wide library system.	0-5 years	City Council, Library Director
		iv. Enhance the exterior appearance of the City Library.	0-5 years	City Council, Library Director
		v. Develop a plan for Fire Department future facility and service capacity needs.	0-5 years	City Council, Fire Dept.
		vi. Develop a plan for the future use and maintenance of the Old Courthouse for possible expansion of City or other civic services.	0-5 years	City Council, Library Director
2. Provide sufficient water resources and systems to support the future growth of the community.	A. Develop additional community water resources.	i. Explore the development of water resources.	0-10 years	City Council, Public Works
		ii. Purchase private water shares whenever possible.	Ongoing	City Council, Public Works
3. Provide excellent support to educational institutions.	A. Encourage and facilitate the improvement of elementary and secondary education in Price.	i. Meet on a regular basis with Carbon County School District representatives to support efforts to improve education for Price citizens.	Ongoing	City Council, Community Director
	B. Continue to support the growth and development of Utah State University - Eastern.	i. Meet on a regular basis with leaders at the Utah State University - Eastern to understand the current issues, challenges, needs and community impacts of the school and campus.	Ongoing	City Council, Community Director

PRICE CITY GENERAL PLAN

CHAPTER 8 Public Facilities & Services



CHAPTER 8 - PUBLIC SERVICES AND FACILITIES GOALS

Goals	Strategies	Actions	Timing	Agency
		ii. Support efforts to expand and improve the museum.	Ongoing	City Council, Community Director
4. Provide excellent support to community services.	A. Take a responsible role in seeing that the community health care needs are served through good, quality health care facilities and programs.	i. Create a community health-care and/or wellness committee, with responsibility for performing a comprehensive health-care needs assessment, and developing a community health-care plan.	0-5 years	City Council, Community Director
		ii. Coordinate emergency service preparedness and response plans by local providers.	0-5 years	City Council, Community Director
		iii. Support use and development of county-wide programs and projects that reduce substance abuse within the community (i.e., drug courts, mentoring, etc.)	Ongoing	City Council, Community Director
	B. Maintain a proactive role in planning and encouraging updated and quality telecommunication systems in the community.	i. Continue efforts to increase involvement and understanding of telecommunications systems, such as the sponsoring of technology workshops and conferences.	Ongoing	City Council, Community Director
		ii. Provide municipal business services to the community through internet services, including utility department functions and business licensing.	0-5 years	City Council, Community Director

Mayor
JOE L PICCOLO
City Attorney
NICK SAMPINOS
Community Director
NICK TATTON
City Recorder
SHERRIE GORDON
Public Works Director
GARY SONNTAG



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Price City Planning & Zoning Commission

**Planning & Zoning
Commissioners**
ROBERT OLIVER, CHAIR
FRANKIE SACCO, VICE CHAIR
JUDY BEACCO
DALE EVANS
NANCY BENTLEY
RICHARD ROOT
JAN YOUNG
ALTERNATE: ERROLL HOLT

DATE: JUNE 9TH, 2015
TO: PRICE CITY PLANNING & ZONING COMMISSION
FROM: NICK TATTON, PRICE CITY 
RE: CUP – ELECTRIC VEHICLE CHARGING LOCATION

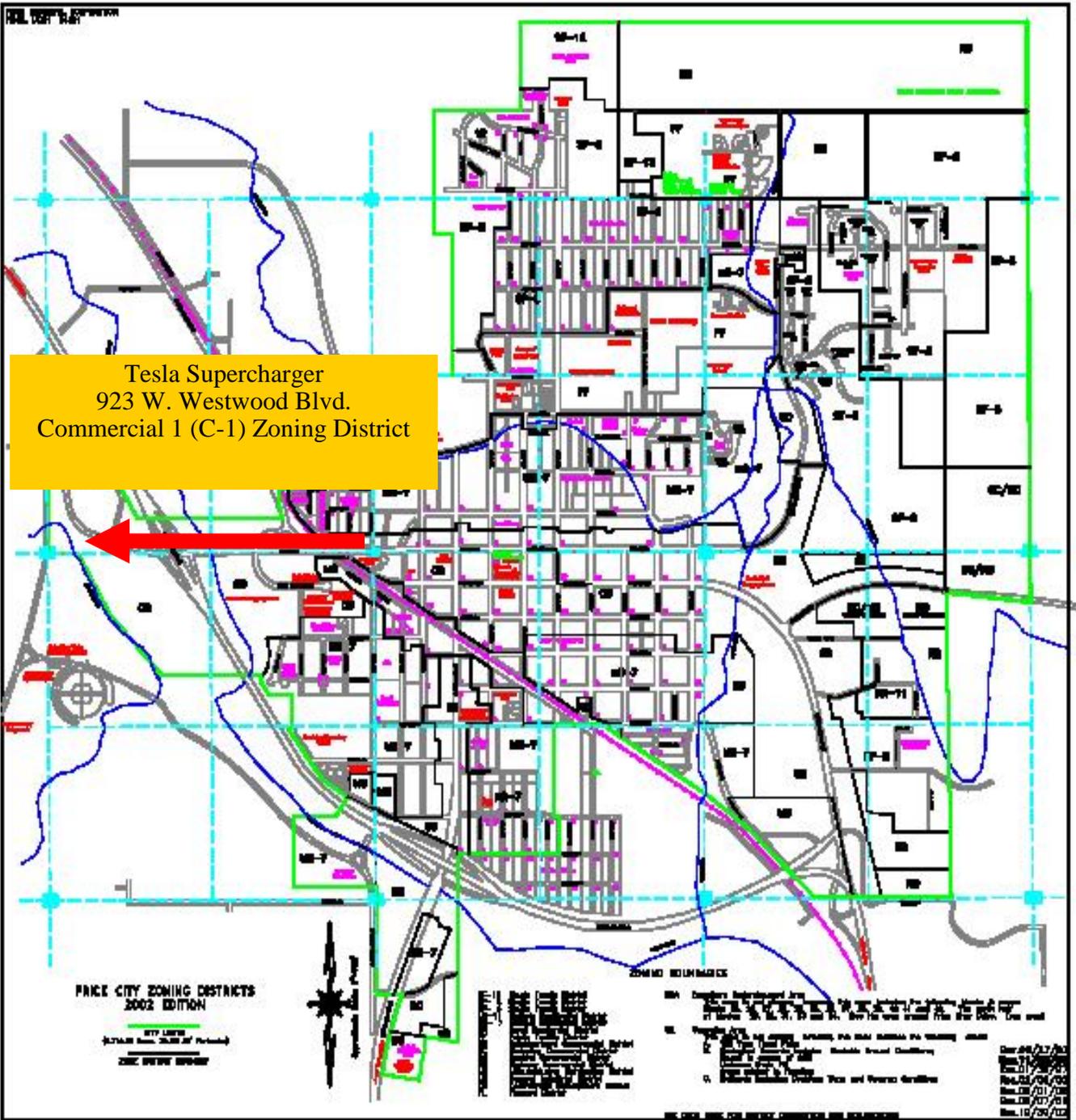
Please find a Conditional Use Permit (CUP) application attached, submitted by Andrea Mansour, Agent for Tesla for development of an electric vehicle charging station, specific to Tesla vehicles. General land use evaluation criteria is listed in Section 11.1 of the Price City Land Use Management and Development Code (Code), specific land use evaluation criteria 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.

It is recommended that the planning commission discuss the project, time-line, construction, land owner permission, etc. with the applicant and provide a recommendation of final approval to the Price City Council.

RECOMMENDED MOTION(S):

1. Move to recommend the Price City Council provides final approval for a Conditional Use Permit (CUP), as applied for by Tesla located at 923 W. Westwood Blvd., based on the 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 criteria and the land use checklist are listed in Section 11.1.m of the Code, the conditional 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, maximum of eight (8) charging stalls, inclusive of 9 parking spaces, and subject to the following conditions of approval:
 - a. 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.
 - b. 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.
 - c. 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.

- i. This 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.
 - d. 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.
 - e. Pedestrian lighting to be LED fixtures finding that LED fixtures are energy efficient and reduce overall community electrical load and costs.
 - f. 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.
 - g. 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.
 - i. Optional submission of evidence of local service and maintenance provider to mitigate service, vandalism, graffiti, etc. issues.
 - h. 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.
 - i. 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.
 - i. 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.
 - j. 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.
 - k. 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.
 - l. 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.
- 2. Move to acknowledge that the applicant, applicant's agents and representatives are aware of the conditions of approval, understand the conditions of approval, and intend to comply with the conditions of approval.





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VIA FEDEX PRIORITY OVERNIGHT

June 4, 2015

**Nick Tatton
Building Development Planning and Zoning
Price City Community Development Department
P.O. Box 893
185 East Main
Price, UT 84501**

**RE: Conditional Use Permit Application
Tesla Electric Car Charging Stations**
**Address: Holiday Inn Express
925 E Westwood Blvd.
Price, UT 84501**

Dear Mr. Tatton:

Enclosed please find a completed Conditional Use Permit Application, including electrical load sheet, on behalf of Tesla Motors for installation of eight (8) electric car charging stations; four (4) SuperCharger cabinets; switchgear; transformer; and two pedestrian light fixtures at the subject location. Also included are site plans and elevation (hard copy and electronic), dated May 20, 2015; and a check in the amount of two hundred (\$200.00) dollars for the application fee. I will forward the Letter of Authorization (LOA) from the property owner prior to the June 22 Planning Commission meeting under separate cover.

Please let me know if you need anything additional. And please confirm that we will be included on the June 22 Planning Commission agenda. Kevin Provance will be in attendance to represent the applicant.

Thanks very much for your assistance. We look forward to approval of the permit.

Sincerely,
Black & Veatch Corporation

Andrea Mansour
Site Acquisition
mansoura@bv.com
(913) 458-6773

Cc: K. Provance

Enclosures

Fee: _____



CONDITIONAL USE PERMIT APPLICATION

Send all completed and properly signed forms (including attachments as necessary) along with applicable fees to: Price City Community Development Department, P.O. Box 893, 185 East Main, Price, UT 84501. For questions call (435) 636-3184.

Please check one.

- New Business** (Complete boxes 1 through 13 on page 1, and all subsequent pages)
- New Construction/Development** (Check all applicable boxes below and complete entire application)

Plan Phase:

- Concept
- Preliminary
- Final

PLEASE TYPE OR PRINT LEGIBLY.

Applicant Information			
1. Applicant's Name:		2. Title:	
3. Applicant's Mailing Address:			4. Suite/Apt. No.:
5. City:	6. State:	7. Zip Code:	
8. County:		9. Telephone: ()	
Project Information			
10. Name of Project (Business):			
11. Address of Proposed Project:			
12. Zone District (see attached zoning map):			
Nature of Proposed Work (Check all applicable items in boxes 13 through 16)			
13. <input type="checkbox"/> Sign <input type="checkbox"/> Commercial <input type="checkbox"/> Residential	14. <input type="checkbox"/> Zone Change <input type="checkbox"/> Storm Drainage <input type="checkbox"/> Street Work <input type="checkbox"/> Road Dedication <input type="checkbox"/> Water <input type="checkbox"/> Sewer	15. <input type="checkbox"/> Excavation <input type="checkbox"/> Fill Work <input type="checkbox"/> Building <input type="checkbox"/> Subdivision <input type="checkbox"/> Apartments <input type="checkbox"/> Electrical	16. <input type="checkbox"/> Industrial <input type="checkbox"/> Annexation <input type="checkbox"/> Flood Plain <input type="checkbox"/> Recreation <input type="checkbox"/> Street Opening <input type="checkbox"/> Demolition
17. Quarter Section(s):	18. Section(s):	19. Township(s):	20. Range(s) & Base:
21. Estimated Cost of Project: a) Site Work \$ _____ b) Buildings \$ _____ c) Other \$ _____ Total \$ _____		22. Electrical Load Sheet: <i>(Attach preliminary and final to application)</i>	
23. Project Plans: <input type="checkbox"/> Plans Included <input type="checkbox"/> Attachments (Number) _____			

24. Brief Description of Project:

Four horizontal lines for text entry.

