

Sustainable Code Committee
Minutes
February 19, 2014
3:00 PM
Joel D. Valdez Main Library
101 N. Stone Ave., 4th floor conference room

1. WELCOME AND INTRODUCTIONS

Attendees:

City Staff: Adam Smith (PDSO); Irene Ogata (OIP)

Committee Members: Shawn Cote, Danielle Kontovas Fidel, Hank Krzysik, Joseph Maher, Bruce Plenk, and Jason Wong

Audience: Camille Kershner, Kelly Lee, Chuck Martin, Casey Townsend

2. UPDATE ON THE PROPOSED URBAN AGRICULTURE AMENDMENTS

Staff provided the following update: the Urban Agriculture Task Force has been paused so that community meetings can be held to inform the public about the proposal and to gather feedback. Two meetings will be held. The first meeting will be held in mid-April.

3. DISCUSSION OF THE PROPOSED SOLAR DEVELOPMENT REGULATIONS

A. Accessory Buildings and Structures

#1

Proposal: Consolidate Sec. 6.6.2.F (p. 2) into proposed Sec. 6.6.2.L.

Committee Response: The committee supports the proposal.

#2

Proposal: Roof-mounted Solar Collection Systems – Setbacks (Sec. 6.6.2.L.2.a, p. 5): Revise the proposal to be consistent with the general accessory structure requirement as follows: “A roof-mounted solar collection system shall comply with the perimeter yard standards of the principal structure.”

Committee Response: Revise to apply to ground-mounted solar collection systems also. The committee supports the proposal with the revision.

#3

Committee Comment: Correct the numbering in Sec. 6.6.2.L.

Staff Response: The numbering will be corrected in future drafts.

#4

Committee Comment: Re: Sec. 6.6.2.L.2.a.iii – There are examples of existing development generally seen as acceptable, such as with the solar collection systems at the Easter Seals and Brooklyn Pizza site, that exceed what is permitted by this standard. Consider applying this to residential projects only.

Staff Response: Staff will evaluate the implications of making the proposed revisions and make revisions accordingly.

#5

Committee Comment: Re: Sec. 6.6.2.L.2.b.iv – Expand the standard to include shade structures also.

Staff Response: Staff will revise as requested.

#6

Committee Comment: Re: Sec. 6.6.2.L.3.c – Delete subsection 2 because it no longer applies now that the definitions of ground- and roof-mounted solar collections systems have been revised.

Staff Response: Staff will revise as requested.

B. Solar Development Standards - Shadows from Multistory Structures (Sec. 7.3.2)

Proposal: Revise proposed Sec. 7.3.2 to read as follows: “For any site where the dimensional standards for a multi-story structure have been modified to decrease the width of a perimeter yard or to increase the allowable height of the multi-story structure, the plot plan must show the shadows for the proposed multistory structure between the hours of 9:00 a.m. and 3:00 p.m. on December 21st. The multistory structure should be oriented or other measures take to minimize the adverse effects of shading on the adjacent properties.”

Committee Responses: The committee, in general, supports the proposal; however:

1. Specify when (i.e. what type of projects) this standard is triggered: FLD, DDO, and variance.
2. Does this standard apply to projects in the IID?
3. Consider limiting to north/south orientation only.

C. Solar Development Standards - Shadows from Trees and Shrubs (Sec. 7.3.3)

Proposal: Revise proposed Sec. 7.3.2 to read as follows: “For any site where a landscape plan is required, trees and shrubs must be selected and located per the requirements of Technical Standards Manual Sec. 5-01.5.11, so that they do not interfere with the solar access of adjacent properties.”

Committee Response: The committee, in general, supports the proposal; however, clarify whether and how this standard applies to single-family subdivisions.

D. Definitions (Sec. 11.4)

#1

Proposal: The definitions of ground-, roof-, and wall-mounted solar collection systems have been revised in an attempt to better distinguish them from one another.

Committee Response: The committee, in general, supports the proposal; however, the definition of ground-mounted solar collection system needs to be tweaked to clarify that the framing refers to the roof only and not as support for the collection system.

#2

Proposal: Definition of solar energy equipment proposed for deletion and replaced by ground-, roof-, and wall-mounted solar collection system definitions.

Committee Response: The committee supports the proposal.

4. DISCUSSION OF THE OTHER DRAFT SUSTAINABLE CODE AMENDMENTS

A. Cisterns

Proposal: Revise the standard to increase the size of cisterns exempt from side and rear perimeter yard requirements from 6’ to 6.5’ in height and 3.5’ to 5.5’ in diameter.

According to the Southern Arizona Rain Gutters, the most typical tank being installed is a 865 gallon tank, which is 6’3” in height and 5’2” in circumference.

One reason that tanks over 800 gallons are frequently chosen is that the City offers a rebate of \$1 per gallon capacity over 800 gallons and only \$0.25 per gallon capacity of 50-799 gallons.

Committee Responses:

1. The committee, in general, supports the proposal; however, one committee member questioned why limitation on the diameter size is being regulated since a zero setback is being permitted. Note: Staff will consider revising as requested.
2. Clarify when screening is required. Note: Staff will provide a clarification in future drafts.

B. Expansions

Proposal: Sec. 9.3.2 is going to be revised to apply to expansions to accommodate sustainable facilities (e.g. solar array, cistern) only; thereby, being exempt from having to comply with current parking requirements and can use alternate landscaping standards.

Committee Response: The committee supports the proposal.

C. Definitions

Committee Comment: Research which one of the Electric Vehicle Charging Station levels the Tesla requires. Revise the draft as needed to accommodate the findings.

Staff Response: Staff will research this and make the necessary revisions.

5. CALL TO THE AUDIENCE

There were no speakers.

6. NEXT STEPS

The next Sustainable Code Committee meeting is:

March 26, 2014
3:00 PM
Joel D. Valdez Main Library
101 N. Stone Ave., 4th floor conference room\

The meeting adjourned at 4:45 pm.