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MONA CITY
ORDINANCE 2023-8

NOW THEREFORE, be it ordained by the Council of the Mona City, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** "10-8 (RESERVED)" of the Mona City Code is hereby *amended* as follows:

AMENDMENT

10-8 ~~(RESERVED)~~ALTERNATIVE ENERGY SYSTEMS

A. Short Name: This section shall be known as the ALTERNATIVE ENERGY ORDINANCE OF MONA CITY, UTAH, and may be so cited and pleaded.
B. Purpose And Intent: The purpose of this section is to encourage the use of and establish minimum requirements for the placement, construction, and modification of alternative energy systems, and related equipment as defined herein. This section is also intended to promote the safe, effective, and efficient use of such systems.
C. Definitions: ALTERNATIVE ENERGY SYSTEM: A solar energy collection system. BUILDING INTEGRATED SOLAR ENERGY SYSTEMS: A solar energy collection system that is an integral part of a principal or accessory building, rather than a separate mechanical device, replacing or substituting for an architectural or structural component of the building including, but not limited to, photovoltaic or hot water solar systems contained within roofing materials, windows, skylights, and awnings. HEIGHT: The height of a solar energy collection system measured from natural grade to the highest point of the device or component of the device. RATED NAMEPLATE CAPACITY: The maximum rated output of electric power production equipment. This output is typically specified by the manufacturer with a "nameplate" on the equipment rated in watts (W) or British thermal units (BTUs). SOLAR ENERGY COLLECTION SYSTEM: A device or combination of devices or structures that transform direct solar energy into thermal or electrical energy and that contribute significantly to a structure's thermal or electrical energy supply. The energy generated may also be distributed to an energy grid. This includes, but is not limited to, solar collectors, solar panels, solar hot water heaters, storage batteries, transformers, heat exchangers, and distribution components.
D. Standards For All Alternative Energy Systems:
    1. Alternative Energy System Permit Required:
        a. Building Permit Application: Building permits shall be required for all alternative energy systems. All applications shall include the following documentation:
            (1) Engineered Drawings: The building permit application shall include standard drawings of the alternative energy system

DRAFT

and stamped engineered drawings of the base, footings, supports and/or foundation as provided by the manufacturer. The engineered drawings shall include productive capacity of alternative energy.

(2) Site Plan: The building permit application shall include a site plan that includes the following elements:

(A) The site plan shall include a date, north arrow, and appropriate scale to reflect adequately the detail necessary to describe the location and use. The plan shall be accurate in terms of scale and dimensions.

(B) The site plan shall include the locations of existing property lines, public or private rights of way and public roads.

(C) The site plan shall include the dimensions and locations of existing improvements, including, but not limited to, buildings and structures, fences, and overhead utility lines.

(D) The site plan shall include the dimensions and locations of existing or proposed alternative energy systems, associated components, security structures, fences, and support structures.

(3) -Utility Notification: The building permit application shall include evidence that the relevant electric utility company has been informed of the customer's intent to install an interconnected customer owned generator. Off grid systems shall be exempt from this requirement.

b. Fire And Emergency Access: Alternative energy systems shall be located on the property such that they will not pose a danger to emergency personnel or equipment.

c. Modifications: Any physical modification to an existing and permitted alternative energy system that alters the size and/or type of components or other equipment shall require a permit modification under this section. Replacement of parts on an already permitted system shall not require a permit modification.

d. Expiration: A permit issued pursuant to this section shall expire if:

(1) The alternative energy system is not installed and functioning within six (6) consecutive months from the date the permit is issued; or

(2) The alternative energy system is abandoned.

e. Violations: It is unlawful for any person to construct, install, alter or operate an alternative energy system that is not in compliance with this section or with any condition contained in a building permit issued pursuant to this section.

f. Administration And Enforcement:

DRAFT

(1) This section shall be administered and enforced by the Mona City building inspector or their designee.

(2) The Mona City building inspector or their designee may enter any property for which a building permit has been issued under this section to conduct an inspection to determine whether the conditions stated in the permit have been met.

2. Compliance With Laws, Ordinances, And Regulations: The construction and operation of all alternative energy systems shall be consistent with all applicable local, state, and federal requirements, including all applicable safety, construction, building, environmental, electrical, communications, and FAA aviation requirements. Alternative energy systems shall comply in all respects with building and electrical codes contained in the international building code, international residential code and national electric code.

3. Site Conditions And Property Maintenance:

a. Land Clearing, Soil Erosion, And Habitat Impacts: Clearing of natural vegetation shall be limited to that which is necessary for the construction, operation, and maintenance of the alternative energy system and is otherwise prescribed by applicable laws, regulations, and ordinances.

b. System Conditions: The applicant shall maintain the alternative energy system in good and operable condition. Maintenance shall include, but not be limited to, painting, mechanical/electrical repairs, structural repairs, and security measures including security fencing.

c. Removal And Decommissioning Requirements: Any alternative energy system, which has reached the end of its useful life or has been abandoned, shall be removed.

(1) An alternative energy system shall be considered abandoned when it fails to operate within the past twelve (12) consecutive months.

(2) Upon a notice of abandonment issued by Mona City, the alternative energy system owner shall have sixty (60) days to provide sufficient evidence that the system has not been abandoned. If the system has not been removed or proven not to be abandoned after this period, the alternative energy system may be abated by Mona City in accordance with adopted procedures.

(3) Ground Mounted Solar Energy Collection Systems:

(A) All exterior electrical and/or plumbing lines shall be placed in a conduit and buried below the surface of the ground. Electrical lines may be placed overhead only near points of interconnection to the electric grid.

(B) Ground mounted solar energy collection systems shall be limited to a maximum area of two hundred (200) square feet.

DRAFT

(C) Ground mounted solar energy collection systems in residential zoning districts shall be limited to the side or rear yard and shall be treated as accessory structures.

(D) Ground mounted solar energy collection systems in nonresidential zoning districts shall be limited to the side or rear yard and shall not encroach into any required setback.

(4) Roof Mounting: Roof mounted solar energy collection systems shall be flush mounted and parallel to the roof surface to the extent possible. Solar energy collection systems may be bracket mounted or tilted on flat or pitched roofs to improve efficiency, but shall have at least one side of the array within twelve inches (12") of the roof surface.

PASSED AND ADOPTED BY THE MONA CITY COUNCIL

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	AYE	NAY	ABSENT	ABSTAIN
Councilmember Jay Christensen	_____	_____	_____	_____
Councilmember Amy Stanley	_____	_____	_____	_____
Councilmember Ron Warren	_____	_____	_____	_____
Councilmember Jay Mecham	_____	_____	_____	_____
Councilmember TJ Pace	_____	_____	_____	_____

Presiding Officer

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Randy Christensen, Mayor, Mona City

Attest

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Alicia Hills, Recorder, Mona City