25. Justification (Explain why this project is needed):

Four horizontal lines for text entry.

26. Names and Addresses of Adjoining Property Owners, Lessees, Etc.:

NAME	ADDRESS (City, ST, Zip)	TELEPHONE
1.		()
2.		()
3.		()
27. Estimated Starting Date: / /	28. Estimated Completion Date: / /	29. Has P.R.W.I.D. Sewer Survey Been Submitted? <input type="checkbox"/> Yes <input type="checkbox"/> No

Signature of Property Owner

Date

Please Print Name

Title

Office Use Only

Recommendation of Planning and Zoning Administrator (Community Director):

Approve

Decline

Comments:

Three horizontal lines for text entry.

Signature: _____

Date: _____

Requires:

Building Permit

Conditional Use Permit

Code Amendment

Board of Adjustments Variance

Flood Plain Development Permit

Other: _____

SITE PLAN

Please provide a drawing of your proposed site in the space below. Include building floor plan, profiles, cross-sections, dimensions, setbacks, and signs. Also indicate exits, restrooms, and fire extinguisher placement. Use an attached sheet of paper, if necessary.

Please complete this form and return to the Estimator assigned to your job

Business Information

Business of Customer Name: Tesla Motors Inc. Request Number: _____
 Address: Site located in parking lot of Holiday Inn Express at 926 E Westwood Blvd in Price, UT 84501
 Person responsible for advance and contract billing (if different than monthly billing customer):
 Name: Kenny Brewster Address: 10950 Grandview Phone No.: 913-458-2104
 E-mail Address: brewsterk@bv.com Overland Park, KS 66210 Fax No: _____
 Building Square Footage: 400 *Note: breakdown into use (i.e.: office, warehouse)*
 Hours of Operation (include days & hours): 24/7

Tesla Motors Monthly Billing Address:
 c/o Accounts Payable
 3500 Deer Creek Road
 Palo Alto, CA 94304

Service Description

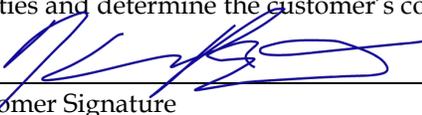
Desired Secondary Voltage: 3 Phase 120/208v 3 Phase 277/480v
Note: Not all voltages may be available 1 Phase 120/240v 1 Phase 120v Only Other _____
 Panel Size (in Amps): 800AS/800AT Total number of meters: 1
 Nearest Pole or Equipment number: _____ Type of Service Desired: Overhead Underground
 Electrical Contractor: TBD Phone No.: _____

Load List (attach additional sheets if necessary)

Description	Phase and Voltage	New Load to be added	Load to be removed	Total Connected Load after changes	Unit
HVAC (name plate rating)					Tons*
Refrigeration Equipment					Tons*
Total (do not convert to kW) :					Tons
Exhaust Fans					HP
Gas/Fuel/Sump Pump					HP
Small Motors					HP
Air Compressor					HP
Swimming Pool					HP
Largest Motor (not included above)					HP
Total (do not convert to kW) :					HP
Electric Heat					kW
Water Heating					kW
Lighting					kW
Outlets					kW
Office Equipment					kW
Kitchen Equipment					kW
Computers, Magnetic Power Supplies					kW
Machinery					kW
Thermoplastic Injection Equipment					kW
Elevators					kW
Boiler					kW
Snow Melting					kW
Signs					kW
X-Ray Equipment					kW
Washer/Dryer					kW
Miscellaneous	<u>3 phase 480/277vac</u>	<u>480kVA</u>		<u>480kVA</u>	kW
Heat Exchanger					kW
Humidifier					kW
Future					kW
Total:				480kVA	kW

3 Superchargers, each capable of pulling 160kVA for a total connected load of 480kVA.

It is important to provide the most accurate information available, as it is used by the Estimator to design PacifiCorp's facilities and determine the customer's costs. Please sign and date this form before giving it to your estimator.



 Customer Signature

06/04/14

 Date

Note:

- *You may wish to consult a trained professional (electrician, engineer, etc.) prior to providing the information to your estimator.*
- *Commercial metering can have many restrictions that should be discussed with the estimator prior to the purchase and installation of your metering equipment. There are also restrictions regarding master metering. If your plans call for master metering, please discuss this with your estimator.*
- *Motors larger than 35hp three phase or 5hp single phase will require approval by our engineering department prior to installation in order to determine the acceptable starting current.*

TESLA



SUPERCHARGING STATION

PRICE

UT012_PRICE
925 E WEST WOOD BOULEVARD
PRICE, UT 84501

TESLA APPROVAL SIGNATURE BLOCK



_____ SITE DEVELOPER	_____ DATE
_____ SITE INSTALLATION	_____ DATE
_____ SITE ENGINEERING	_____ DATE



3500 DEER CREEK RD
PALO ALTO, CA 94304
(650) 681-5000



BLACK & VEATCH

10950 GRANDVIEW DRIVE
OVERLAND PARK, KS 66210
(913) 458-2000

PROJECT NO: 179056
DRAWN BY: AKJ
CHECKED BY: MBG

REV	DATE	DESCRIPTION
B	05/20/15	ISSUED FOR 90% REVIEW
A	05/13/15	ISSUED FOR 50% REVIEW

NOT TO BE USED FOR CONSTRUCTION

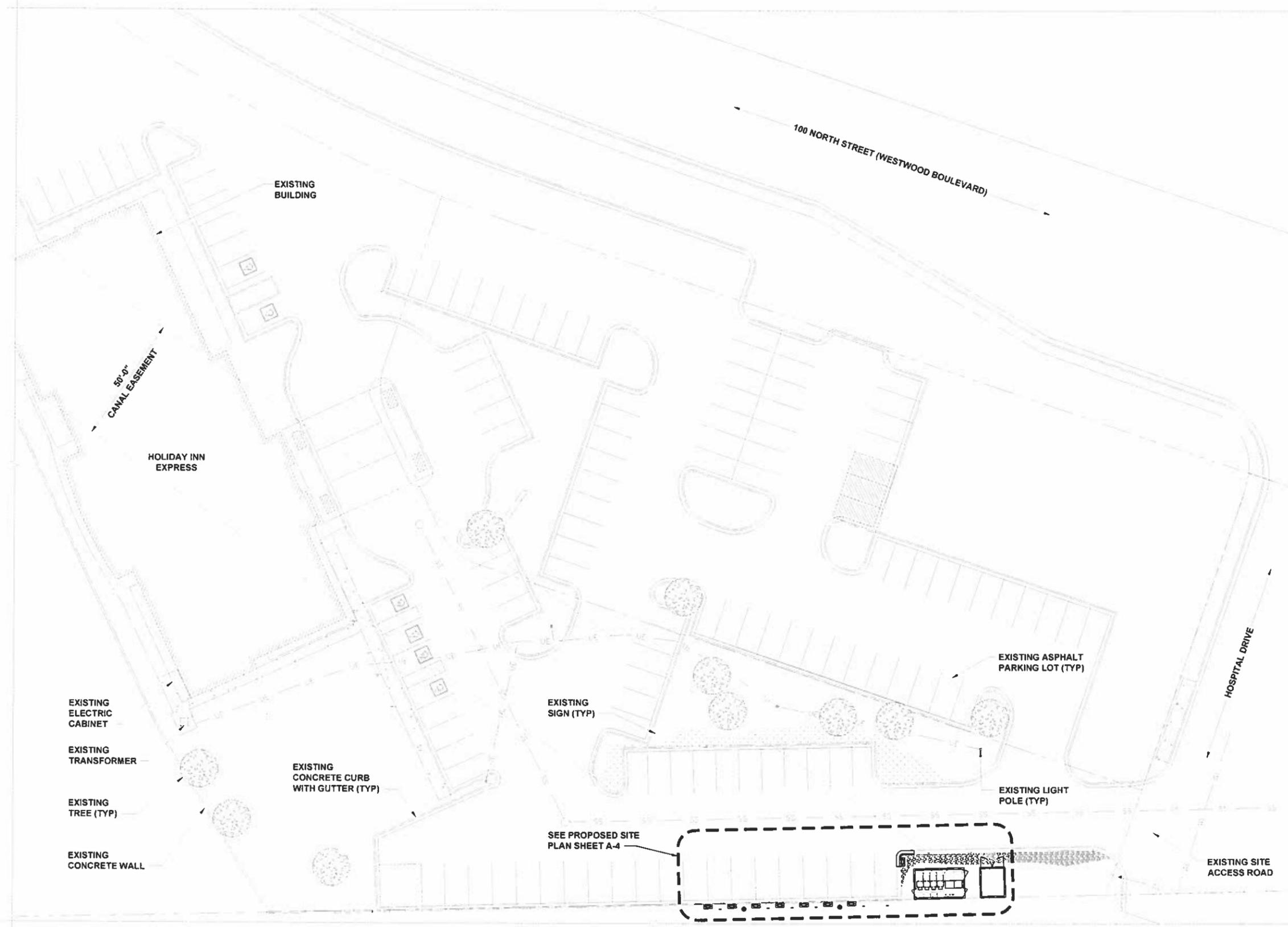
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UT012_PRICE
PRICE
925 EAST WESTWOOD BOULEVARD
PRICE, UT 84501

