

Bountiful City
Administrative Committee Minutes
May 5, 2014

Present: Chairman – Chad Wilkinson; Committee Member – Lloyd Cheney; Recording Secretary – Julie Holmgren.

Absent: Committee Member – John Marc Knight (Excused); Assistant Planner – Royce Davies (Excused)

1. Chairman Wilkinson opened the meeting at 5:02 p.m. and all present introduced themselves.
2. **Consider approval of minutes for April 28, 2014.**

Mr. Cheney made a motion to approve the minutes for April 28, 2014.
Mr. Wilkinson seconded the motion.

 A Mr. Cheney
 A Mr. Wilkinson

Motion passed 2-0

3. **PUBLIC HEARING - Consider a Conditional Use Permit to allow for Solar Panels at 1180 N. 400 E., Galen Cronin, applicant.**

Galen Cronin, applicant, and his wife, Karin, were present. Al Hanes, solar panel contractor (T2Power, 8910 S. 2169 W., West Jordan, UT), was also present.

Chairman Wilkinson presented a summary of the staff report (the full staff report follows).

The property where the solar panels are to be installed 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 Applicant has indicated that the photovoltaic system to be installed will produce 6 kilowatts (6000 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 1 photovoltaic array of 24 total panels in 4 rows of 6. The array will occupy approximately 429 square feet of the southern roof face of the accessory garage located in the northeast corner of the property. The panels will be mounted parallel with the asphalt shingle roof which has a slope of 4/12. The roof is of truss construction and the panels will be secured to the trusses with a SnapNrack mounting system secured by 3½” lag screws. A review of information provided in the application indicates that all engineering requirements for the construction of solar panels in Bountiful City will be met. A

reflection analysis of the roof pitch indicates that photovoltaic panels should not produce a reflection nuisance to surrounding properties.

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

1. The applicant shall obtain a building permit.
2. The panels must be installed only as proposed in the application
3. This Conditional Use Permit is solely for this site and is non-transferable.

Mr. Cheney verified that the applicant received the Bountiful City Light & Power “Sample System Block Diagram” and reviewed T2Power’s installation history in Bountiful. Mr. Hanes reported that he is familiar with Bountiful City’s solar panel guidelines and requirements. Mr. Cronin asked regarding the location of the production meter and was told it would be located by the meter.

PUBLIC HEARING: Chairman Wilkinson opened the public hearing at 5:07 p.m. and closed the hearing at 5:07 p.m. with no comment from the public.

Mr. Cheney made a motion to approve the Conditional Use Permit, with conditions outlined by staff, to allow for Solar Panels at 1180 N. 400 E., Galen Cronin, applicant.
Mr. Wilkinson seconded the motion.

 A Mr. Cheney
 A Mr. Wilkinson

Motion passed 2-0

4. Consider approval of a Lot Line Adjustment at 3956 South Glade Hollow Way and 3976 South Glade Hollow Way, Brett Bradshaw and Gerald Geurts, applicants.

Brett Bradshaw (3956 S. Glade Hollow Way) and Gerald Geurts (3976 S. Glade Hollow Way), applicants, were present.

Chairman Wilkinson presented a summary of the staff report and recommended approval of the lot line adjustment (the full staff report follows).

The applicants are applying for a Lot Line Adjustment to transfer property from lot 17 (3976 South Glade Hollow Way) to lot 16 (3956 South Glade Hollow Way). Both properties are located in the R-3 single-family residential zone. The Lot Line Adjustment will transfer 3136.32 square feet from lot 17 to lot 16. Where it intersects lot 16, the northwestern corner of lot 17 will be moved 40 feet to the north along the western property line of lot 16. This will create a triangular section of land that is being transferred (Parcel “A”).

The applicant has also expressed interest in removing the property line between lot 15 (3930 South Glade Hollow Way) and Lot 16. This property line currently runs underneath the “existing house” shown on the plans submitted. A decision made by the City Council is required to remove the property line between lot 15 and lot 16 because an amended subdivision plat would be required.

No new lots are being created in the transfer of Parcel “A” so an amended subdivision plat is not required. The amended properties would still conform to the setbacks and lot sizes for this zone required in the City’s Land Use Ordinance. There is a 30 foot drainage easement and P.U.E that occupies a portion of Parcel “A”. The movement of the lot line will not affect this easement.

Based on findings, Staff recommends approval for a lot line adjustment between lot 16 and lot 17, with the following condition:

1. The approved lot line adjustment is recorded with Davis County.

Mr. Cheney made a motion to approve the Lot Line Adjustment at 3956 South Glade Hollow Way and 3976 South Glade Hollow Way, Brett Bradshaw and Gerald Geurts, applicants.
Mr. Wilkinson seconded the motion.

A Mr. Cheney
A Mr. Wilkinson

Motion passed 2-0

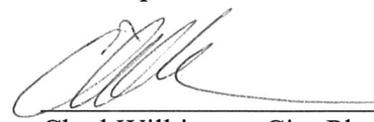
5. **Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 478 W. 2400 S., George Hawkins, applicant.**

Mr. Cheney made a motion to approve the Conditional Use Permit, in written form, to allow for Solar Panels at 478 W. 2400 S., George Hawkins, applicant.
Mr. Wilkinson seconded the motion.

A Mr. Cheney
A Mr. Wilkinson

Motion passed 2-0

6. **Miscellaneous business and scheduling.** Chairman Wilkinson ascertained that there were no further items to discuss. The meeting was adjourned at 5:14 p.m.


Chad Wilkinson, City Planner