

Bountiful City
Administrative Committee Minutes
September 8, 2014

Present: Chairman – Chad Wilkinson; Committee Member – Dave Badham; Recording Secretary – Julie Holmgren. Excused – Lloyd Cheney and John Marc Knight.

1. Welcome and Introductions.

Chairman Wilkinson opened the meeting at 5:03 p.m. and all present introduced themselves.

2. Consider approval of minutes for August 25, 2014.

Inasmuch as Mr. Badham was not present at the August 25, 2014 Administrative Committee Meeting, approval of minutes was tabled.

3. PUBLIC HEARING: Consider approval of a Conditional Use Permit for Solar Panels at 2040 Bluebell Drive, Carolyn Kowalchik, applicant.

Pete Kowalchik, applicant's husband, was present, along with Creative Energies contractor, Scott Jones. Carolyn Kowalchik, applicant, was delayed in traffic and was present at the meeting's conclusion.

Chairman Wilkinson 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 7.56 kilowatts (7560 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 2 photovoltaic arrays of 28 total panels. The roof is of hip construction and 10 panels will be located on the southwest facing roof face of the house and 18 panels will be located on the southeastern roof face. The two arrays will occupy 171 and 310 square feet of each roof face respectively. 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 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.

Mr. Badham inquired regarding the type, condition and age of the roof. Mr. Kowalchik responded that the roof is asphalt, in good condition, and is less than 12 years old. Mr. Badham verified that there would not be reflective problems with the panels.

PUBLIC HEARING: Chairman Wilkinson opened the public hearing at 5:06 p.m., and the hearing was closed at 5:06 p.m. with no comment from the public.

Mr. Badham made a motion to approve the Conditional Use Permit for Solar Panels at 2040 Bluebell Drive, Carolyn Kowalchik, applicant. Mr. Wilkinson seconded the motion.

A Mr. Wilkinson
A Mr. Badham

Motion passed 2-0.

Mr. Kowalchik inquired regarding the meaning of the word “conditional” as it relates to a Conditional Use Permit. Mr. Wilkinson explained it means an applicant is conditionally approved based upon plans submitted and specific conditions outlined in the staff report.

4. **Consider approval of a Conditional Use Permit, in written form, for a Landscaping Business (tree trimming) at 183 North 1050 East, Austin Cottle (Timberidge LLC), applicant.**

Inasmuch as Mr. Badham was not present at the August 25, 2014 Administrative Committee Meeting, approval of this item was tabled.

5. **Miscellaneous business and scheduling.**

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



Chad Wilkinson, City Planner