

1 River Heights City Planning Commission
2 Minutes of the Meeting
3 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 Conservice:
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 5:10 p.m.

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Sheila Lind, Recorder

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101 R. Rex Davidsavor, Chairman