SHEET TITLE
TITLE SHEET & PROJECT DATA

SHEET NUMBER
T-1

SITE INFORMATION	APPLICABLE CODES	PROJECT DESCRIPTION	ZONING INFORMATION	DRAWING INDEX																																																																											
<p>SITE ADDRESS: 925 E WEST WOOD BOULEVARD PRICE, UT 84501</p> <p>PROPERTY OWNER: WEST RIVER HOSPITALITY LLC 492 W 1200 N SPRINGVILLE, UT 84663 (801) 509-0277</p> <p>EQUIPMENT SUPPLIER: TESLA MOTORS, INC. 3500 DEER CREEK RD PALO ALTO, CA 94304 (650) 681-5000</p> <p>POWER COMPANY: PRICE CITY/ROCKY MOUNTAIN POWER CONTACT: KEN HARNEY (435) 650-9979</p> <p>COUNTY: CARBON</p> <p>LATITUDE (NAD83): 39° 36' 3.395" N 39.600943°</p> <p>LONGITUDE (NAD83): 110° 49' 54.498" W -110.831805°</p> <p>CONTACT ENGINEER: RUSSELL POLLOM (913) 458-6274 POLLOMRE@BV.COM</p>	<p>ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:</p> <p>2012 INTERNATIONAL BUILDING CODE 2012 INTERNATIONAL PLUMBING CODE 2012 INTERNATIONAL MECHANICAL CODE 2011 NATIONAL ELECTRIC CODE 2012 INTERNATIONAL FIRE CODE 2009 AMERICAN NATIONAL STANDARDS FOR ACCESSIBILITY AND USEABLE BUILDINGS AND FACILITIES</p> <p>IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL</p>	<ul style="list-style-type: none"> INSTALL (4) TESLA SUPERCHARGER CABINETS INSTALL (8) TESLA CHARGING STATIONS INSTALL (1) QED SWITCHGEAR ASSEMBLY INSTALL (1) UTILITY TRANSFORMER INSTALL (2) PEDESTRIAN LIGHT FIXTURES 	<p>PERMITTING JURISDICTION: CITY OF PRICE ZONING CLASS: COMMERCIAL</p> <p>DO NOT SCALE DRAWINGS</p> <p>CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.</p>	<table border="1"> <thead> <tr> <th>SHEET NO:</th> <th>SHEET TITLE</th> <th>REV NO:</th> </tr> </thead> <tbody> <tr><td>T-1</td><td>TITLE SHEET & PROJECT DATA</td><td>B</td></tr> <tr><td>GN-1</td><td>GENERAL NOTES 1</td><td>B</td></tr> <tr><td>GN-2</td><td>GENERAL NOTES 2</td><td>B</td></tr> <tr><td>GN-3</td><td>GENERAL NOTES 3</td><td>B</td></tr> <tr><td>A-1</td><td>OVERALL SITE PLAN</td><td>B</td></tr> <tr><td>A-2</td><td>EXISTING SITE PLAN</td><td>B</td></tr> <tr><td>A-3</td><td>DEMOLITION SITE PLAN</td><td>B</td></tr> <tr><td>A-4</td><td>PROPOSED SITE PLAN</td><td>B</td></tr> <tr><td>A-5</td><td>ENLARGED PROPOSED EQUIPMENT LAYOUT</td><td>B</td></tr> <tr><td>A-6</td><td>SITE ELEVATIONS</td><td>B</td></tr> <tr><td>A-7</td><td>SIGNAGE DETAILS</td><td>B</td></tr> <tr><td>A-8</td><td>EQUIPMENT DETAILS</td><td>B</td></tr> <tr><td>A-9</td><td>FENCE DETAILS</td><td>B</td></tr> <tr><td>E-1</td><td>ELECTRICAL PLAN</td><td>B</td></tr> <tr><td>E-2</td><td>ELECTRICAL DETAILS</td><td>B</td></tr> <tr><td>E-3</td><td>ELECTRICAL DETAILS</td><td>B</td></tr> <tr><td>E-4</td><td>ELECTRICAL DETAILS</td><td>B</td></tr> <tr><td>E-5</td><td>ELECTRICAL DETAILS</td><td>B</td></tr> <tr><td>E-6</td><td>ELECTRICAL DETAILS</td><td>B</td></tr> <tr><td>E-7</td><td>OVERALL UTILITY PLAN</td><td>B</td></tr> <tr><td>G-1</td><td>GROUNDING DETAILS</td><td>B</td></tr> <tr><td>G-2</td><td>GROUNDING DETAILS</td><td>B</td></tr> <tr><td>S-1</td><td>STRUCTURAL DETAILS</td><td>B</td></tr> <tr><td>PS-1</td><td>PROPERTY SURVEY</td><td>B</td></tr> </tbody> </table>	SHEET NO:	SHEET TITLE	REV NO:	T-1	TITLE SHEET & PROJECT DATA	B	GN-1	GENERAL NOTES 1	B	GN-2	GENERAL NOTES 2	B	GN-3	GENERAL NOTES 3	B	A-1	OVERALL SITE PLAN	B	A-2	EXISTING SITE PLAN	B	A-3	DEMOLITION SITE PLAN	B	A-4	PROPOSED SITE PLAN	B	A-5	ENLARGED PROPOSED EQUIPMENT LAYOUT	B	A-6	SITE ELEVATIONS	B	A-7	SIGNAGE DETAILS	B	A-8	EQUIPMENT DETAILS	B	A-9	FENCE DETAILS	B	E-1	ELECTRICAL PLAN	B	E-2	ELECTRICAL DETAILS	B	E-3	ELECTRICAL DETAILS	B	E-4	ELECTRICAL DETAILS	B	E-5	ELECTRICAL DETAILS	B	E-6	ELECTRICAL DETAILS	B	E-7	OVERALL UTILITY PLAN	B	G-1	GROUNDING DETAILS	B	G-2	GROUNDING DETAILS	B	S-1	STRUCTURAL DETAILS	B	PS-1	PROPERTY SURVEY	B
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<p>FLOOD HAZARD AREA NOTE</p> <p>THIS SITE IS LOCATED IN FLOOD ZONE "X". NO BASE FLOOD ELEVATION. AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.</p>	<p>AREA MAP</p>		<p>LOCATION MAP</p>																																																																												
<p>CONTRACTOR NOTE</p> <p>CONTRACTOR SHALL COMPLETE INSTALL PER THE SIGNED AND SEALED SET OF DRAWINGS. ANY NECESSARY DEVIATIONS FROM THE DRAWINGS MUST BE SUBMITTED THROUGH AN RFI REQUEST PROCESS WITH ENGINEERING FOR AN APPROVAL PRIOR TO CONTRACTOR PROCEEDING WITH A DEVIATION OF THE SIGNED AND SEALED SET OF DRAWINGS.</p>	<p>DRIVING DIRECTIONS FROM SALT LAKE CITY INTERNATIONAL AIRPORT</p> <p>FROM SALT LAKE CITY INTERNATIONAL AIRPORT, HEAD NORTH-EAST ON TERMINAL DRIVE FOR 49 FEET, SLIGHT RIGHT TOWARDS N 3700 W FOR 0.1 MILES, KEEP LEFT TO CONTINUE TOWARDS N 3700 W FOR 98 FEET, TURN RIGHT ONTO N 3700 W FOR 0.1 MILES, SLIGHT RIGHT TOWARDS CROSSBAR ROAD FOR 0.1 MILES, CONTINUE ONTO CROSSBAR ROAD FOR 0.8 MILES, MERGE ONTO TERMINAL DRIVE FOR 0.3 MILES, TAKE THE I-80 ESLIP ROAD ON THE LEFT TO CITY CENTER FOR 0.7 MILES, KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR I-80 E AND MERGE ONTO I-80 E FOR 6.1 MILES, KEEP LEFT AT THE FORK TO CONTINUE ON I-15 S FOR 47.0 MILES, TAKE EXIT 257 B-A FOR US 6 E TOWARDS PRICE FOR 0.8 MILES, CONTINUE ONTO US-6 E FOR 66.0 MILES, TAKE EXIT 240 TOWARDS U.S. 6 BUSINESS LOOP FOR 0.5 MILES, TURN RIGHT ONTO W 100 N FOR 0.2 MILES, ARRIVE AT PRICE.</p>		<p>ENGINEER OF RECORD</p> <p>DAVID H. KUHN PE # 168481-2203 BLACK & VEATCH CORPORATION</p>																																																																												
			<p>CALL BEFORE YOU DIG</p> <p>UNDERGROUND SERVICE ALERT UTILITY NOTIFICATION CENTER OF UTAH 811 OR 1-800-662-4111 3 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION</p>																																																																												



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SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
A-1

OVERALL SITE PLAN





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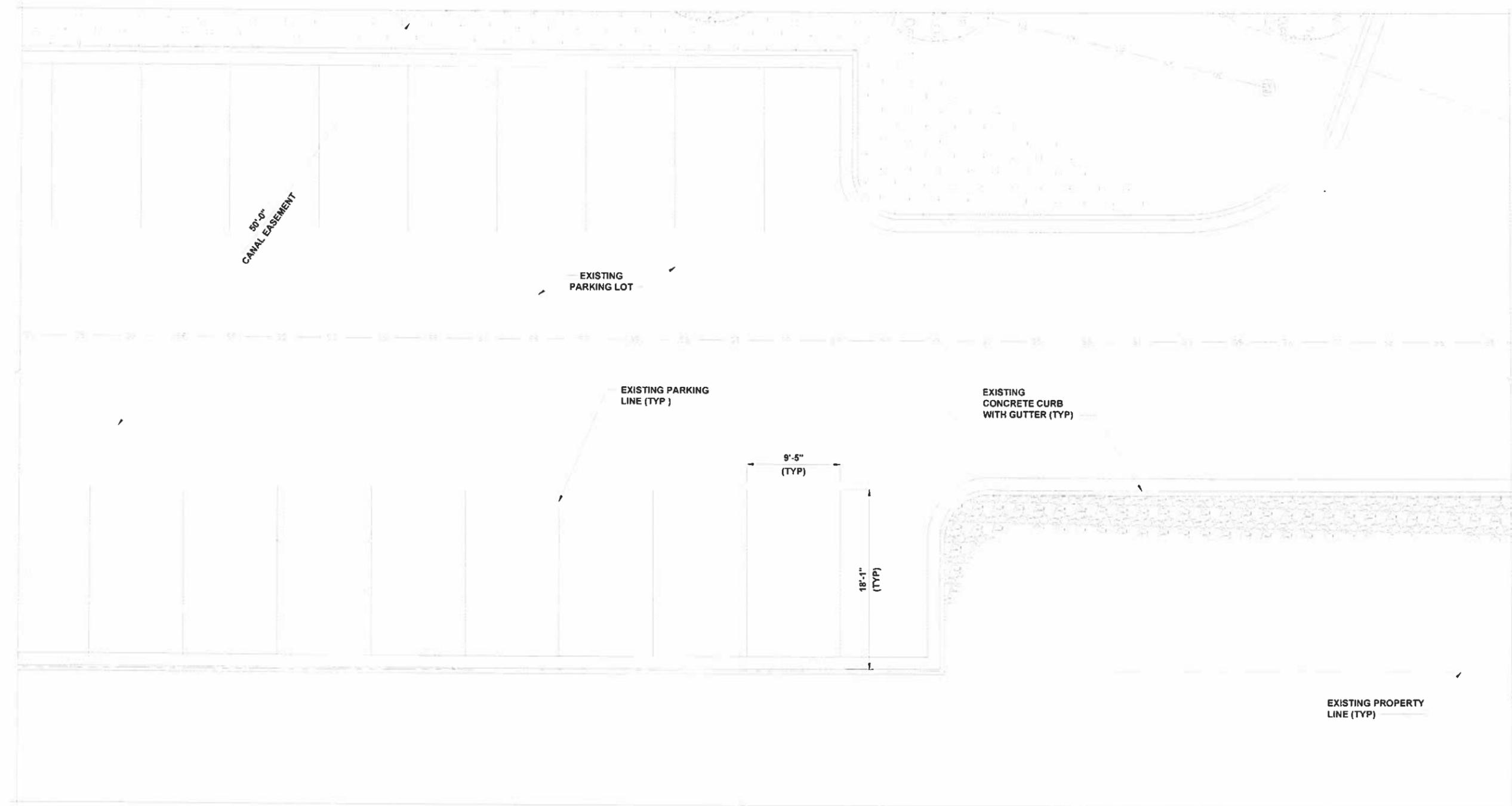
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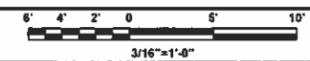
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SHEET TITLE
EXISTING SITE PLAN

