Bountiful City
Administrative Committee Minutes
July 13, 2015

Present: Acting Chairman – Lloyd Cheney; Committee Members – John Marc Knight and Dave Badham; Recording Secretary – Julie Holmgren.

Excused: Chad Wilkinson

1. **Welcome and Introductions.**

   Acting Chairman Cheney opened the meeting at 5:05 p.m. and introduced all present.

2. **Consider approval of minutes for July 6, 2015.**

   Mr. Knight made a motion to approve the minutes for July 6, 2015. Mr. Cheney seconded the motion.

   A Mr. Cheney
   A Mr. Knight
   ___ Mr. Badham (Abstained)

   Motion passed 2-0.

3. **PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 2920 South 450 East, Darryl Brown, applicant.**

   Darryl Brown, applicant, and his wife Susan Brown, were present.

   Acting Chairman Cheney 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 7.5 kilowatts (7,500 watts), requiring a conditional use permit.

   The application submitted indicates the proposed installation of 1 photovoltaic array of 24 total panels. The array will occupy 415.9 square feet which is smaller than the 50% Maximum roof coverage. The array is on the west facing roof and is arranged in two rows with 12 panels on the upper row and 12 panels on the lower row. The roof has a slope of 4/12, is of rafter construction, and has 20 year old aluminum shingles in good condition. The panels will be secured to the rafters with a Series 100 SnapNrack mounting system. 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 Cheney opened the Public Hearing at 5:09 p.m., and the hearing was closed at 5:09 p.m. with no comment from the public.

Mr. Badham inquired regarding Mr. Brown's aluminum roof. A discussion ensued regarding installation of solar panels on an aluminum roof and the necessity for a special sealant to prevent leaking. Mr. Badham inquired about the roof structure, and Mr. Brown explained that his home has a rafter roof and an engineer has completed an analysis of the roof. Mr. Knight inquired about solar rebates and tax credits, and a brief discussion ensued.

Mr. Knight made a motion for approval of a Conditional Use Permit to allow for Solar Panels at 2920 South 450 East, Darryl Brown, applicant. Mr. Badham seconded the motion.

A Mr. Cheney
A Mr. Knight
A Mr. Badham

Motion passed 3-0.

4. **Miscellaneous business and scheduling.**

Acting Chairman Cheney ascertained there were no further items of business.

The meeting was adjourned at 5:18 p.m.

Chad Wilkinson, City Planner