



Action Report

File #: 17-040

TO: Hillside Building Committee

DATE: February 8, 2017

FROM: George Burton, Planner

SUBJECT: Combined Review for Lodato Residence - 7903 N. 54th Place (APN: 169-06-071).
Application for roof mounted solar panels.

Request

The owners of the property located at 7903 N 54th Place submitted an application to add roof mounted solar panels on top of the existing house.

Solar Panels

The existing home is a flat roofed residence and the applicant is proposing to add 13 solar arrays on top of the roof. The new solar panels have black frames, black racking supports, and will be screened by the existing parapets to the north, west and south. However, there is not a sufficient amount of parapet along the east side to screen the solar panels. The applicant has indicated that the hillside to the east will screen the solar panels. The applicant will also be installing black metal skirts (which have a light reflective value of 5%) around all the panels to help conceal any solar panel that may not be sufficiently screened. Staff has several concerns:

- There is a discrepancy between the narrative and the plans. The narrative identifies that the parapets range in height from 1' to 6' tall and the cross section (on Sheet PV 2 and PV2.2) shows the solar panels and parapets at a height of 2' tall. The applicant verbally clarified that the parapets are not lower than 2' tall; but due the discrepancy, a stipulation has been added requiring that no solar panel shall exceed the height of the adjoining parapet;
- There is concern that the hillside or skirts will not sufficiently screen the solar panels along the east side of the house; and
- There is concern that any skirting which is visible will stand out since it does not match the color of the house.

The inverters will be located on the east side between the house and the cut of the mountain. A 6' metal screen will be placed in front of the inverters and painted to match the house. The new solar panels do not increase the height or setback of the house or the amount of disturbance on site.

The table below lists the pertinent development information:

Description	Quantities
Area of Lot	1.14 acres or 49,822 Sq Ft
Area Under Roof	Existing - Approximately 6,000 Sq Ft
Existing Floor Area Ratio	Existing
Building Site Slope	Existing
Allowable Disturbed Area (%)	Existing
Existing Disturbed Area	Existing
Proposed Disturbed Area (Sq Ft)	None
Volume of Cut/Fill	0 CY
Hillside Assurance	\$0
Number of Retaining Walls	Existing
Length of all Retaining Walls	Existing
Maximum Building Height	Existing
Overall Height	Existing

Should the Hillside Committee wish to approve this application, staff suggests the following stipulations:

1. The solar panels shall be hidden from view when viewed from the same or a lower elevation. No solar panel shall exceed the height of the adjoining parapet.
2. All construction parking shall be located on the property as much as possible. Any off-site parking shall be confined to the east side of 54th Place. No construction materials will be allowed to be stored on the Town's right-of-way.
3. No final approval or certificate of occupancy shall be issued until all hillside stipulations and all Town Code requirements are complied with, including, but not limited to, landscaping, fire flow, fire safety and all onsite and offsite improvements.
4. Noise from construction that can be heard off-site, including, but not limited to, hydraulic ram hammers, equipment used to cut through rock, machinery with audible back-up warning devices, powered machinery, truck delivery and idling, constant and persistent hammering, shall comply with Article 8-10, Nuisance Noise, as set forth in the Town Code. Heavy Equipment and construction-related deliveries are generally limited between the hours of 7:00 a.m. and 5:00 p.m. Monday through Friday; no work on Saturday, Sunday or legal holidays. Exceptions include a one hour early start time in summer, time exceptions granted by the Town Manager, and construction not defined as Heavy Equipment or deliveries that can occur outside the 7:00 a.m. to 5:00 p.m., Monday through Friday, time frame.

CC: Alex Meehl, Applicant