SHEET NUMBER
A-2

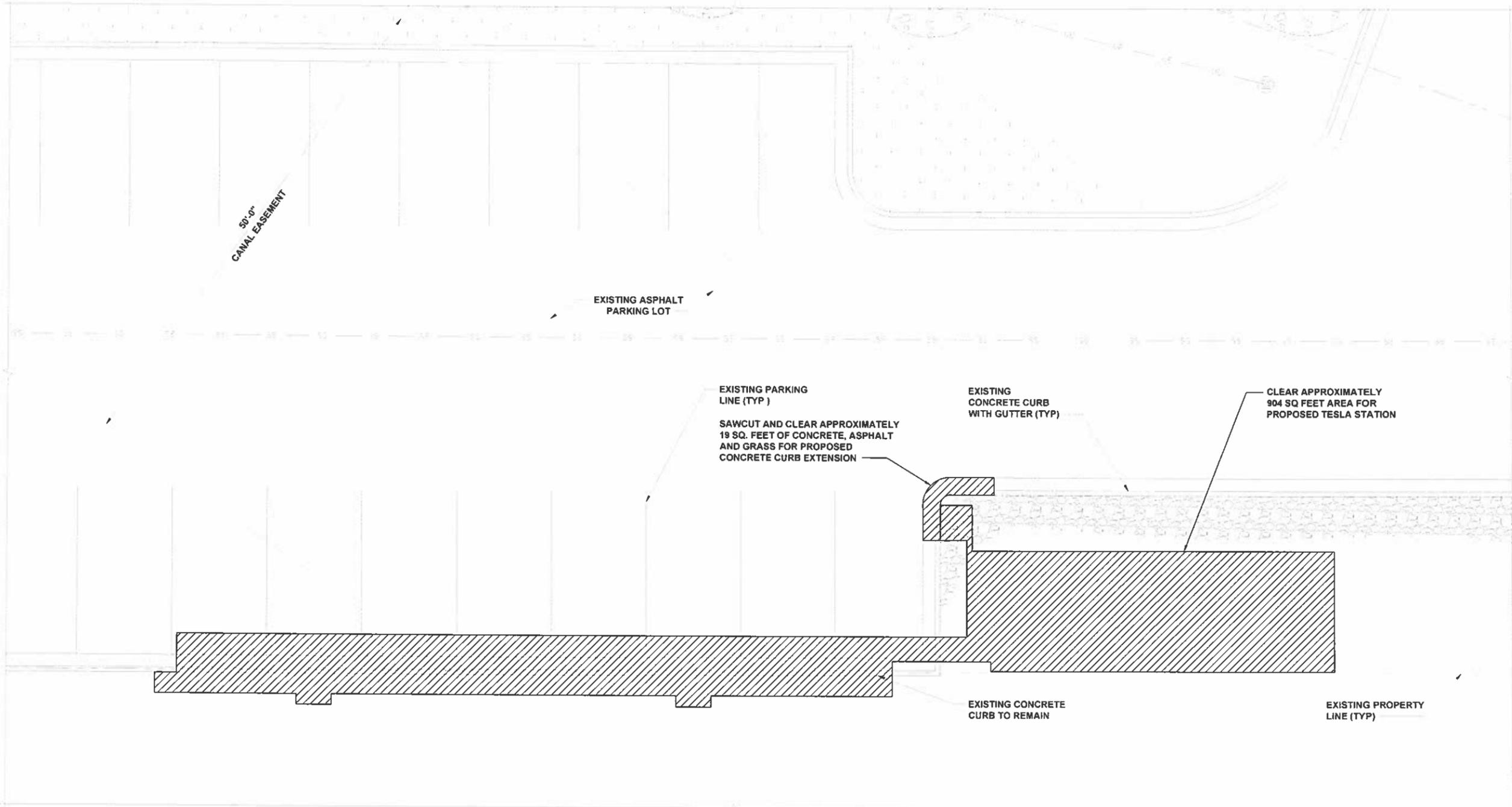


EXISTING SITE PLAN



NOTE

1. ALL QUANTITIES LISTED IN DEMOLITION PLAN SHEET ARE ONLY APPROXIMATIONS. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE BIDDING.



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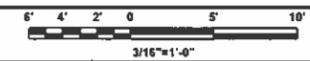
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SHEET TITLE
DEMOLITION SITE PLAN

SHEET NUMBER
A-3

DEMOLITION SITE PLAN



NOTE

- SOD PLANTED IN THE FALL MUST ESTABLISH ITS ROOTS BEFORE THE FIRST WINTER FROST. DETERMINE WHEN THE FIRST FROST USUALLY OCCURS, AND PLANT THE SOD NO LATER THAN ONE MONTH BEFORE THE FIRST FROST. IF THE CONSTRUCTION IS FINISHED LATER THAN ONE MONTH BEFORE THE FIRST FROST, USE STRAW UNTIL SOD CAN BE INSTALLED.

CHARGING POST CIRCUIT SCHEDULE		
SUPERCHARGER	CHARGE POST	DEDICATED / ENABLED
①	1A	DEDICATED
	1B	DEDICATED
②	2A	DEDICATED
	2B	DEDICATED
③	3A	DEDICATED
	3B	DEDICATED
④	4A	DEDICATED
	4B	DEDICATED



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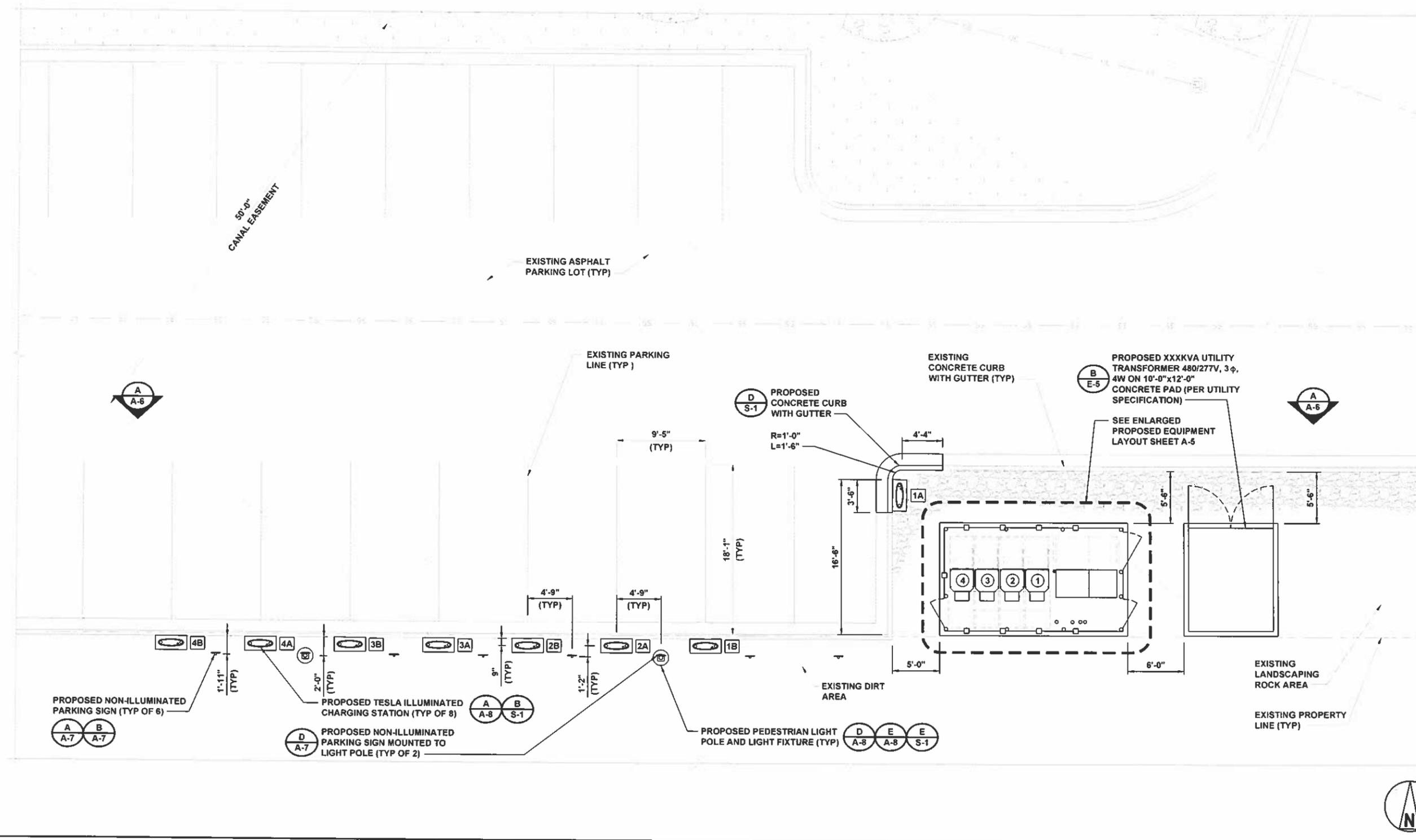
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SHEET TITLE
PROPOSED SITE PLAN

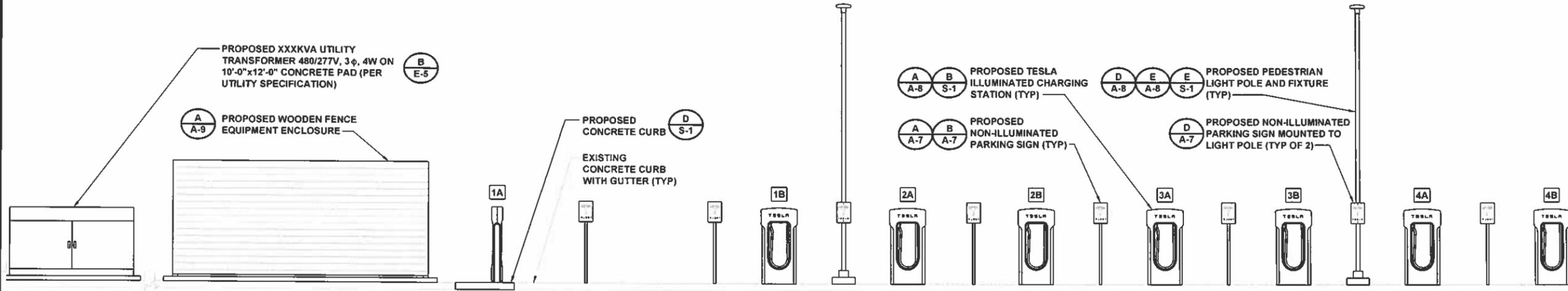
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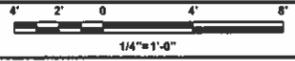
PROPOSED SITE PLAN



