Bountiful City
Administrative Committee Minutes
October 13, 2014

Present: Acting Chairman – John Marc Knight; Committee Members – Lloyd Cheney and Dave Badham; Assistant Planner – Tayler Jensen; Recording Secretary – Julie Holmgren.

Excused: Chairman – Chad Wilkinson.

1. **Welcome and Introductions.**

   Acting Chairman Knight opened the meeting at 5:00 p.m. and all present introduced themselves.

2. **Consider approval of minutes for October 6, 2014.**

   Mr. Cheney made a motion to approve the minutes for October 6, 2014. Mr. Knight seconded the motion.

   _A_ Mr. Knight
   _A_ Mr. Cheney
   ____ Mr. Badham – Abstained

   Motion passed 2-0.

3. **PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 4195 South Summermeadow Drive, David Angerbauer, applicant.**

   James Marshall, Intermountain Wind & Solar contractor, was present, representing applicant David Angerbauer.

   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 RF (Residential Foothill) 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 8.71 kilowatts (8710 watts), requiring a conditional use permit.

   The application submitted indicates the proposed installation of 3 photovoltaic arrays of 26 total panels. The roof is of Gable construction and 7 panels will be located on the South facing roof face of the house, 9 panels will be on the Southwest roof face, and 10 panels will be located on a higher South roof face. The three arrays will occupy 122.92, 158.04 and 175.6 square feet of each roof face respectively. The roof has a slope of 10/12 and is of truss construction. The panels will be secured to the trusses with a Series 100

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: Acting Chairman Knight opened the public hearing at 5:04 p.m., and the hearing was closed at 5:05 p.m. with no comment from the public.

Mr. Knight asked Mr. Marshall regarding Intermountain Wind & Solar's prior work in Bountiful City. Mr. Marshall indicated they have previously completed projects in Bountiful, they are aware of the permit process, and they have not had any issues with previous work performed.

Mr. Badham inquired regarding the condition of the shingles and roof. Mr. Marshall answered that the home is fairly new and the shingles are in good shape. Mr. Badham asked regarding the possibility of glare or reflective problems with the panels. The committee examined the site plan and was satisfied that there would not be glare or reflective problems for neighbors. Mr. Knight inquired regarding the company's procedure for inspecting crawl space and trusses. Mr. Marshall responded that a third party inspects all projects and an analysis is completed.

Mr. Badham made a motion to approve the Conditional Use Permit for Solar Panels at 4195 South Summermeadow Drive, David Angerbauer, applicant. Mr. Cheney seconded the motion.

A Mr. Knight
A Mr. Cheney
A Mr. Badham

Motion passed 3-0.

4. **Consider approval of a Conditional Use Permit, in written form, for Solar Panels at 102 East 3700 South, Joseph and Eliane Yochum, applicants.**

   Mr. Cheney made a motion to approve the Conditional Use Permit, in written form, for Solar Panels at 102 East 3700 South, Joseph and Eliane Yochum, applicants. Mr. Badham seconded the motion.

   A Mr. Knight
   A Mr. Cheney
   A Mr. Badham

   Motion passed 3-0.

5. **Miscellaneous business and scheduling.**

   Acting Chairman Knight ascertained there were no further items to discuss. The meeting was adjourned at 5:12 p.m.

Chad Wilkinson, City Planner