

RESOLUTION 2018-54

A resolution approving Boulder County Proposed Electric Vehicle Charging Fund Standards

Recitals

A. By Resolution 2018-13, adopted the 31 of May, 2018, the Board adopted amendments to the Boulder County Land Use Code (the "Code") Articles 4-513, 4-500, and 4-516. The amendments require that Electric Vehicle Supply Equipment, commonly referred to as a charging station, must be provided for new or expanded parking lots with a total of 15 or more parking spaces.

B. The amendments to Articles 4-513 and 4-516 of the Code allow that for cases where on-site installation of Electric Vehicle Supply Equipment is not required, an applicant shall be subject to the Electric Vehicle Charging Fund standards, as adopted by the Board of County Commissioners.

C. Boulder County Land Use staff proposed the attached Electric Vehicle Charging Fund standards as companion regulations to Articles 4-513.D.5.d.i and 4-516.W.5.c.i, as stated in the memorandum and recommendation to the Board of County Commissioners (the "Board") dated March 22, 2018, with its attachments ("the Staff Recommendation").

D. On March 22, 2018, the Board held a duly noticed public hearing on the proposed regulations and considered the Staff Recommendation and testimony presented by staff, with no members of the public speaking, as further reflected on the official record of the public hearing.

E. Based on the Public Hearing, the Board approves adoption of the Boulder County Electric Vehicle Charging Fund standards.

Therefore, the Board resolves:

1. The proposed Boulder County Electric Vehicle Charging Fund standards, specifically as shown on the attached Exhibit A, and incorporated into this Resolution, are adopted.

A motion to approve the Electric Vehicle Charging Fund Standards was made by Commissioner Jones, seconded by Commissioner Gardner, and passed by a 3-0 vote.

ADOPTED as a final decision of the Board on this 31 day of May, 2018.

**BOARD OF COUNTY COMMISSIONERS
OF BOULDER COUNTY:**



(Excused)

Cindy Domenico, Chair

[Handwritten signature of Elise Jones]

Elise Jones, Vice Chair

[Handwritten signature of Deb Gardner]

Deb Gardner, Commissioner

ATTEST:

[Handwritten signature of Cecelia S. Jacey]

Clerk to the Board

Electric Vehicle Charging Fund Standards

BACKGROUND

New development in Boulder County has demonstrated impacts to air quality, water quality, and energy consumption which can be offset by increasing utilization of electric vehicles and associated infrastructure. The Land Use Code text amendments approved by the Board of County Commissioners on November 28, 2017, require one electric vehicle charging station for new or expanding parking lots with a total 15 or more parking spaces, and one additional charging station for each additional 25 parking spaces. In certain cases, on-site installation is not required, and the applicant is subject to the Electric Vehicle Charging Fund Standards.

SUMMARY

The Electric Vehicle Charging Fund payment will be collected prior to construction. In most cases, the fees will be collected prior to building permit issuance. Where expansion or construction does not require a building permit, the property owner will pay prior to commencement of construction. The Fund will support the installation and upgrade of electric vehicle charging stations, prioritizing investment in installations that will directly offset land use impacts in Boulder County caused by the development, and reduce fossil fuel consumption.

PAYMENT

Eligibility

Applicants for land use processes involving new and expanding parking lots with a total of 15 or more spaces are required to either install electric vehicle charging equipment or pay into the Electric Vehicle Charging Fund. For cases in which another location is more suitable than the applicant's site, the applicant will make a payment into the Fund in-lieu of installation.

Payment Structure

Research has demonstrated that the environmental and health impacts of air pollutants from parking lots in the US are \$6 to \$23 per parking space each year, with the lower end of the range representing low-density rural areas.¹ This research informs the payment structure specified in the standards, which represents a reasonable range of payments to offset impacts. Utilizing a 30 year life-cycle for a parking lot,² the formulas below will be used to determine the amount of a payment into the Fund.

Urbanized Area Impact Calculation

Projects in an Urbanized Area³, those areas designated as urban through the most recent US Census, will be subject to a payment of \$12/ parking space for the average 30 year lifespan of the parking lot.

¹See, for example, Chester et al, (2011) Parking Infrastructure and the Environment, UC Berkeley, http://uctc.berkeley.edu/access/39/access39_parking.pdf

²Based on estimates from RTD and average building life

³Boulder County Land Use Code Article 18-209C Urbanized Area

<https://www.colorado.gov/pacific/sites/default/files/wq%202010%20boulder.pdf>

$$\text{\$12} \times 30 \text{ years} \times \text{Total \# of parking spaces on-site} = \text{\$ Urbanized Area Payment to EVCF}$$

Rural Area Impact Calculation

Any area outside an Urbanized Area will be considered Rural Area and subject to a \$8/parking space for the average 30 year lifespan of the parking lot.

$$\text{\$8} \times 30 \text{ years} \times \text{Total \# of parking spaces on-site} = \text{\$ Rural Area Payment to EVCF}$$

FUND MANAGEMENT

A dedicated Electric Vehicle Charging Fund account will be created by the Finance Office. The Sustainability Office, with the support of Finance, will be responsible for implementing the Fund, including collection of payment and disbursement of funds. The Sustainability Office will notify the Building Division when payment has been received. Funds will be disbursed to support installation of charging stations, based on the disbursement system presented here.

DISBURSEMENT

The disbursement of funds will be used to mitigate the impacts of the development of parking lots in Boulder County. The Electric Vehicle Charging Fund may be used to support the following:

- Upgrading a proposed Level 2 charging station to a Level 3 charging station
- Installation of a Level 2 or Level 3 charging station
- Upgrading a charging station to have network capabilities

Disbursement Criteria and Decision Making

Funds will be distributed in a manner that most effectively reduces development impacts from contributing properties. EVSE locations proposed for the disbursement of funds will be subject to evaluation under the factors listed here.⁴ As resources permit, Boulder County will make an effort to streamline the decision making process by creating a list of optimal electric vehicle charging equipment sites in Boulder County, developed with the support of a consultant.

Factors for Evaluating EVSE Locations

- The recipient installation is within a 15- mile radius of a contributing property, and therefore within a radius of a typical EV charge.
- The recipient installation is within the watershed of a contributing property, and therefore will offset impacts to water quality.
- The location is projected to have a high level of use and a significant need for Electric Vehicle Service Equipment.
- The location has strategic value for facilitating use of Electric Vehicles (e.g., creating connectivity between charging station locations or popular destination).

⁴ A contributing property is a property which has paid into the Electric Vehicle Charging Fund.

- The charging station will be accessible to the public or provide charging opportunities to multi-family housing.

AMENDMENT TO THE STANDARDS

The Board of County Commissioners may revise these standards from time to time after a duly-noticed public hearing.