

<u>Element</u>	<u>Proposed Change</u>	<u>Reason</u>	<u>Alternative</u>
15-15 Defined Terms	Add 'Solar energy system' to defined terms	An inclusive and comprehensive definition will prevent misinterpretation in the future.	'Solar panel.' This is defined in the City's <a href="#">Design Guidelines for Historic Districts and Historic Sites</a> document. 'Solar energy system' is more inclusive and best practice.
15-1-2 Statement Of Purpose, 15-5-5 Architectural Design Guidelines	Change 'solar energy devices' or 'solar panels' to 'solar energy systems'	Reconcile defined terms throughout the LMC.	'Solar panel', see above.
15-2.1-2 Historic Residential-Low Density (HRL) District Uses	Add solar energy systems as an allowed use	Without a definition for Solar Energy Systems as a permitted accessory use, Solar Energy Systems are considered a prohibited use, according to point C in each zone's Use section.	Add solar energy systems as a conditional use
15-2.2 Historic Residential (HR-1) District  15-2.3 Historic Residential (HR-2) District  15-2.4 Historic Residential-Medium Density (HRM) District  15-2.5 Historic Recreation Commercial (HRC) District  15-2.6 Historic Commercial Business (HCB) District  15-2.9 Rural Estate (E-40) District  15-2.10 Estate (E)	"	"	"

<p>District</p> <p>15-2.11 Single Family (SF) District</p> <p>15-2.12 Residential (R-1) District</p> <p>15-2.13 Residential Development (RD) District</p> <p>15-2.14 Residential Development-Medium Density (RDM) District</p> <p>15-2.15 Residential-Medium Density (RM) District</p> <p>15-2.16 Recreation Commercial (RC) District</p> <p>15-2.17 Regional Commercial Overlay (RCO) District</p> <p>15-2.18 General Commercial (GC) District</p> <p>15-2.19 Light Industrial (LI) District</p>			
<p>15-2.1-5 Building Height</p>	<p>Exempt solar energy systems from the screening requirement for mechanical equipment.</p>	<p>Guidelines for solar energy system height are clear in 15-5-5 Architectural Design Guidelines (G): alternative designs for solar energy systems other than flush mounted may be considered upon review of a visual analysis and mitigation of visual impacts from surrounding properties. All Uses within the Historic Districts and</p>	<p>No change-screening requirement for solar energy systems remains unclear.</p>

		<p>on Historic Sites outside the Historic Districts, both Allowed and Conditional, are subject to design review by the Planning Department for compliance with the Design Guidelines for Historic Districts and Historic Sites. Design review for all Uses, Allowed and Conditional, within the HRL, HR1, HR2, HRM, HRC, HCB Districts by Planning Department. Additionally, Permitted Uses in all zones outside the Historic District are subject to design review by the Planning Department and through solar <a href="#">permitting process</a>. Reduces cost and may increase system efficiency.</p>	
<p>15-1-2 Statement Of Purpose; 15-2.17-4 Criteria For Commercial Development Option; 15-6-5 MPD Requirements; 15-7.4-1 Preliminary Plat</p>	<p>Add reference to Utah Code 57-13-2 designating solar access right through easement</p>	<p>Need to check with Planning staff if referencing Utah code is appropriate in this case; I've seen it referenced as alternative</p>	