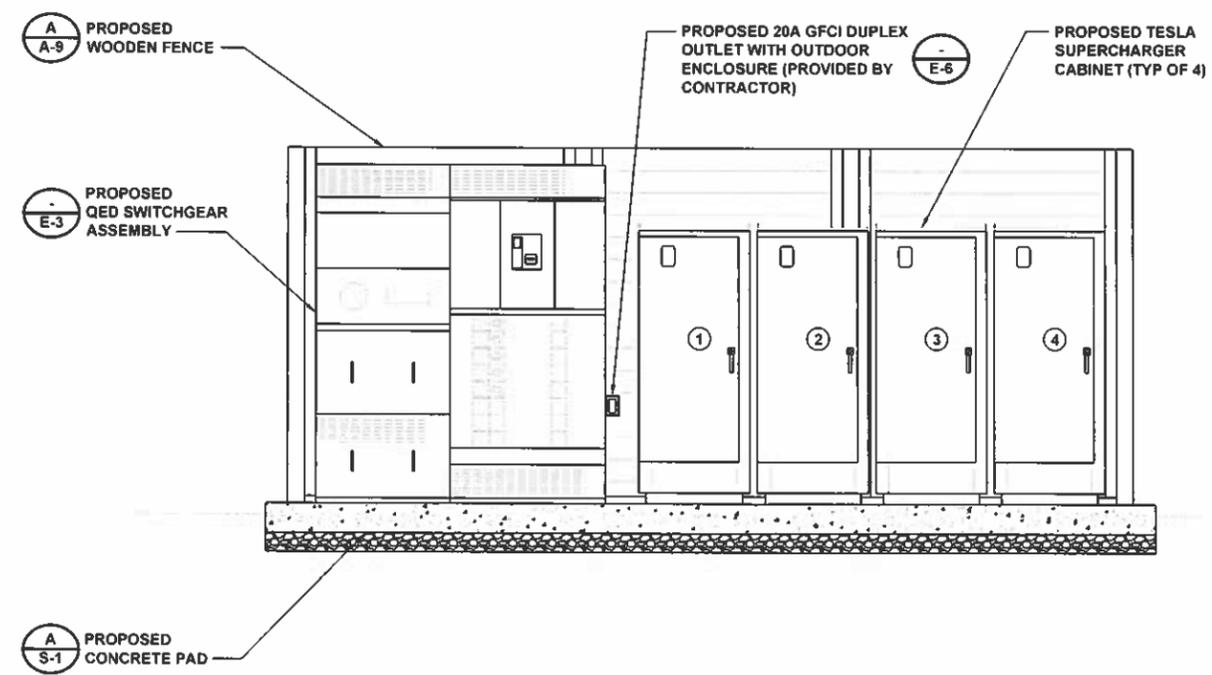
CHARGING POST CIRCUIT SCHEDULE		
SUPERCHARGER	CHARGE POST	DEDICATED / ENABLED
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	1B	DEDICATED
②	2A	DEDICATED
	2B	DEDICATED
③	3A	DEDICATED
	3B	DEDICATED
④	4A	DEDICATED
	4B	DEDICATED



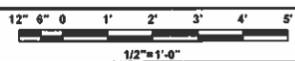
SITE ELEVATION



A



SITE ELEVATION



B

TESLA
MOTORS, INC.

3500 DEER CREEK RD
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BLACK & VEATCH

10950 GRANDVIEW DRIVE
OVERLAND PARK, KS 66210
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PROJECT NO:	179056
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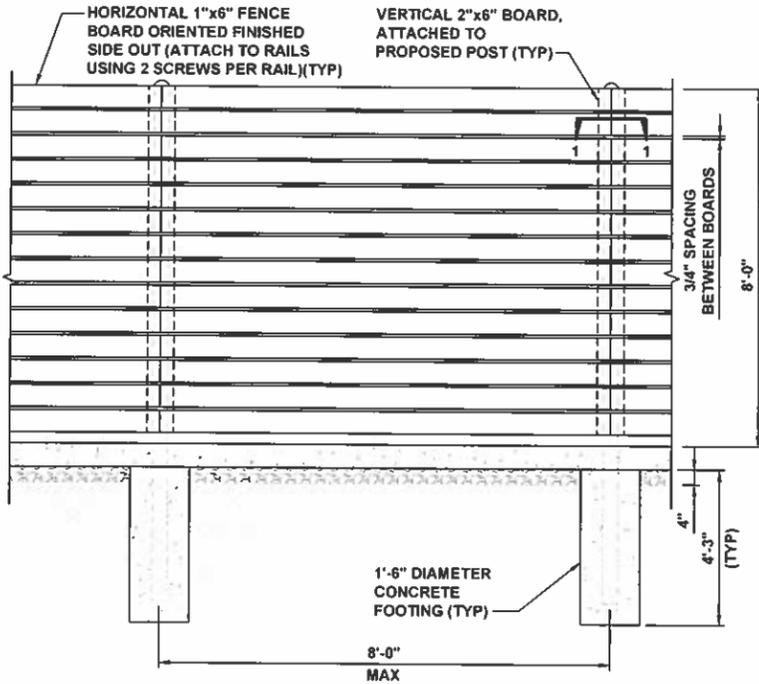
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SHEET TITLE
SITE ELEVATIONS

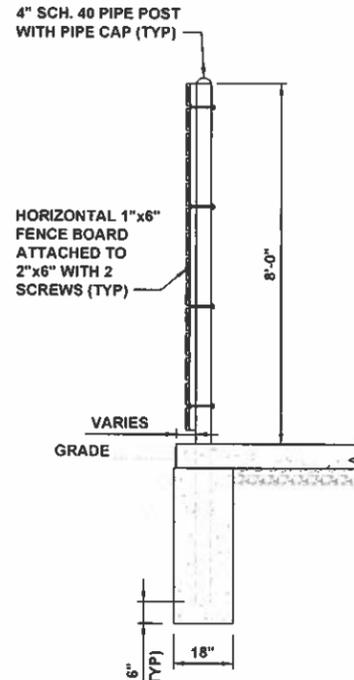
SHEET NUMBER
A-6

NOTES

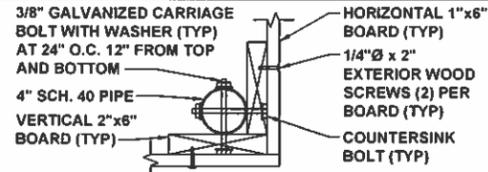
- HEAVY DUTY PRESSURE TREATED WOOD WITH WATER REPELLENT PRESERVATIVE TREATMENT (PER LOCAL AREA AVAILABILITY).
- PRE-DRILL LAG SCREW HOLES TO 70% OF LAG SCREW DIAMETER.
- DESIGN WIND SPEED: 115MPH



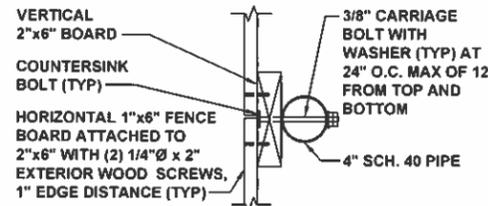
WOOD FENCE ELEVATION



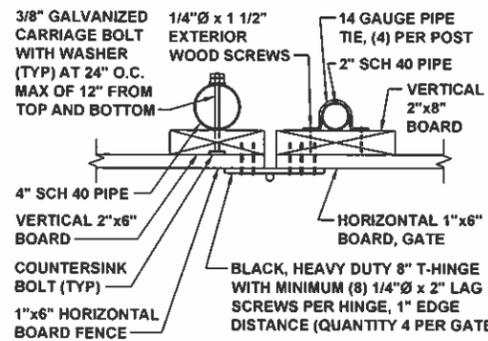
TYPICAL FENCE ELEVATION



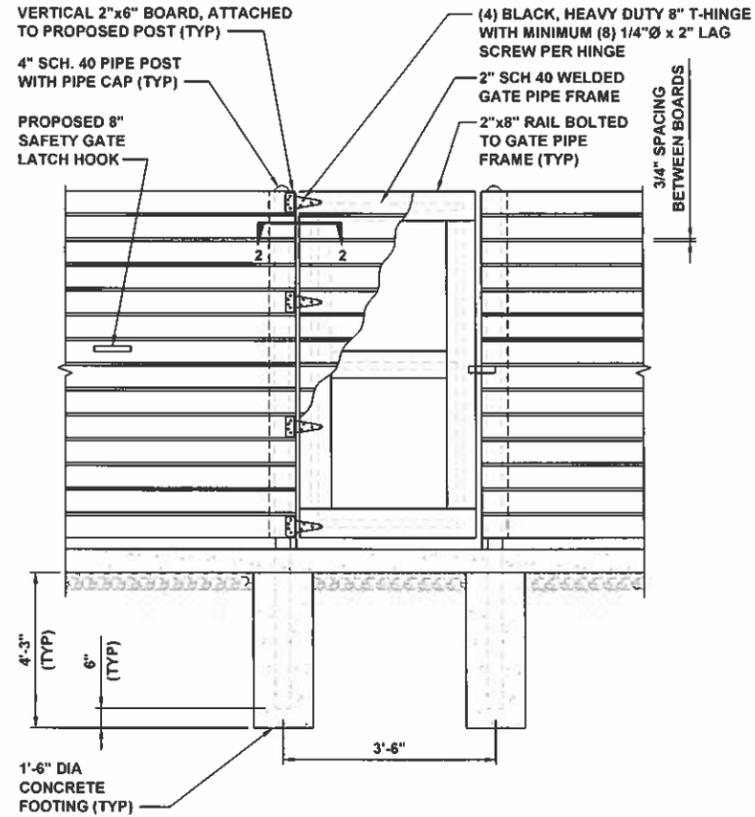
TYPICAL CORNER POST DETAIL



SECTION 1-1 TYPICAL FENCE POST PLAN



SECTION 2-2 TYPICAL GATE POST PLAN

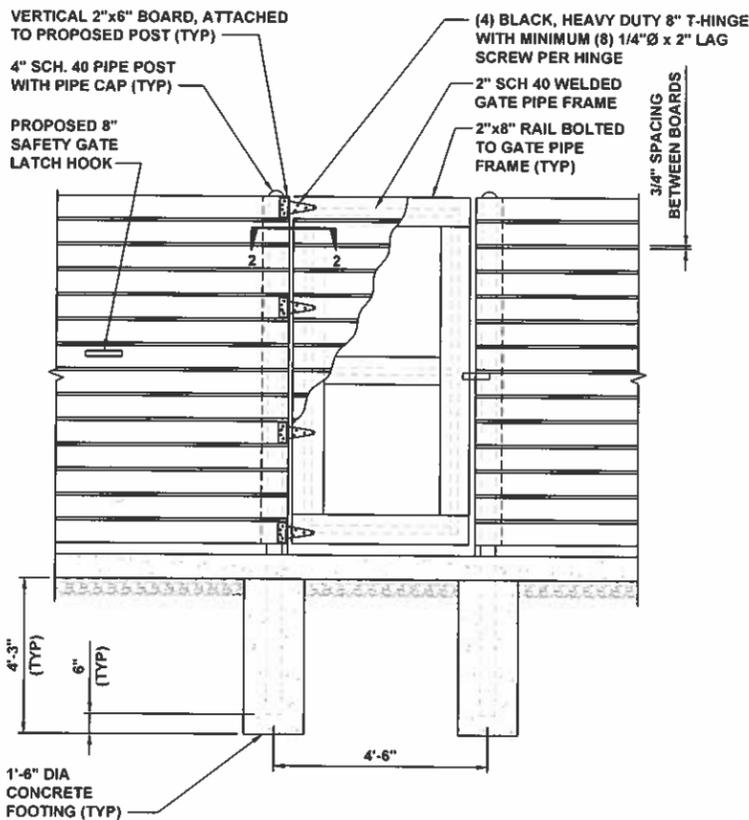


SINGLE 3'-0" GATE WOODEN FENCE DETAIL

TYPICAL WOODEN FENCE DETAIL

NO SCALE A

NO SCALE B

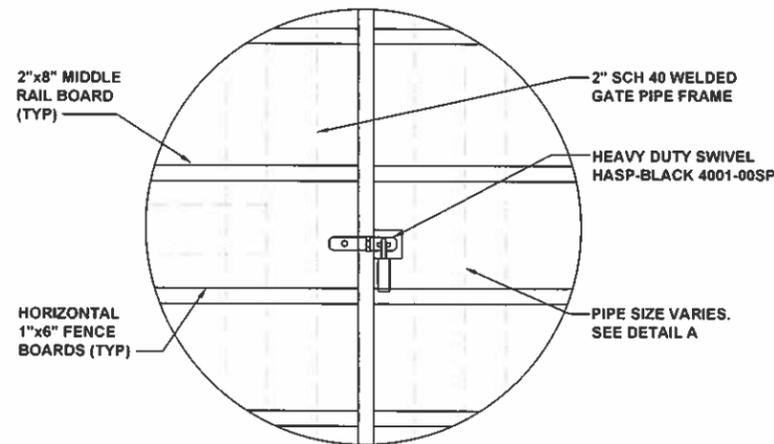


SINGLE 4'-0" GATE WOODEN FENCE DETAIL

NO SCALE C

NOTE

- HARDWARE NOT TO BE INSTALLED ON MEANS OF EGRESS GATES.

