

Bountiful City
Administrative Committee Minutes
November 15, 2010
5:00 P.M.

Present: Acting Chairman – Marc Knight; Assistant City Engineer – Lloyd Cheney;
Assistant Planner - Dustin Wright; and Recording Secretary – Darlene Baetz

Excused: Chairman - Aric Jensen

1. Acting Chairman Knight opened the meeting at 5:00 pm and had everyone present introduce themselves.
2. Consider approval of minutes for November 8, 2010.

Mr. Cheney made a motion to approve the minutes for November 8, 2010 as written. Mr. Knight seconded the motion. Voting was 2-0 in favor.

3. Consider a Conditional Use Permit for solar panels at 1790 South 50 West, Tim Raccuia, applicant.

Brenda Raccuia, property owner, and Mark Staker, contractor, were present. Mr. Wright presented the staff report.

The applicant's home is in an R-4, residential single-family zone. Solar power panels are classified in the City Ordinance as "private power plants" and require a conditional use permit in residential zones if they are over 10 Watts.

Plans have been submitted showing (10) 220 Watt solar panels to be located on the West facing roof with panel meters next to the existing utility meters. After reviewing the angle of sunlight reflecting off the solar array, it does not appear that surrounding properties will be negatively affected.

Based on the application, staff believes that the applicant would comply with the requirements for a Conditional Use Permit. Staff recommends approval of a Conditional Use Permit with the following conditions: applicant obtains a building permit, and this Conditional Use Permit is just for this site and is not transferable.

Mr. Cheney made a motion to approve the Conditional Use Permit for solar panels at 1790 South 50 West, Tim and Brenda Raccuia, applicants with the conditions outlined by staff. Mr. Knight seconded the motion. Voting was 2-0 in favor.

Acting Chairman Knight ascertained that there were no other items to discuss. Mr. Knight made a motion to adjourn and Mr. Cheney seconded the motion. Voting was 2-0 in favor.

The meeting adjourned at 5:11 p.m.