

Bountiful City
Administrative Committee Minutes
July 7, 2014

Present: Acting Chairman – Dave Badham; Acting Committee Member – Todd Christensen; Assistant Planner – Royce Davies; Recording Secretary – Julie Holmgren

Excused: Chad Wilkinson, Lloyd Cheney, John Marc Knight

1. Acting Chairman Badham opened the meeting at 5:04 p.m. and all present introduced themselves.
2. **Consider approval of minutes for June 30, 2014.**

Inasmuch as Messrs. Badham and Christensen were not present at the June 30, 2014 Administrative Committee Meeting, Mr. Badham tabled approval of the minutes until the next Administrative Committee Meeting.

3. **PUBLIC HEARING - Consider a Conditional Use Permit to allow for Solar Panels at 38 W. Monarch Dr., Michael Roden, applicant.**

Michael Roden, applicant and his wife, Mariene Roden, were present along with Intermountain Wind & Solar contractor, Cade Blatter.

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-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 6.16 kilowatts (6160 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 2 photovoltaic arrays of 22 total panels distributed along the southwestern roof face. The array will occupy approximately 340 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.

PUBLIC HEARING: Acting Chairman Badham opened the public hearing at 5:08 p.m. Lisa Bradshaw (3930 Glade Hollow Way) expressed her interest in solar panels and her approval of this item. The public hearing was closed at 5:09 p.m. with no further comment from the public.

Acting Chairman Badham noted that the solar panel contractor had not properly completed the Bountiful City "Solar Panel Questions" form and suggested their answer to "Roof Construction" should be answered with "truss" rather than with "yes." Mr. Badham further suggested that the city form be modified to reflect three roof types (including joists) rather than two. Mr. Badham inquired regarding the SnapNRack system, the age of the shingles, and potential reflection problems with the panels. A SnapNRack brochure was provided for review; Mr. Roden explained that the shingles were new; and Mr. Blatter responded there would not be reflection problems. Mr. Davies confirmed this by explaining that the pitch of the roof and the placement of the panels would prevent reflection problems.

Mr. Christensen made a motion to approve the Conditional Use Permit, with conditions outlined by staff, to allow for Solar Panels at 38 W. Monarch Dr., Michael Roden, applicant. Mr. Badham seconded the motion.

A Mr. Badham
A Mr. Christensen

Motion passed 2-0.

4. **Consider approval of a Lot Line Adjustment at 3956 South Glade Hollow Way and 3976 South Glade Hollow Way, Brett Bradshaw and Gerald Geurts, applicants (to supersede the Lot Line Adjustment approved on May 5, 2014).**

Lisa Bradshaw (3930/3956 S. Glade Hollow Way) and Gerald Geurts (3976 S. Glade Hollow Way), applicants, were present.

Royce Davies presented a summary of the staff report (the full staff report follows).

The applicants are applying for a Lot Line Adjustment to transfer property from lot 17 (3976 South Glade Hollow Way) to lot 16 (3956 South Glade Hollow Way). Both properties are located in the R-3 single-family residential zone. The Lot Line Adjustment will transfer approximately 2962.08 square feet from lot 17 to lot 16. Where it intersects lot 16, the northwestern corner of lot 17 will be moved 40 feet to the south along the western property line of lot 17. This will create a triangular section of land that is being transferred (Parcel "A").

No new lots are being created in the transfer of Parcel "A" so an amended subdivision plat is not required. The amended properties would still conform to the setbacks and lot sizes for this zone required in the City's Land Use Ordinance. There is a 30 foot drainage easement and P.U.E that occupies a portion of Parcel "A". The movement of the lot line will not affect this easement.

Based on findings, Staff recommends approval for a lot line adjustment between lot 16 and lot 17, with the following condition:

1. The approved lot line adjustment is recorded with Davis County.

Mr. Badham inquired as to whether the lot line would follow a natural grade, and Mr. Davies affirmed that it would. Mr. Christensen clarified that easements would not be affected by the lot line adjustment.

Acting Chairman Badham made a motion to approve the Lot Line Adjustment, with conditions outlined by staff, at 3956 South Glade Hollow Way and 3976 South Glade Hollow Way, Bret Bradshaw and Gerald Guerts, applicants. Mr. Christensen seconded the motion.

A Mr. Badham
A Mr. Christensen

Motion passed 2-0.

5. **Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 469 Heritage Drive, Scott Hogan, applicant.**

Inasmuch as Messrs. Badham and Christensen were not present at the June 30, 2014 Administrative Committee Meeting, Mr. Badham tabled approval of the Conditional Use Permit, in written form, until the next Administrative Committee Meeting.

6. **Miscellaneous business and scheduling.** Acting Chairman Badham ascertained that there were no further items to discuss. The meeting was adjourned at 5:19 p.m.


Chad Wilkinson, City Planner