

**Bountiful City
Administrative Committee Minutes
December 8, 2014**

Present: Chairman – Chad Wilkinson; Committee Members – John Marc Knight and Dave Badham; Assistant Planner – Tayler Jensen; Recording Secretary – Julie Holmgren

Excused: Committee Member – Lloyd Cheney

1. Welcome and Introductions.

Chairman Wilkinson opened the meeting at 5:05 p.m. and introduced all present.

2. Consider approval of minutes for December 1, 2014.

Mr. Knight made a motion to approve the minutes for December 1, 2014. Mr. Wilkinson seconded the motion.

<u> A </u>	Mr. Wilkinson
<u> A </u>	Mr. Knight
	Mr. Badham (Abstained)

Motion passed 2-0.

3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 791 East 550 North, Priscilla Stringfellow, applicant.

Jake Kilgore (One Energy) and Jim Gowdy (One Energy), representing the applicant, were present.

Tayler Jensen 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 4.0 kilowatts (4,000 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 1 photovoltaic array of 16 total panels. The panels will be located on the South facing roof. The array will occupy 280.32 square feet of the roof face, which is less than the maximum 50% roof coverage. The

roof has a slope of 4/12 and is of truss construction. The panels will be secured to the trusses with a UniRac Solar Mount System. 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. Badham asked about the arrangement and number of the solar panels included in the site plan. Mr. Kilgore explained that the plan arrangement was catered to the customer's budget and preferences.

PUBLIC HEARING: Chairman Wilkinson opened the public hearing at 5:10 p.m., and the hearing was closed at 5:10 p.m. with no comment from the public.

Mr. Knight asked if a roof analysis had been performed. Mr. Kilgore affirmed that an analysis had been performed and the roof is six years old and is in good condition.

Mr. Knight made a motion to approve the Conditional Use Permit for Solar Panels at 791 East 550 North, Priscilla Stringfellow, applicant. Mr. Badham seconded the motion.

A Mr. Wilkinson
A Mr. Knight
A Mr. Badham

Motion passed 3-0.

4. **Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 654 East 500 South, Kim & Peggy Wilde, applicants.**

Mr. Knight made a motion to approve the Conditional Use Permit, in written form, to allow for Solar Panels at 654 East 500 South, Kim & Peggy Wilde, applicants. Mr. Wilkinson seconded the motion.

A Mr. Wilkinson
A Mr. Knight
A Mr. Badham

Motion passed 3-0.

5. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 2432 Cave Hollow Way, Ryan Pera, applicant

Mr. Knight made a motion to approve the Conditional Use Permit, in written form, to allow for Solar Panels at 2432 Cave Hollow Way, Ryan Pera, applicant. Mr. Wilkinson seconded the motion.

A Mr. Wilkinson
A Mr. Knight
A Mr. Badham

Motion passed 3-0.

6. Miscellaneous business and scheduling.

Chairman Wilkinson ascertained there were no further items to discuss. The meeting was adjourned at 5:15 p.m.



Chad Wilkinson, City Planner