

ORDINANCE NO. O-45-2023

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING EAGLE MOUNTAIN MUNICIPAL CODE
SECTION 17.76.070 SOLAR ENERGY DEVICES (PANELS OR COLLECTORS)**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to repeal and replace Eagle Mountain Municipal Code Section 17.76.070 Solar Energy Devices (Panels or Collectors), as described in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

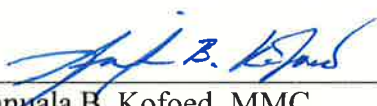
1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider Amending Eagle Mountain Municipal Code Section 17.76.070 Solar Energy Devices (Panels or Collectors).
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 17th day of October, 2023.

EAGLE MOUNTAIN CITY, UTAH


Tom Westmoreland, Mayor

ATTEST:


Fionnuala B. Kofoed, MMC
City Recorder



CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 17th day of October, 2023.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☒ Jared Gray	☐ Jared Gray
☒ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright



Fionnuala B. Kofoed, MMC
City Recorder

Posted on 10/19/2023 by JB.

Exhibit A

Chapter 17.76 SMALL WIND AND SOLAR ENERGY CONVERSION SYSTEMS

17.76.070 Solar Energy Devices (Panels or Collectors)

A. Allowed Areas. Solar energy devices may be installed upon the roof of the primary structure or an accessory structure within any zone upon compliance with this section.



B. Design Standards. All solar energy devices shall comply with the following standards.

1. Collectors shall not extend beyond the lower or upper roofline, or beyond a parapet wall on a flat roof.
2. Collectors on a flat commercial or industrial roof shall be screened so as not to be visible from any public street. Screens shall be aesthetically incorporated into the design of the building and shall conform to the color and materials of the primary building.
3. Collectors on sloped rooftops shall maintain the same angle as the roof, mounted parallel to and flush with the roof slope, and shall not be propped up on one side.
4. Collectors on rooftops shall have a solar skirt/netting installed around the entire panel array per industry standards and maintained in good repair. These must be attached below the panels and above the roof to prevent birds from getting under the panel and nesting and/or roosting.



5. Measures shall be taken to minimize sunlight reflection into neighboring windows and rights-of-way. Collectors may be required to be removed if proven to be a safety hazard.

6. The ends of the panel arrays shall be covered and mounting brackets shall blend with the roof.

7. The piping shall blend with the surface to which it is attached.

8. The color of collector frames shall be as compatible as possible with the roof color.

9. Subdivision Covenants, Conditions, and Restrictions (CC&Rs). Some CC&Rs may contain restrictions on solar energy devices. The more restrictive of the city code and the subdivision CC&Rs shall apply.

C. Maintenance. All solar energy devices shall be maintained in good condition and in accordance with all requirements of this section.

D. Building Permit Application. The applicant shall submit a building permit application to the city building department. Additional application requirements apply as per the building department.

E. Inspections Required. All solar energy devices require a building permit and proper inspections by the city building department. No device may be connected to the power grid until the Eagle Mountain City power department or other utility company providing electric service has inspected and approved the system.

F. Net Metering. The owner of the device must sign a net metering agreement with Eagle Mountain City prior to connecting to the power grid. Failure to do so may result in a fine and/or permit revocation.

G. Approval. Approval shall be given by the building department based upon compliance with the standards of this section and requirements of the city building department, the International Building Code, the National Electrical Code, and approval by the planning director (or designee) and energy department director (or designee). [Ord. [O-11-2010](#) § 2 (Exh. A)].