

ORDINANCE 2020-48

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF PARK CITY, TITLE 15, LAND MANAGEMENT CODE CHAPTER 15-3, *PARKING*, SECTIONS 15-15-1, *DEFINITIONS*, AND 15-15-2, *LIST OF DEFINED TERMS*, AND ENACTING LAND MANAGEMENT CODE SECTION 15-3-11, *ELECTRIC VEHICLE CHARGING STATIONS*, TO ESTABLISH ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE AND INSTALLATION REQUIREMENTS FOR MULTI-UNIT DWELLINGS AND NON-RESIDENTIAL DEVELOPMENT

WHEREAS, on November 29, 2018, the City Council of Park City adopted Resolution 32-2018 to set ambitious sustainability goals to be net-zero carbon, running on 100% renewable electricity by 2022 for City operations and 2030 communitywide;

WHEREAS, part of the work toward carbon neutrality is to convert combustion-based transportation to electric transportation powered by renewables;

WHEREAS, the General Plan Community Planning Strategy 5.7 recommends requiring dedicated parking and Electric Vehicle Charging Stations to support Electric Vehicles within new development and redevelopment;

WHEREAS, the Land Management Code implements the goals, objectives, and policies of the Park City General Plan to maintain the quality of life and experiences for City residents and visitors;

WHEREAS, the Land Management Code was adopted by the City Council of Park City, Utah, to promote the health, safety, and welfare of the residents, visitors, and property owners of Park City;

WHEREAS, Electric Vehicle Charging Station networks are growing on a regional, state, county, and local level;

WHEREAS, initial Vision 2020 results indicate the Park City community continues to prioritize and support the City's net-zero carbon goal;

WHEREAS, the Planning Commission duly noticed and conducted a work session on June 10, 2020, and July 8, 2020;

WHEREAS, the Planning Commission duly noticed and conducted a public hearing on October 14, 2020 and forwarded a positive recommendation to City Council;

WHEREAS, the City Council duly noticed and conducted a public hearing on November 19, 2020.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Park City, Utah, as follows:

SECTION 1. MUNICIPAL CODE TITLE 15 - LAND MANAGEMENT CODE. The recitals above are incorporated herein as findings of fact. Municipal Code Sections 15-3-1; 15-3-2; 15-15-1; and 15-15-2 are hereby amended as outlined in Attachment 1. Municipal Code Section 15-3-11 is hereby enacted as outlined in Attachment 1.

SECTION 2. EFFECTIVE DATE. This Ordinance shall be effective upon publication.

PASSED AND ADOPTED this 19th day of November, 2020

PARK CITY MUNICIPAL CORPORATION

DocuSigned by:



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Andy Beerman, Mayor

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Attest:

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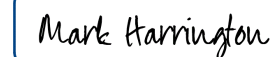


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City Recorder

Approved as to form:

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City Attorney's Office

1 Attachment 1

2 **15-3-1 Purpose**

3 The purpose of this Chapter is to:

- 4 A. specify Parking Area, Parking Structure, and Access drive standards for all
5 Development within the City;
- 6 B. specify Parking Ratio requirements for specific land Use categories to ensure
7 adequate and not excessive parking is provided for the Use[-.];
- 8 C. provide solutions to mitigate impacts of parking and vehicular oriented
9 Development;
- 10 D. provide for safe and efficient parking for people with disabilities; [and]
- 11 E. provide for convenient and safe motorcycle and bicycle parking to encourage and
12 facilitate alternative modes of transportation[-.]; and
- 13 F. establish requirements and standards for Electric Vehicle Charging Stations.

14 HISTORY

15 *Adopted by Ord. 00-25 on 3/30/2000*

16 **15-3-2 Requirement**

- 17 A. An Applicant [~~must~~] shall provide required Off-Street parking with adequate
18 provisions for independent ingress and egress by automobiles and other
19 motorized vehicles, required Electric Vehicle Charging Station Infrastructure, and
20 Electric Vehicle Charging Station installations at the time a Building is erected or
21 enlarged.
- 22 B. If any land, Structure, or Use is changed to create more Off-Street parking
23 demand, the Owner must provide such additional Off-Street parking[.]; and

24 required Electric Vehicle Charging Station Infrastructure and installation for the
25 new Use [~~as is required by this Chapter~~].

26 C. Required parking must be on-Site unless the Planning Commission allows such
27 parking on adjacent or nearby deed restricted Lots.

28 HISTORY

29 *Adopted by Ord. [00-25](#) on 3/30/2000*

30 **15-3-11 Electric Vehicle Charging Stations**

31 A. **ELECTRIC VEHICLE CHARGING STATIONS.** Electric Vehicle Charging
32 Stations are an Allowed Accessory Use in all Zoning Districts.

33 B. **INFRASTRUCTURE.** An Applicant shall provide Electric Vehicle Charging
34 Station Infrastructure for twenty percent (20%) of the first one hundred (100)
35 required Off-Street parking spaces for Multi-Unit Dwellings and non-Residential
36 Development and for five percent (5%) of required Off-Street parking spaces
37 above one hundred (100).

- 38 1. The Electric Vehicle Charging Station Infrastructure shall be identified on
39 all construction documents submitted for review.
- 40 2. To put future Property Owners on notice of the Electric Vehicle Charging
41 Station Infrastructure, an Applicant shall provide information in Covenants,
42 Conditions, and Restrictions or other documents governing a homeowner
43 or master owners association for the Development and/or on the breaker
44 panel.

45 C. **ELECTRIC VEHICLE - READY.** Applicants are required to construct Private
46 Garages for Single-Family Dwellings, Duplexes, and Triplexes that are Electric
47 Vehicle - Ready.

