

**Bountiful City  
Administrative Committee Minutes  
October 6, 2014**

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

**1. Welcome and Introductions.**

Chairman Wilkinson opened the meeting at 5:01 p.m. and all present introduced themselves.

**2. Consider approval of minutes for August 25, 2014 and September 8, 2014.**

Mr. Knight made a motion to approve the minutes for August 25, 2014. Mr. Cheney seconded the motion. (Mr. Badham was not in attendance at the August 25, 2014 meeting.)

  A   Mr. Wilkinson  
  A   Mr. Cheney  
  A   Mr. Knight  
     Mr. Badham – Abstained

Motion passed 3-0.

Mr. Badham made a motion to approve the minutes for September 8, 2014. Mr. Wilkinson seconded the motion. (Messrs. Cheney and Knight were not in attendance at the September 8, 2014 meeting.)

  A   Mr. Wilkinson  
     Mr. Cheney – Abstained  
     Mr. Knight – Abstained  
  A   Mr. Badham

Motion passed 2-0.

**5. Consider approval of a Conditional Use Permit, in written form, for Solar Panels at 2040 Bluebell Drive, Carolyn Kowalchik, applicant.**

(This item was approved on September 8, 2014 by Messrs. Wilkinson and Badham. In consideration of Mr. Badham's time, the agenda item was moved from number five to third on the meeting agenda.)

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

A Mr. Wilkinson  
\_\_\_ Mr. Cheney – Abstained  
\_\_\_ Mr. Knight – Abstained  
A Mr. Badham

Motion passed 2-0. (After voting, Mr. Badham excused himself from the meeting.)

3. **PUBLIC HEARING: Consider approval of a Conditional Use Permit for Solar Panels at 102 East 3700 South, Joseph and Eliane Yochum, applicants.**

Joseph Patrick Yochum, applicant, was present, along with Gardner Engineering contractor, Ken Gardner.

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-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. Yochum expressed his appreciation for the helpfulness of Bountiful City staff through the application process.

**PUBLIC HEARING:** Chairman Wilkinson opened the public hearing at 5:07 p.m., and the hearing was closed at 5:07 p.m. with no comment from the public.

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

A Mr. Wilkinson

A Mr. Cheney

A Mr. Knight

Motion passed 3-0.

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.**

Mr. Cheney made a motion to approve the Conditional Use Permit, in written form, for a Landscaping Business (tree trimming) at 183 North 1050 East, Austin Cottle (Timberidge LLC), applicant. Mr. Knight seconded the motion.

A Mr. Wilkinson

A Mr. Cheney

A Mr. Knight

Motion passed 3-0.

6. **Miscellaneous business and scheduling.**

Mr. Wilkinson reported that he has received complaints regarding a trailer being parked on site at a home occupation tree trimming business. A Conditional Use Permit was approved for this business on August 18, 2014 with a condition that the trailer be parked off site. Mr. Wilkinson notified the business owner regarding the violation.

Chairman Wilkinson ascertained there were no further items to discuss. The meeting was adjourned at 5:10 p.m.

  
Chad Wilkinson, City Planner