

Bountiful City
Administrative Committee Minutes
August 26, 2013
5:00 P.M.

Present: Chairman – Aric Jensen; Committee Members – Lloyd Cheney and Dave Badham; and Recording Secretary – Darlene Baetz

Excused: Committee Member – John Marc Knight and Assistant Planner – Royce Davies

1. Chairman Jensen opened the meeting at 5:06 pm and all present introduced themselves.
2. Consider approval of minutes for August 19, 2013.

Mr. Cheney made a motion to approve the minutes for August 19, 2013 as written. Chairman Jensen seconded the motion. Voting passed 2-0 in favor with Dave Badham abstaining as he was not at that meeting.

4. Consider approval of a Conditional Use Permit letter, in written form, for Solar Panels at 1605 S. Orchard Dr., Forrest Gray, applicant.

Chairman Jensen made a motion to approve the Conditional Use Permit letter, in written form, as drafted for Solar Panels at 1605 S. Orchard Dr., Forrest Gray, applicant. Mr. Cheney seconded the motion. Voting passed 3-0 in favor.

5. Consider approval of a Conditional Use Permit letter, in written form, for Solar Panels at 2533 S. 200 W., Robert Wing, applicant.

Mr. Cheney made a motion to approve the Conditional Use Permit letter, in written form, as drafted for Solar Panels at 2533 S. 200 W., Robert Wing, applicant. Chairman Jensen seconded the motion. Voting passed 3-0 in favor.

3. **PUBLIC HEARING** – Consider a Conditional Use Permit to allow for Solar Panels at 281 W. 2400 S., Bernell and Nancy Loveridge, applicants. (Intermountain Wind and Solar, contractor).

Bernell and Nancy Loveridge, applicants, and Doug Shipley, Intermountain Wind and Solar were present. Chairman Jensen presented the staff report.

The Applicant's property is located in the R-4, Single Family Zone. Solar power panels are classified in the City Ordinance as "private power plants" and require a conditional use permit if they are over 10 Watts.

The application submitted indicates that the proposed solar array will have the dimensions of 20'2"x 12'. The roofing material below the proposed arrays is asphalt shingle. Snap N Rack Flashed L-foot system for attachment of the arrays will be bolted to the 24" center roof trusses with 3/5" lag screws. The new panels will match the pitch of the roof (5/12). Engineering analysis indicates that the roof will be able to bear the weight of the array and that uplift

resistance meets the 120 mph exposure B as required by Bountiful City. A review of sunlight reflected by the arrays indicates no major impacts on surrounding properties. The analysis included in the Conditional Use Permit application was provided by Intermountain Wind and Solar.

Based on the findings, staff has determined that the Applicant would comply with all requirements for the conditional use permit. Staff recommends approval for the Conditional Use Permit with the following conditions:

1. Applicant obtains a building permit.
2. This Conditional Use Permit is solely for this site and is non-transferable.

Chairman Jensen opened the public hearing and closed the hearing at 5:11 without any comments.

Mr. Shipley mentioned that the roof truss engineering documents will be submitted with the Building Permit.

Mr. Badham made a motion to approve the Conditional Use Permit to allow solar panels at 281 W. 2400 S., Bernell and Nancy Loveridge, applicants with the conditions set forth by staff. Mr. Cheney seconded the motion. Voting passed 3-0 in favor.

4. Chairman Jensen ascertained there were no other items to discuss. The meeting was adjourned at 5:14 pm.