

**Sustainable Code Committee**  
Minutes  
October 16, 2013  
3:00 PM  
Joel D. Valdez Main Library  
101 N. Stone Ave., 4<sup>th</sup> floor conference room

**1. Welcome and Introductions**

Attendees:

*City Staff:* Adam Smith (PDSD)

*Committee Members:* Danielle Fidel, Hank Krzysik, Rob Kulakofsky, Joseph Maher, Bruce Plenk, and Jason Wong

*Audience:* Jordan Miller and Steve Murray

**2. Debriefing of the October 9<sup>th</sup> Urban Agricultural Task Force meeting**

Staff debriefed the committee on the task force meeting.

**3. Overview and discussion of the proposed Solar Development Regulations**

The following changes to the September draft were discussed:

**a. Sections put into numerical order**

*Comments:* None.

**b. Ground-mounted solar deleted as a proposed principal use. The pertinent use-specific standards are incorporated into the accessory use section (Sec. 6.6.1.G.2.c-f, p. 3 & 4)**

Comments:

There was some discussion about allowing ground-mounted solar as a principal use in the hopes that TEP regulations will be changed in the future to allow off-site transfer of energy. After some discussion, it was decided to keep this change as proposed because the zoning code already includes the Renewable Energy Generation use that anticipates this scenario.

**c. The wall-mounted system regulations were separated into its own section (Sec. 6.6.1.G.4, p. 5). Adds wall-mounted systems as an exception to the side and**

**rear perimeter yard requirement (i.e. can extend 2' into required width) (Sec. 6.4.5.D.1, p. 1)**

*Comments:* None.

- d. Roof-mounted systems are allowed to double as a shade structure over parking lot, roof of a carport, or other type of shade structure without requiring railing, access space, or decking underneath provided system can be accessed from underneath (Sec. 6.6.1.G.3, p. 4 & 5)**

*Comments:* The committee agrees with the proposed change, but further revisions are recommended as follows:

- Clarify that solar collectors are not serviceable equipment as defined in the Building Code, and therefore, should not be required to have safety railing, access space, or decking underneath;
- Specify that safety railing is not required when the collectors double as a shade structure;
- Add references to the applicable sections Building Code in Sec. 6.6.1.G.3;
- Re: Height – 1) the additional height allowance for solar-tracking systems can be deleted since this type of system are typically not mounted on roofs. Solar-tracking is typically only used for ground-mounted systems; 2) need to clarify the maximum height of self-standing structures [note: a system with a 20 degree tilt with 7.5' clearance would only be over 20' if it covers a double bay of parking (two spots nose to nose), 7 modules wide. A 4-module wide structure, which would cover a single row of parking is just under 16' max. height.]

- e. Ground source heat pump and wind energy systems are deleted from the proposal.**

*Comments:* The committee agrees with the proposed deletion.

- f. Reference to the Residential Solar-Ready Ordinance was deleted.**

*Comments:* None.

- g. Procedure to resolve “shadow” violations was added. PDSO Director will decide how violations shall be remedied. Can take into consideration a “cost/benefit” analysis, i.e. the feasibility and/or expense of altering, removing, or relocating the object in violation vs. solar benefit. Appeals considered by the Board of Adjustment.**

*Comments:*

- The “Violations” requires further research and consideration by staff.
- Re: Sec. 7.3.2 – Delete the last sentence, i.e. “The development potential of any property shall not be reduced by compliance with this section.”

- Shadows from multistory structures and trees are only an issue when they are proposed to the south of a solar collector. The draft can possibly be clarified to specify this.
- Look at step back recommendations to accommodate solar access from the information prepared by the Arizona State University and the site design standards for solar from the University of Denver.
- Consider requiring minimum percentage of homes in planned subdivision to be solar ready and/or add a maximum density option in the Flexible Lot Development for projects that provide “X” number of solar-ready homes. This idea is still under consideration and will be discussed further by the committee.

#### **4. Call to the Audience**

There were no speakers.

#### **5. Next Steps**

The next Sustainable Code Committee meeting is:

November 20, 2013

3:00 PM

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