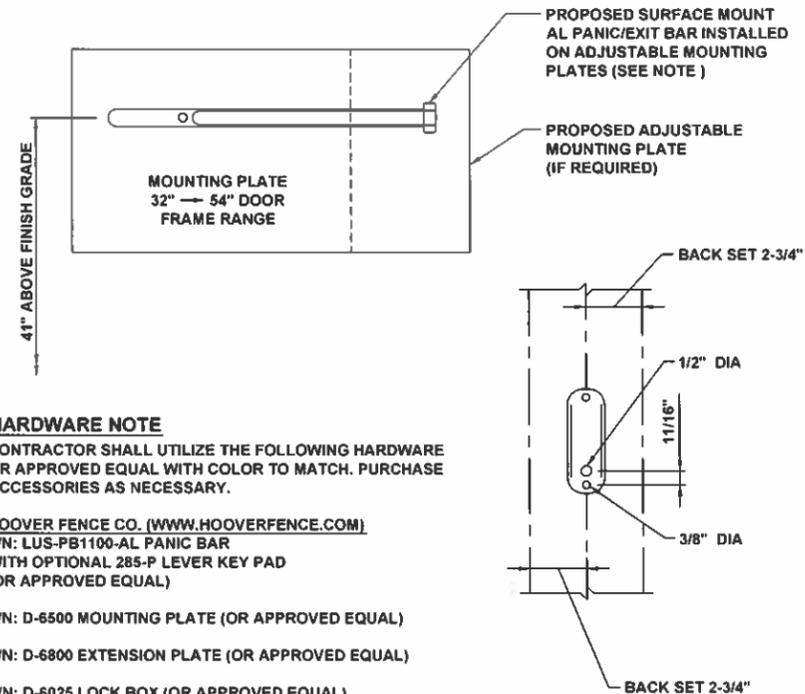


SINGLE GATE LOCK DETAIL

NO SCALE D

NOTE

- HARDWARE TO BE INSTALLED ON MEANS OF EGRESS GATES ONLY.



PANIC HARDWARE INSTALLATION DETAIL

NO SCALE E

HARDWARE NOTE

CONTRACTOR SHALL UTILIZE THE FOLLOWING HARDWARE OR APPROVED EQUAL WITH COLOR TO MATCH. PURCHASE ACCESSORIES AS NECESSARY.

HOOVER FENCE CO. (WWW.HOOVERFENCE.COM)
P/N: LUS-PB1100-AL PANIC BAR WITH OPTIONAL 285-P LEVER KEY PAD (OR APPROVED EQUAL)

P/N: D-6500 MOUNTING PLATE (OR APPROVED EQUAL)

P/N: D-6800 EXTENSION PLATE (OR APPROVED EQUAL)

P/N: D-6025 LOCK BOX (OR APPROVED EQUAL)

P/N: D-6010 RIM CYLINDERS (OR APPROVED EQUAL)



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SHEET TITLE
FENCE DETAILS

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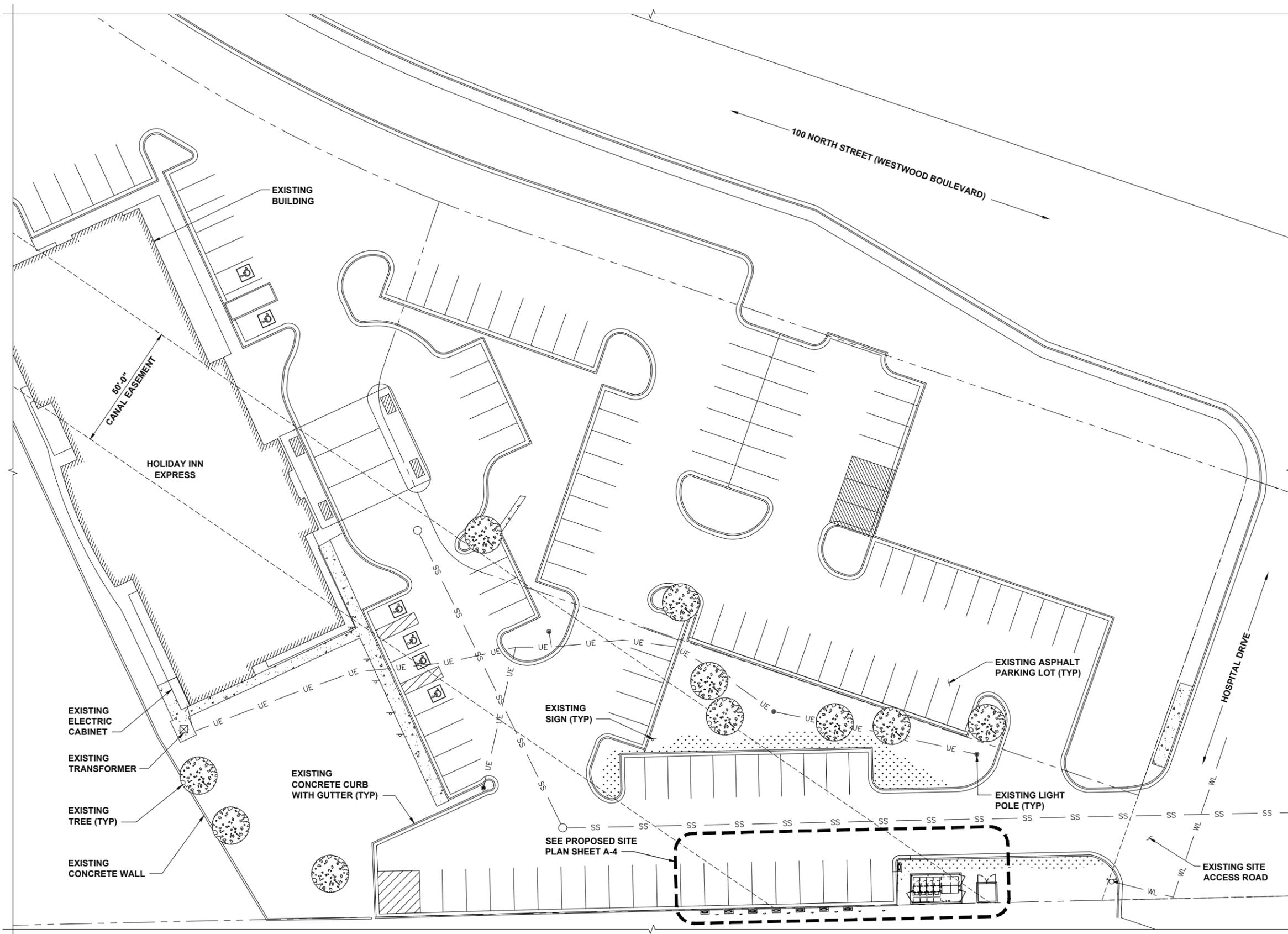
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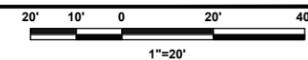
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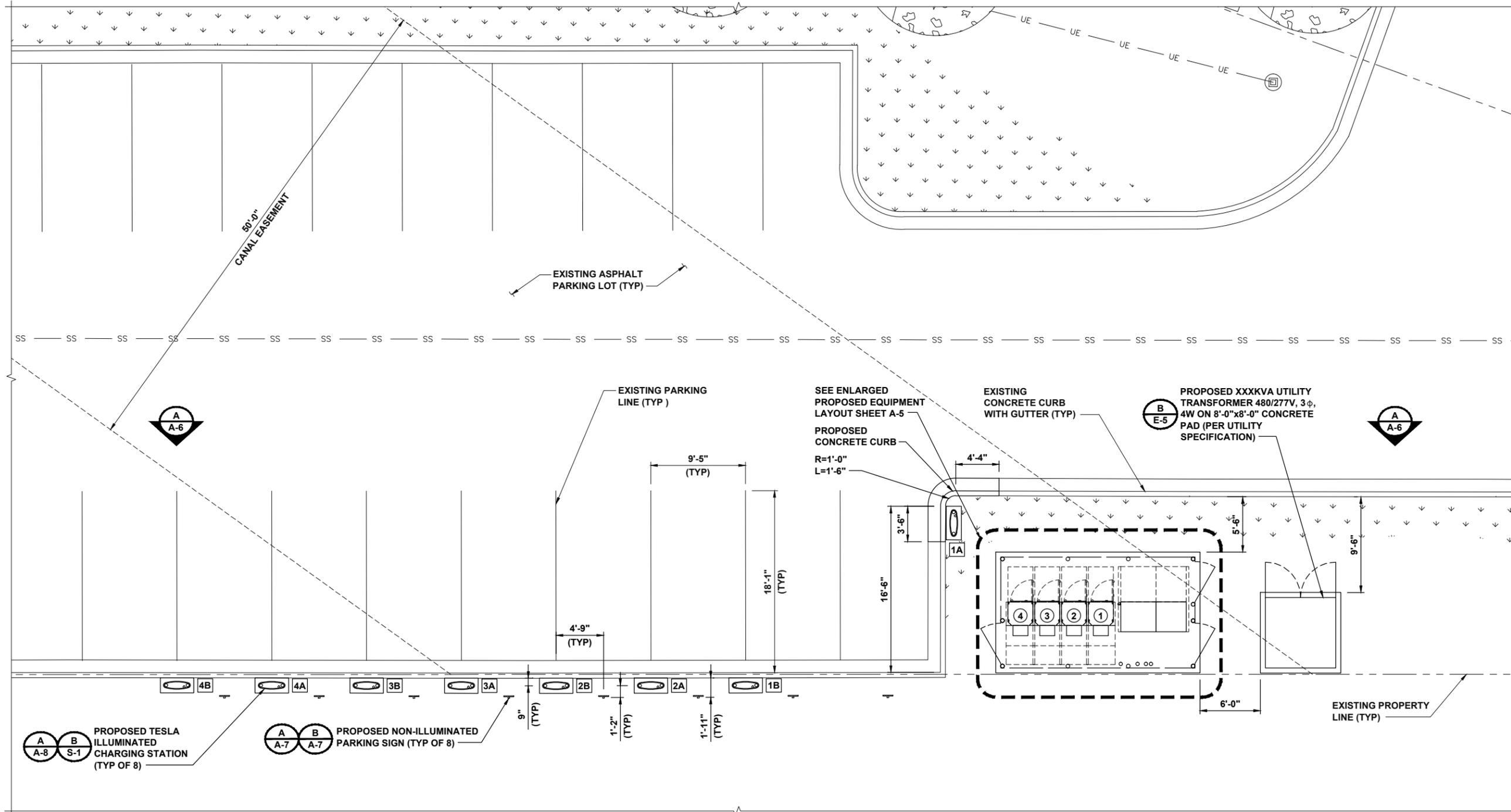
OVERALL SITE PLAN



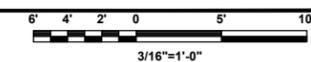
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SUPERCHARGER	CHARGE POST	DEDICATED / ENABLED
①	1A	DEDICATED
	1B	DEDICATED
②	2A	DEDICATED
	2B	DEDICATED
③	3A	DEDICATED
	3B	DEDICATED
④	4A	DEDICATED
	4B	DEDICATED



PROPOSED SITE PLAN



TESLA
MOTORS, INC.

