

Bountiful City
Administrative Committee Minutes
June 30, 2014

Present: Chairman – Chad Wilkinson; Committee Member – Lloyd Cheney; Assistant Planner – Royce Davies; Recording Secretary – Julie Holmgren

Absent: Committee Member – John Marc Knight (Excused)

1. Chairman Wilkinson opened the meeting at 5:00 p.m. and all present introduced themselves.
2. **Consider approval of minutes for June 16, 2014.**

Mr. Cheney made a motion to approve the minutes for June 16, 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 469 Heritage Drive, Scott Hogan, applicant.**

Scott Hogan, applicant, was present along with his contractor, Cade Blatter (Intermountain Wind and Solar).

Royce Davies 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 7.8 kilowatts (7800 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 1 photovoltaic array of 28 total panels distributed along the southern roof face. The array will occupy approximately 672 square feet of the primary structure roof. The panels will be mounted parallel with the asphalt shingle roof which has a slope of 5/12. The roof is of truss construction and the panels will be secured to the trusses with a SnapNrack mounting system secured by 3.5X5/8” 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.

Chairman Wilkinson asked Mr. Hogan and Mr. Blatter if they had any questions or comments. Mr. Hogan commented that he is looking forward to getting solar power.

PUBLIC HEARING: Chairman Wilkinson opened the public hearing at 5:05 p.m. and closed the hearing at 5:05 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 469 Heritage Drive, Scott Hogan, applicant. Mr. Wilkinson seconded the motion.

A Mr. Cheney
A Mr. Wilkinson

Motion passed 2-0.

4. **Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 985 E. Chelsea Dr., Stephen H. Ober and Kathleen A. Dennis, applicants.**

Mr. Cheney made a motion to approve the Conditional Use Permit, in written form, to allow for Solar Panels at 985 E. Chelsea Dr., Stephen H. Ober and Kathleen A. Dennis, applicants. Mr. Wilkinson seconded the motion.

A Mr. Cheney
A Mr. Wilkinson

Motion passed 2-0.

5. **Miscellaneous business and scheduling.** Chairman Wilkinson ascertained that there were no further items to discuss. The meeting was adjourned at 5:07 p.m.



Chad Wilkinson, City Planner