

**Bountiful City
Administrative Committee Minutes
October 27, 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 5:00 p.m. and introduced all present.

2. Consider approval of minutes for October 20, 2014.

Mr. Knight made a motion to approve the minutes for October 20, 2014. Mr. Cheney seconded the motion.

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

Motion passed 3-0.

3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 432 West 2700 South, Curt Rimann, applicant.

Curt Rimann, applicant, and his contractor, Travis Welton (Go Solar Group), 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 6.36 kilowatts (6,360 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 1 photovoltaic array of 24 total panels. The roof is of gable construction. The panels will be arranged in two rows facing the street on the South roof face. The array will occupy 433.1 square feet of the roof face; this is less than the maximum 50% roof coverage. The roof has a slope of 4/12 and is of truss construction with asphalt shingles. The applicant states the roof is 6 years old and in good condition. The panels will be secured to the trusses with Alpha + mounting system with 8X12” Flushing, sealed penetration with rubber gaskets. 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 5:04 p.m., and the hearing was closed at 5:04 p.m. with no comment from the public.

Mr. Knight asked regarding the condition of the roof. Mr. Rimann explained that the roof is less than 10 years old with brand new wood and 40 year shingles. Mr. Knight asked regarding Go Solar Group's installation history in Bountiful. Mr. Welton replied that his company has done work on Bountiful, and he did not have questions regarding requirements.

Mr. Knight made a motion to approve the Conditional Use Permit for Solar Panels at 432 West 2700 South, Curt Rimann, applicant. Mr. Cheney seconded the motion.

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

Motion passed 3-0.

4. **PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 1463 Bluebell Drive, Larry Hansen, applicant.**

Travis Welton (Go Solar Group), representing the applicant, was present.

Taylor 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-3 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 9.8 kilowatts (9,800 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 4 photovoltaic arrays of 37 total panels. The roof is of hipped construction with asphalt shingles. Nine (9) panels will be on the Southwest facing roof of the garage facing toward the street. Seven (7) panels will be located on the Southeast face of the garage roof. Six (6) panels will be located on the Southwest face of the residence roof. Fifteen (15) will be located on the Southeast face of the residence roof. The array will occupy 667.7 square feet of the roof face; this is less than the

maximum 50% roof coverage. The roof has a slope of 3/12 and is of truss construction, and is 5 years old. The panels will be secured to the trusses with an Alpha+ mounting system with 8X12" Flushing, sealed penetration with rubber gaskets. 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. Wilkinson noted that this project involves an unusual arrangement of solar panels and asked the committee if they support the plan. Mr. Knight commented that the plan is compliant with city requirements, and he supports the plan. Mr. Cheney noted that the layout of the house is unique and lends to the unique solar array plan layout. Mr. Cheney further noted that this is the largest solar array plan ever presented to this committee. Mr. Wilkinson stated that he felt comfortable with the plan.

PUBLIC HEARING: Chairman Wilkinson opened the public hearing at 5:11 p.m., and the hearing was closed at 5:11 p.m. with no comment from the public.

Mr. Cheney made a motion to approve the Conditional Use Permit for Solar Panels at 1463 Bluebell Drive, Larry Hansen, applicant. Mr. Knight seconded the motion.

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

Motion passed 3-0.

5. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 232 East 470 North, Ronnie Hyer, applicant.

Brandi Mills (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 5.36 kilowatts (5,360 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 2 photovoltaic arrays of 21 total panels. The roof is of Gable construction and the panels will be located in two different groupings on the South facing roof. The array will occupy 363.3 square feet of the roof face, 190.3 square feet on the West grouping of 11 panels, and 173 square feet on the Eastern grouping of 10 panels. This is less than the maximum 50% roof coverage. The roof has a slope of 4/12 and is of truss construction with asphalt shingles. The panels will be secured to the trusses with a Series 100 SnapNrack mounting system secured by 5/8" 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.

PUBLIC HEARING: Chairman Wilkinson opened the public hearing at 5:15 p.m., and the hearing was closed at 5:15 p.m. with no comment from the public.

Mr. Knight asked regarding the condition of the roof. Ms. Mills explained that the roof is less than six years old and is in good condition. Ms. Mills also explained that when a solar applicant re-roofs in conjunction with solar panel installation, the re-roof project can be considered part of the solar project and, therefore, becomes tax deductible. Mr. Knight asked about Intermountain Wind & Solar's installation history in Bountiful. Ms. Mills responded that they have done a lot of work in Bountiful and in other cities. Mr. Knight asked Ms. Mills how Bountiful City's solar requirements compare to other cities. She responded that while the requirements are more stringent, they are reasonable.

Mr. Knight made a motion to approve the Conditional Use Permit for Solar Panels at 232 East 470 North, Ronnie Hyer, applicant. Mr. Cheney seconded the motion.

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

Motion passed 3-0.

6. **Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 944 Fremont Road, Richard Stone, applicant.**

Mr. Cheney made a motion to approve the Conditional Use Permit, in written form, to allow for Solar Panels at 944 Fremont Road, Richard Stone, applicant. Mr. Knight seconded the motion.

A Mr. Wilkinson

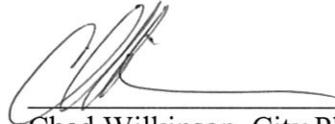
A Mr. Cheney

A Mr. Knight

Motion passed 3-0.

7. **Miscellaneous business and scheduling.**

Chairman Wilkinson ascertained there were no further items to discuss. The meeting was adjourned at 5:19 p.m.



Chad Wilkinson, City Planner