3500 DEER CREEK RD
PALO ALTO, CA 94304
(650) 681-5000

BLACK & VEATCH

10950 GRANDVIEW DRIVE
OVERLAND PARK, KS 66210
(913) 458-2000

PROJECT NO:	179056
DRAWN BY:	PAM
CHECKED BY:	MBG

REV	DATE	DESCRIPTION
A	05/13/15	ISSUED FOR 50% REVIEW

NOT TO BE USED FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

UT012_PRICE
PRICE
926 EAST WESTWOOD BLOUVEARD
PRICE, UT 84501

SHEET TITLE
PROPOSED SITE PLAN

SHEET NUMBER
A-4

CHARGING POST CIRCUIT SCHEDULE		
SUPERCHARGER	CHARGE POST	DEDICATED / ENABLED
①	1A	DEDICATED
	1B	DEDICATED
②	2A	DEDICATED
	2B	DEDICATED
③	3A	DEDICATED
	3B	DEDICATED
④	4A	DEDICATED
	4B	DEDICATED



3500 DEER CREEK RD
PALO ALTO, CA 94304
(650) 681-5000



BLACK & VEATCH

10950 GRANDVIEW DRIVE
OVERLAND PARK, KS 66210
(913) 458-2000

PROJECT NO: 179056
DRAWN BY: PAM
CHECKED BY: MBG

REV	DATE	DESCRIPTION
A	05/13/15	ISSUED FOR 50% REVIEW

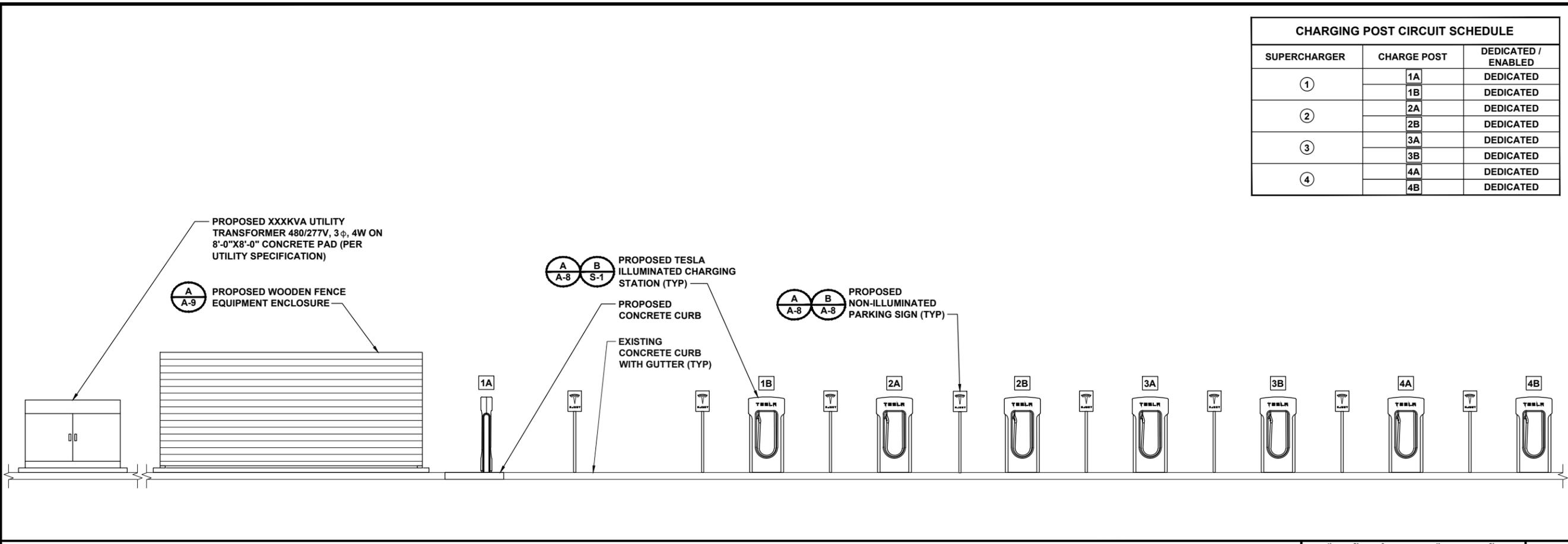
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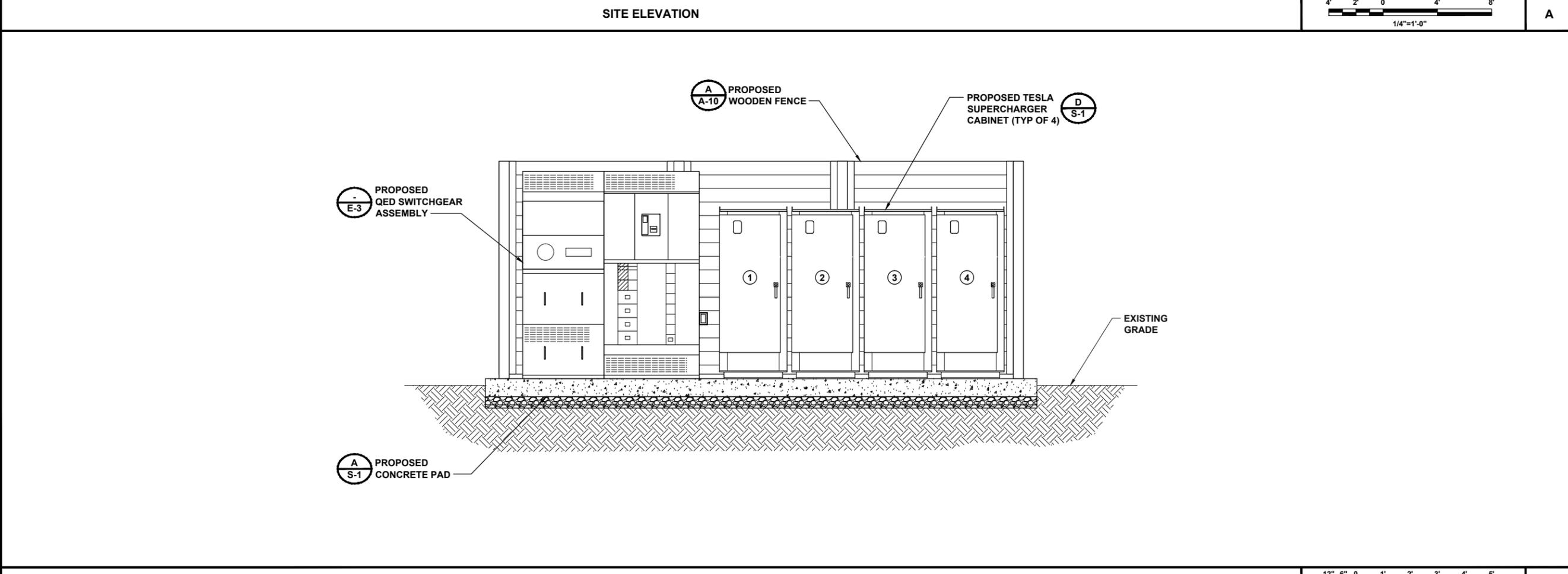
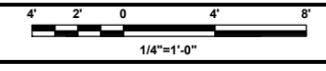
UT012_PRICE
PRICE
926 EAST WESTWOOD BLOUVEARD
PRICE, UT 84501

SHEET TITLE
SITE ELEVATIONS

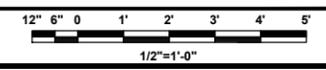
SHEET NUMBER
A-6



SITE ELEVATION

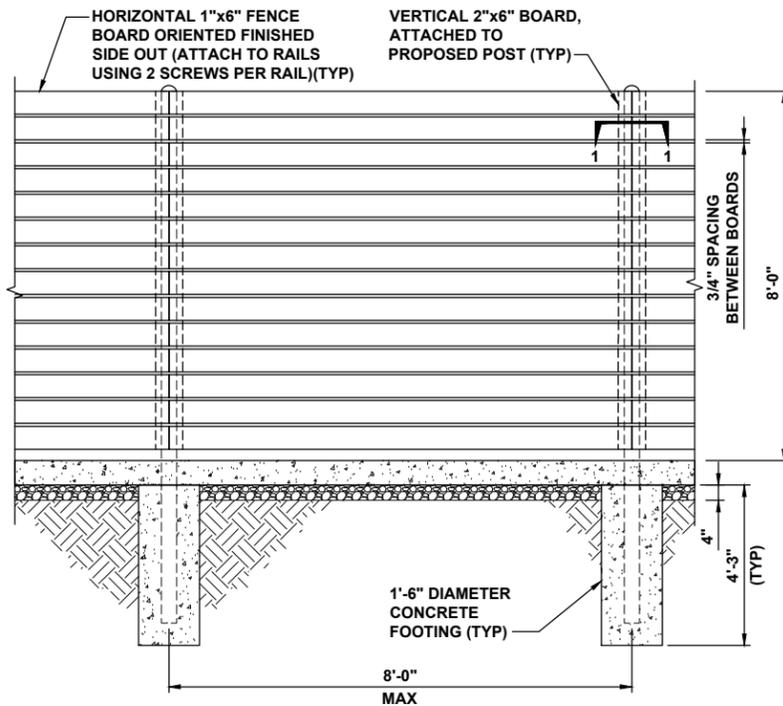


SITE ELEVATION

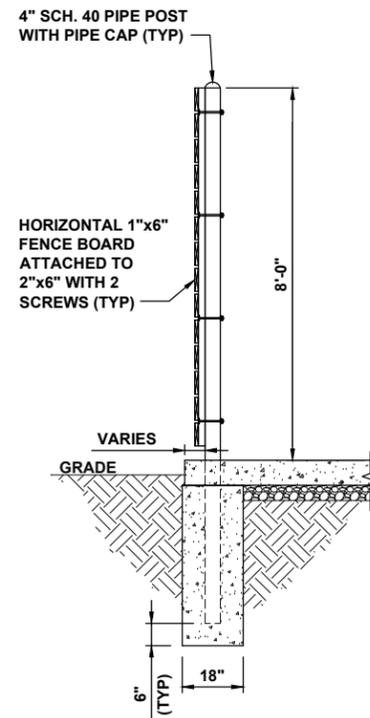


NOTES

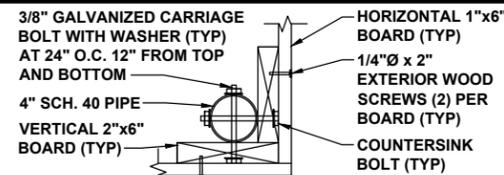
1. HEAVY DUTY PRESSURE TREATED WOOD WITH WATER REPELLENT PRESERVATIVE TREATMENT (PER LOCAL AREA AVAILABILITY).
2. PRE-DRILL LAG SCREW HOLES TO 70% OF LAG SCREW DIAMETER.
3. DESIGN WIND SPEED: 115MPH



