



Legislation Text

File #: 17-423, **Version:** 1

TO: Hillside Building Committee

DATE: December 13, 2017

FROM: Paul Mood, P.E., Town Engineer

SUBJECT: **Combined Review for Gunnala Residence: 6161 N. 44th Place. Application for roof mounted solar panels.**

The owner of the property located at 6161 N. 44th Place submitted an application to add roof mounted solar panels on top of the residence.

Solar Panels

The home was constructed in 2000 and the applicant is proposing to add 8 roof mounted solar panel arrays with 66 total modules. The panels are rectilinear in shape and a maximum of 1'-4" in height and will be concealed by existing roof parapets ranging from 2 feet to 3 feet in height.

The solar panels will have black frames and the racking system will also be black or painted with a color that has a light reflective value (LRV) of 38 or less. The solar system inverters, photovoltaic meter and electrical disconnects will be placed on the outside of the house and will be painted to match the house.

The table below lists the pertinent development information:

DEVELOPMENT INFORMATION

Description	Quantities
Area of Lot	72,249 Sq Ft
Area Under Roof	Unchanged
Floor Area Ratio	Unchanged
Building Site Slope	Unchanged
Allowable Disturbed Area (%)	Unchanged
Allowable Disturbed Area (Sq Ft)	Unchanged
Existing Disturbed Area (Sq Ft)	Unchanged
Volume of Cut/Fill	0 Cubic Yards
Hillside Assurance	\$0
Number of Retaining Walls	Unchanged
Length of Retaining Walls	Unchanged
Maximum Building Height	Unchanged

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

1. The racking system for the solar panels/arrays shall be black or painted a color with a LRV of 38 or less. If the racking system is not black, the applicant shall provide a color sample for review and approval by Town staff.
2. The solar system inverters, meter and disconnects shall be painted the same color as the house.
3. All construction parking shall be located on the property as much as possible. Any offsite parking shall be confined to N. 44th Place 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.
4. 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.
5. 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.