48 D. **INSTALLATION.** An Applicant shall install Electric Vehicle Charging Stations for
49 five percent (5%) of required Off-Street parking spaces for Multi-Unit Dwellings
50 and non-Residential Development for the first 200 parking spaces.

51 1. The first Electric Vehicle Charging Station installed shall be a dual-port
52 with one Charging Station that is ADA accessible. This dual-port shall
53 count as one Charging Station. Dual-port Charging Stations installed
54 thereafter shall count as two Charging Stations.

55 E. **STANDARDS.**

56 1. **Location.** Electric Vehicle Charging Stations shall not obstruct:

- 57 a. Building access;
- 58 b. Rights-of-Way;
- 59 c. sidewalks or pathways;
- 60 d. parking space dimensions; or
- 61 e. the Sight Distance Triangle.

62 2. **Signs.** An Applicant shall install Electric Vehicle Charging Station signage
63 that complies with the *Federal Highway Administration Manual on Uniform*
64 *Traffic Control Devices*, as amended for use in Utah. An Applicant shall
65 install signage as follows:

66 a. At the point of entrance to direct drivers to the location of
67 Electric Vehicle Charging Stations for Parking Structures
68 with fifty (50) or more parking spaces.

69 b. At the point of entrance to direct drivers to the location of
70 Electric Vehicle Charging Stations for Parking Areas with
71 seventy-five (75) or more parking spaces.

72 c. For each Electric Vehicle Charging Station to indicate that
73 such Station is for Electric Vehicle charging only.

74 3. **User Information.** An Applicant shall label each Electric Vehicle Charging
75 Station with information regarding safety, voltage and amperage levels,
76 usage fees if any, hours of operation, charging time limits, the contact
77 information to report malfunctioning equipment or other issues, and cord
78 management requirements.

79 4. **Cord Management.** An Applicant shall install Electric Vehicle Charging
80 Stations that contain a retraction device or place to hang and store cords,
81 cables, and connectors. Cords, cables, and connectors shall not obstruct
82 Building access, sidewalks or pathways, parking spaces, or the Rights-of-
83 Way.

84 5. **Protection.** An Applicant shall install wheel stops, concrete-filled bollards,
85 or other device approved by the Planning Director to protect Electric
86 Vehicle Charging Stations from damage by vehicles.

87 6. **Snow Removal.** An Applicant shall install Electric Vehicle Charging
88 Stations that are safe for use in inclement weather. Cords, cables, and

89 connectors shall be stored at least 24 inches above the ground. Property
90 owners shall manage cords so that they do not impede snow removal and
91 shall remove snow from Electric Vehicle Charging Stations in a timely
92 manner.

93 7. **Maintenance.** Property owners shall maintain Electric Vehicle Charging
94 Stations in good condition, appearance, and repair. If an Electric Vehicle
95 Charging Station is inoperable, the Property Owner shall replace the
96 Charging Station within three (3) months.

97 F. **SOLAR ENERGY SYSTEMS.** Solar Energy Systems may be installed on
98 permanent Parking Area Structures for Electric Vehicle Charging Stations in non-
99 Historic Zoning Districts. Solar Energy Systems shall be incorporated in the roof
100 of the permanent Structure and shall be mounted flush to the roof plane. Solar
101 panels, solar devices, and Solar Energy Systems and mounting equipment shall
102 use non-reflective finishes such as an anodized finish.

103 **15-15-1 Definitions**

104 For the purpose of the LMC, certain numbers, abbreviations, terms, and words shall be
105 used, interpreted, and defined as set forth herein. Defined terms will appear as proper
106 nouns throughout this Title. Words not defined herein shall have a meaning consistent
107 with Webster’s New Collegiate Dictionary, latest edition.

108

109 Unless the context clearly indicates to the contrary, words used in the present tense
110 include the future tense; words used in the plural number include the singular; the word
111 “herein” means “in these regulations”; the word “regulations” means “these regulations”;

112 “used” or “occupied” as applied to any land or Building shall be construed to include the
113 words “intended, arranged, or designed to be used or occupied”.

114 . . .

115 **Electric Vehicle (EV).** Any motor vehicle registered to operate on public roadways that
116 operates either partially or exclusively on electric energy.

117 **Electric Vehicle Charging Station.** A public or private parking space with Level 2
118 Electric Vehicle supply equipment that consists of the conductors, including the
119 ungrounded, grounded, and equipment grounding conductors, and the Electric Vehicle
120 connectors, attachment plugs, and all other fittings, devices, power outlets, or
121 apparatus, installed specifically for the purpose of transferring energy between the
122 premises wiring to a battery or other energy storage device in an Electric Vehicle.

123 **Electric Vehicle Charging Station Infrastructure.** Development designed and
124 constructed to include a fully-wired circuit for an Electric Vehicle Charging Station
125 power, including conduit and wiring with the electrical service capacity necessary to
126 serve the power outlets to allow for the future installation of Level 2 Electric Vehicle
127 Charging Stations.

128 **Electric Vehicle – Ready.** A Private Garage that includes a dedicated circuit to
129 accommodate the potential installation of a Level 2 Electric Vehicle Charging Station.

130 **15-15-2 List Of Defined Terms**

131 -E-

132 Economic Hardship, Substantial

133 Elder Care

134 Electric Vehicle (EV)

135 Electric Vehicle Charging Station

136 Electric Vehicle Charging Station Infrastructure

137 Electric Vehicle – Ready

138 Elevator Penthouse

139 Emergency Repair Work

140 Equipment Shelter (see Telecommunications Facility, Equipment Shelter

141 Escrow

142 Essential Historic Form

143 Exterior Architectural Appearance