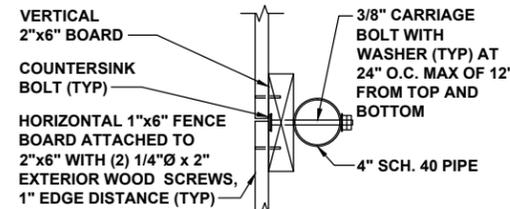
WOOD FENCE ELEVATION



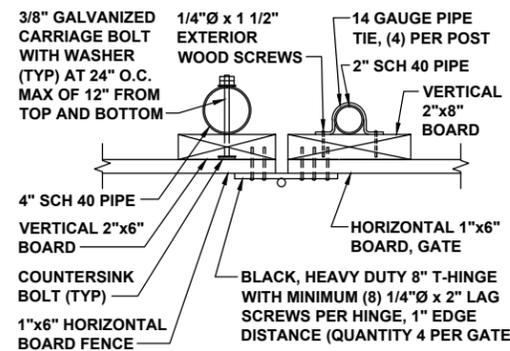
TYPICAL FENCE ELEVATION



TYPICAL CORNER POST DETAIL



SECTION 1-1 TYPICAL FENCE POST PLAN



SECTION 2-2 TYPICAL GATE POST PLAN

TYPICAL WOODEN FENCE DETAIL

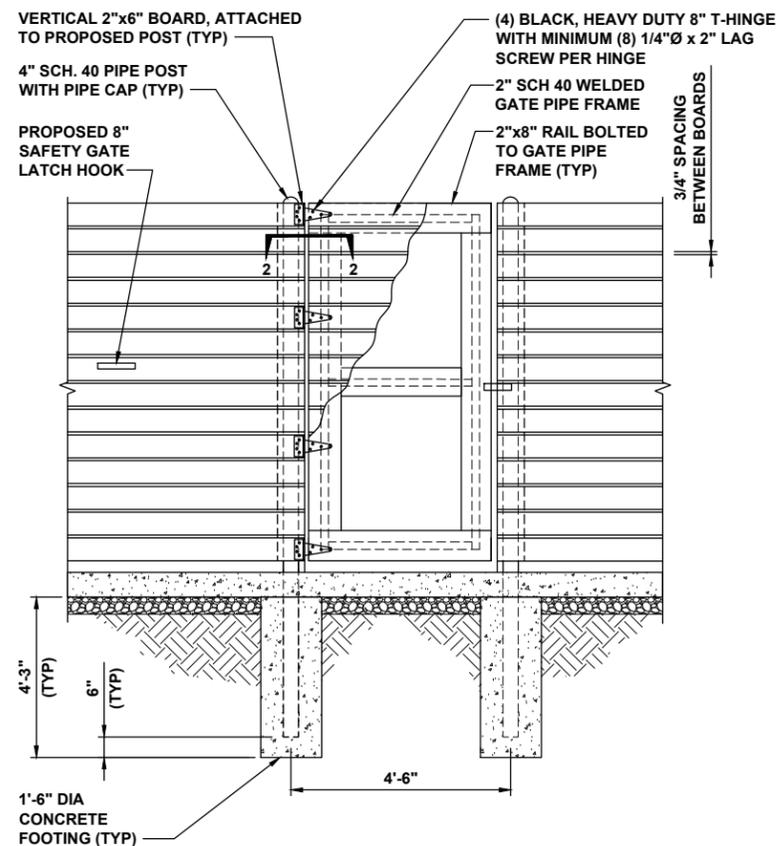
NO SCALE

A

DETAIL NOT USED

NO SCALE

B



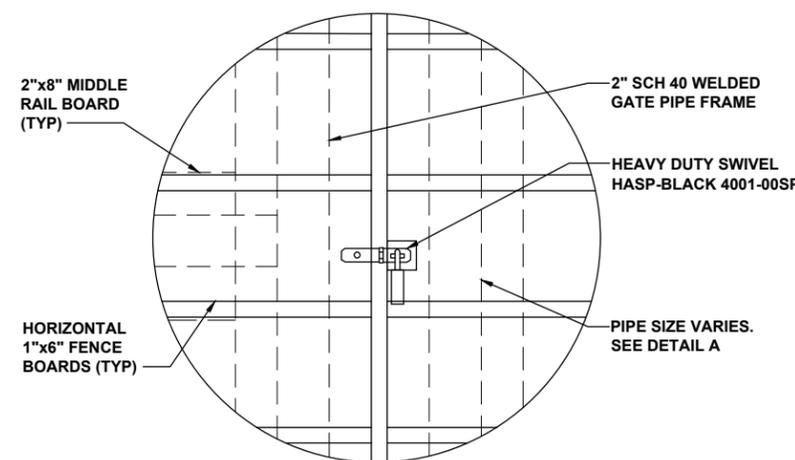
SINGLE GATE WOODEN FENCE DETAIL

NO SCALE

C

NOTE

1. HARDWARE NOT TO BE INSTALLED ON MEANS OF EGRESS GATES.



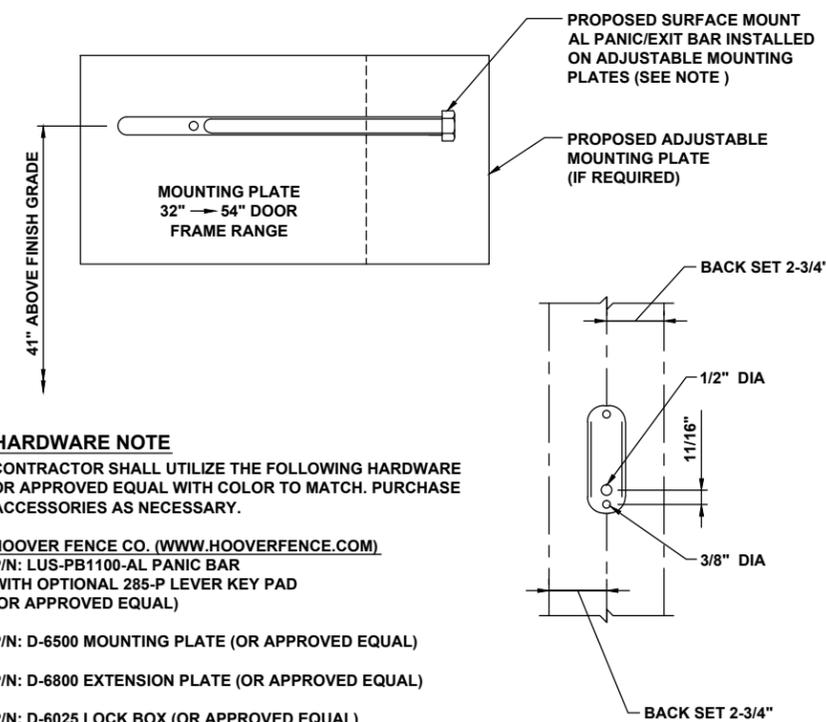
SINGLE GATE LOCK DETAIL

NO SCALE

D

NOTE

1. HARDWARE TO BE INSTALLED ON MEANS OF EGRESS GATES ONLY.



HARDWARE NOTE

CONTRACTOR SHALL UTILIZE THE FOLLOWING HARDWARE OR APPROVED EQUAL WITH COLOR TO MATCH. PURCHASE ACCESSORIES AS NECESSARY.

HOOVER FENCE CO. (WWW.HOOVERFENCE.COM)

P/N: LUS-PB1100-AL PANIC BAR WITH OPTIONAL 285-P LEVER KEY PAD (OR APPROVED EQUAL)

P/N: D-6500 MOUNTING PLATE (OR APPROVED EQUAL)

P/N: D-6800 EXTENSION PLATE (OR APPROVED EQUAL)

P/N: D-6025 LOCK BOX (OR APPROVED EQUAL)

P/N: D-6010 RIM CYLINDERS (OR APPROVED EQUAL)

PANIC HARDWARE INSTALLATION DETAIL

NO SCALE

E



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UT012_PRICE
PRICE
926 EAST WESTWOOD BLOUVEARD
PRICE, UT 84501

SHEET TITLE
FENCE DETAILS

SHEET NUMBER
A-9

ACKNOWLEDGEMENT AGREEMENT FOR CONDITIONS OF LAND USE AS REQUIRED BY THE PRICE CITY PLANNING AND ZONING COMMISSION AND AS AGREED TO BY THE LAND USE APPLICANT FOR AN ELECTRIC VEHICLE CHARGING FACILITY LOCATED AT 923 W. WESTWOOD BLVD. WITHIN THE COMMERCIAL 1 (C-1) ZONING DISTRICT

Purpose: the purpose of this agreement is to establish the terms and conditions of an agreement between Price City and TESLA, regarding the conditions of land use associated with **AN ELECTRIC VEHICLE CHARGING FACILITY LOCATED AT 923 W. WESTWOOD BLVD. WITHIN THE COMMERCIAL 1 (C-1) ZONING DISTRICT** as it is associated with A TESLA ELECTRIC VEHICLE CHARGING FACILITY.

Parties: this agreement is made by and between Price City (City), 185 East Main Street, Price, Utah 84501 and TESLA, (Applicant), for the property located at **923 W. WESTWOOD BLVD.**

Term: the term of this agreement commences on JUNE 22, 2015 and will perpetually run with the land unless terminated based on a change of use or other performance or compliance factors as outlined in the Price City Land Use Management and Development Code (Code). This contract is further subject to compliance with all Code requirements and other state, federal or local permitting.

The parties identified above hereby agree to the following:

Applicant Shall:

- a. 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.
- b. 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.
- c. 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.
 - i. This 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.
- d. 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.
- e. Pedestrian lighting to be LED fixtures finding that LED fixtures are energy efficient and reduce overall community electrical load and costs.
- f. 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.
- g. 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.
 - i. Optional submission of evidence of local service and maintenance provider to mitigate service, vandalism, graffiti, etc. issues.
- h. 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.
 - i. 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.
- i. 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.
- j. 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.
- k. 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.
- l. 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.

Price City Shall:

- Authorize the land use contemplated herein and under the terms and conditions set forth as indicated.

SIGNED THIS ____ DAY OF _____, 20__.

Price City

Applicant:

By Robert Oliver, Planning Commission Chair

TESLA REPRESENTATIVE – PRINT & SIGN

ATTEST:

Sherrie Gordon, City Recorder

CONDITIONAL USE PERMIT

THIS PERMIT IS HEREBY APPROVED FOR:

**A LAND USE OF: AN ELECTRIC VEHICLE
CHARGING FACILITY, LOCATED AT 923
W. WESTWOOD BLVD., WITHIN THE
COMMERCIAL 1 (C-1) ZONING DISTRICT**

CONSISTENT WITH THE TERMS, CONDITIONS AND REQUIREMENTS SET FORTH
BY THE PRICE CITY PLANNING AND ZONING COMMISSION, THE PRICE CITY
COUNCIL AND THE PRICE CITY LAND USE MANAGEMENT AND DEVELOPMENT
CODE.



SIGNATURE _____

DATE _____