



Legislation Details (With Text)

File #: 17-322 **Version:** 1 **Name:**
Type: Hillside **Status:** Agenda Ready
File created: 9/19/2017 **In control:** Hillside Building Committee
On agenda: 9/28/2017 **Final action:**
Title: Combined review for roof mounted solar panels located at 6210 E. Indian Bend Rd (APN: 169-36-038).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Report, 2. Vicinity & Aerial, 3. Narrative, Application & Plans, 4. NoticingMaterials

Date	Ver.	Action By	Action	Result
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TO: Hillside Building Committee

DATE: September 28, 2017

FROM: George Burton, Planner

SUBJECT: **Combined Review for Kessler Residence - 6210 E. Indian Bend Road. Application for roof mounted solar panels.**

The owner of the property located at 6210 E. Indian Bend Road submitted an application to add roof mounted solar panels on top of the house.

Solar Panels

The home was constructed in 2015 and the applicant is proposing to add 10 solar panel modules/arrays on top of the house. The panels are rectilinear and will be mounted on the roof. A new 20" tall metal fascia will be placed around the panels to screen them. The new fascia will be painted the same color as the house, which has a light reflective value of 23%. The new solar panels and fascia are below the 24' natural grade height limit and do not increase the setback of the house nor the amount of disturbance on site.

The solar panels will have black frames and the racking system will be painted the same color as the home (a dark beige color). The solar system inverters will be located in a utility room in the house. The electrical disconnects will be placed on the side of the house and painted to match the home.

The table below lists the pertinent development information:

DEVELOPMENT INFORMATION

Description	Quantities
Area of Lot	4.02 acres or 174,968 Sq Ft

Area Under Roof	30,360 Sq Ft - Unchanged
Floor Area Ratio	17.4% - Unchanged
Building Site Slope	18.9% - Unchanged
Allowable Disturbed Area (%)	22.01% - Unchanged
Allowable Disturbed Area (Sq Ft)	38,510 Sq Ft - Unchanged
Existing Disturbed Area (Sq Ft)	36,899 Sq Ft - Unchanged
Volume of Cut/Fill	0 Cubic Yards
Hillside Assurance	\$0
Number of Retaining Walls	13 - Unchanged
Length of Retaining Walls	565 Ft - Unchanged
Maximum Building Height	24 feet 0 inches - Unchanged
Overall Height	36 feet 7 inches - Unchanged

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

1. All construction parking shall be located on the property as much as possible. Any offsite parking shall be confined to the north side of Indian Bend Road and shall be managed and enforced by the construction manager. No construction materials will be allowed to be stored on the Town's right-of-way.
2. 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.
3. 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: Anthony Iannucci, Applicant