

# River Heights City

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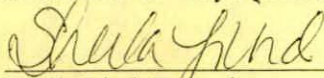
## RIVER HEIGHTS CITY PLANNING COMMISSION AGENDA

~~Tuesday~~  
Thursday  
**March 19, 2015**

Notice is hereby given that the River Heights City Planning Commission will hold their regular meeting beginning at 4:00 p.m. in the River Heights City Office Building at 520 S 500 E.

- 4:00 p.m. Adoption of Prior Minutes
- 4:05 p.m. Solar Panel Presentation
- 4:45 p.m. Adjourn

Posted this 16<sup>th</sup> day of March 2015

  
\_\_\_\_\_  
Sheila Lind, Recorder

In compliance with the American Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Sheila Lind, (435) 770-2061 at least 24 hours before the meeting.

# River Heights City

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River Heights City Planning Commission  
Minutes of the Meeting  
March 19, 2015

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5 Present: Commission members: Rex Davidsavor, Chairman  
6 Danny Petersen  
7 Jim Royle  
8 Patti Seeholzer

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10 Councilmembers: Blake Wright  
11 Doug Clausen  
12 Recorder Sheila Lind  
13 Public Works Director Clayton Nelson

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15 Excused Nina Knowles

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17 Others Present: Nic Evans of Auric Solar, Jason Grimes of T Squared  
18 Power

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20 Motions made During the Meeting

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22 Motion #1

23 Commissioner Petersen moved to "approve the minutes of the March 3, 2015  
24 Commission Meeting." Commissioner Royle seconded the motion, which carried.

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27 Proceedings of the Meeting

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29 The River Heights City Planning Commission met at 4:00 p.m. in the Ervin R. Crosbie  
30 Council Chambers on March 19, 2015.

31 Adoption of Prior Minutes: Minutes for the March 3, 2015 Planning Commission  
32 Meeting were reviewed.

33 **Commissioner Petersen moved to "approve the minutes of the March 3, 2015  
34 Commission Meeting." Commissioner Royle seconded the motion, which carried.**

35 Solar Panel Presentation: Commissioner Davidsavor explained the city is looking for  
36 ideas on a solar panel ordinance. Conservice has said Auric Solar knows what they are doing.  
37 Nic Evans, of Auric Solar agreed to meet with the Commission to share some of his knowledge  
38 on the subject. He invited Jason Grimes of T Squared Power to attend, as well.

39 Commissioner Davidsavor explained they haven't found many city ordinances which  
40 address solar energy. Jason Grimes explained that most cities don't have their own solar  
41 ordinance at this point. They use the 2012 International Building Code. The County requires  
42 the current National Electric Code be followed, as well. Salt Lake City has a tough ordinance.  
43 Other cities are more relaxed. Utah Valley cities require an additional production meter to be  
44 installed, which he thinks is unnecessary. Rocky Mountain Power has their own requirements,  
45 which cities don't need to require. There is sometimes a worry expressed that solar panels  
46 might cause problems because they are reflective. This is actually a myth. Nevertheless, there  
47 is an anti-reflective coating that can be used.

48 Commissioner Davidsavor is concerned about the type of easement a solar panel would  
49 need. Would the city ordinance need to dictate what types of trees neighbors can plant to  
50 preclude blocking a panel? Jason Grimes said this is called 'solar access' and it can create an  
51 issue.

52 Commissioner Davidsavor asked about the requirements on how the panels would need  
53 to face. Jason Grimes said they must face east, south or west. There is no tax credit available if  
54 it faces north. They don't want to discourage homes that are north facing and would be  
55 creative with options. Mr. Grimes said city zoning will sometimes state they can't be placed in  
56 certain areas. If an engineer is involved with a panel that's installed on top of a structure, there  
57 won't be liability on the city. He suggested not allowing a pole mount in the front yard or  
58 where it's obvious to neighbors.

59 Councilmember Clausen asked if there is a standard for the materials used. Jason  
60 Grimes suggested listing a standard. He also highly recommended the requirement of a  
61 NABCEP certified installer, as well as fire inspections. There will be homeowners who will want  
62 to install themselves. This is dangerous and he suggested not allowing it. There must be an  
63 inspection. If connections are done wrong there can be a fire.

64 Councilmember Wright asked Jason Grimes if he could recommend a favorite city  
65 ordinance. He informed there is an organization in Utah that streamlines solar systems in Utah.  
66 They actually help cities put ordinances together. He recommended looking up the  
67 solarsimplified.org website. The site shows fire codes and other helpful links. He is also willing  
68 to provide additional information, if the city desires.

69 Nic Evans informed that Auric Solar offers pre-engineering to make sure the structure  
70 will be secure. He also informed that their panels are guaranteed to last 25-30 years. He  
71 encouraged the group to review their website at auricsolar.com.

72 Jason Grimes said the design load should go into the ordinance, as well as the  
73 requirement of a UL listing.

74 Nic Evans explained net metering: As more watts of electricity are produced than can  
75 be used, the meter will spin backwards, storing up energy to use at night. Rocky Mountain  
76 Power must allow net metering because it's the law. Utah is a prime area for solar power

77 because of its 5.25 daily average hours of sunlight. We also receive enough moisture to keep  
78 the panels clean and have temperatures to maintain optimum production.

79 Councilmember Clausen asked if Utah was likely to see an increase in solar power. Nic  
80 Evans said yes, because it's cleaner than coal burning power, which is why RMP is interested in  
81 encouraging solar power. Utah is about 8 years behind California in solar. Currently, there is a  
82 30% federal tax credit for residential installs, along with \$2,000 from the state. There are even  
83 better deals for commercial businesses.

84 Technology was discussed. Nic Evans said their converters are already 95% proficient.  
85 They expect more residents to go solar. Their goal is to get rid of as much coal burning energy  
86 as possible.

87 Councilmember Clausen asked about city entities using solar energy and if it would cost  
88 less than what they are currently paying. Nic Evans said it wouldn't be a huge savings. A big  
89 reason to switch would be to protect the environment. Discussion was had on using solar to  
90 run the city's water pumps.

91 Jason Grimes pointed out that River Heights will soon have a banner array at Conserve:  
92 A 700 kilowatt array, which will be the biggest in the valley, which will bring publicity to River  
93 Heights. People are definitely moving towards solar.

94 The meeting adjourned at ~~X~~:10 p.m.

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Sheila Lind, Recorder

  
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R. Rex Davidsavor, Chairman