

**Bountiful City**  
**Administrative Committee Minutes**  
**April 2, 2013**  
**5:00 P.M.**

Present: Chairman – Aric Jensen; Committee Members - John Marc Knight and Lloyd Cheney;  
Assistant Planner – Scott Holtry; and Recording Secretary – Darlene Baetz

1. Chairman Jensen opened the meeting at 5:00 pm and all present introduced themselves.
2. Continued from March 25 (PUBLIC HEARING CLOSED) - Consider a Conditional Use Permit to allow for solar panels at 253 S. 200 E., OddJob Investments, LLC, Allen G. Larsen, applicant.

Mr. and Mrs. Allen Larsen, applicant; Ross Burningham, Contractor; and Gina Clayson, neighbor, were present.

A Public Hearing held on March 25, 2013. Comments and questions were raised and as a result of those concerns, staff collected more information from the manufacture of the panels. The technical data was provided by Solar World.

Reflectivity of the panels Chairman Jensen and the City Engineer prepared a study on the panels' angle of reflectivity. This study included the winter and summer solstice, which are the two extremes. The studies find that at no point would the reflection hit the ground but would always reflect into the air.

Size of panels The panels measure 37" x 66" and weigh 40 pounds each.

Mounting of panels The panels would be flush mounted with a rise of 1.2".

Contractor has done several solar panel installations for different solar panel suppliers. He follows each city's procedures for solar panel installation.

Chairman Jensen allowed questions even though the public hearing was closed. Staff and Mr. Burningham answered several questions asked by Ms. Clayson. The panels being used for Mr. Larsen's home will be black and will absorb the sunlight. The panels will be mounted with racks and clips and will be installed on 4 foot centers. The contractor will follow all manufacture mounting guidelines. The home is 5' off the property line with a 12" overhang; snow will slide off the panels.

Gina Clayson requested that in the future, Bountiful City utilize a protocol providing the public and neighbors a more accurate and to-scale information when variances are requested.

Mr. Cheney made a motion to approve the Conditional Use Permit to allow solar panels at 253 S. 200 E., Odd Job Investments, LLC, Allen G. Larsen, applicant with the conditions and facts provided by staff. Mr. Knight seconded the motion. Voting passed 3-0 in favor.

Gina Clayson requested information regarding the appeal process. Mr. Knight stated that there is a time limit for the appeal process and to make sure she adheres to the dates and times. Chairman Jensen said he would speak with her after the meeting.

6. Chairman Jensen ascertained there were no other items to discuss. The meeting was adjourned at 5:20 pm.