

Bountiful City
Administrative Committee Minutes
December 15, 2014

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

1. Welcome and Introductions.

Chairman Wilkinson opened the meeting at 5:02 p.m. and introduced all present.

2. Consider approval of minutes for December 8, 2014.

Mr. Knight made a motion to approve the minutes for December 8, 2014. Mr. Wilkinson seconded the motion.

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

Motion passed 2-0.

3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 2223 South 400 East, Marvin Gardner, applicant.

Stephanie Virgen (Solartek Solutions), and Loni and Marvin Gardner, applicants, 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 6.48 kilowatts (6,480 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 1 photovoltaic array of 24 total panels. The panels will be located on the West facing roof. The array will occupy 440 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 Series 100 UL SnapNrack mounting system secured by 5/16” 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.

PUBLIC HEARING: Chairman Wilkinson opened the public hearing at 5:05 p.m., and the hearing was closed at 5:05 p.m. with no comment from the public.

Mr. Knight noted that the applicant's roof is ten years old. Mr. Gardner responded that is correct, but it is a 30 year roof, and he feels confident about attaching solar panels to the existing roof.

Mr. Cheney made a motion to approve the Conditional Use Permit for Solar Panels at 2223 South 400 East, Marvin Gardner, applicant. Mr. Knight seconded the motion.

A Mr. Wilkinson
A Mr. Knight
A Mr. Cheney

Motion passed 3-0.

4. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 569 West 3000 South, Laun Maher, applicant.

Cade Blatter (Intermountain Wind & Solar), representing the applicant, was 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 9.3 kilowatts (9,300 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 1 photovoltaic array of 31 total panels. The array will occupy 629.63 Square Feet which is smaller than the 50% Maximum roof coverage. The array will be on the south facing roof. The roof has a slope of 4/12 and is of truss construction. The panels will be secured to the trusses with a Series 100 SnapNRack Roof mounting system secured by 5/16" lag bolts. 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.

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 inquired regarding roof vents shown on the site plan. Mr. Blatter explained that the Maher's home has recently been reroofed and the vent locations now differ from what was shown on the original plan. The vents will not be in the way of the solar panels. Mr. Wilkinson asked about Vector Engineering's practice of using photos in preparing a roof analysis letter. A discussion ensued regarding the use of photos versus an actual site visit in preparing an engineering roof analysis. Mr. Blatter explained that he has personally provided photos and measurements to Vector for this purpose, and that he takes numerous truss photos at various angles for Vector to use in their analysis. Mr. Wilkinson suggested that Vector might want to include the photo compilation information in future roof analysis letters.

Mr. Cheney made a motion to approve the Conditional Use Permit for Solar Panels at 569 West 3000 South, Laun Maher, applicant. Mr. Knight seconded the motion.

A Mr. Wilkinson
A Mr. Knight
A Mr. Cheney

Motion passed 3-0.

5. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 791 East 550 North, Priscilla Stringfellow, applicant.

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

A Mr. Wilkinson
A Mr. Knight
A Mr. Cheney

Motion passed 3-0.

6. Miscellaneous business and scheduling.

Chairman Wilkinson ascertained there were no further items to discuss. The meeting was adjourned at 5:18 p.m.



Chad Wilkinson, City Planner