

**Bountiful City
Administrative Committee Minutes
August 24, 2015**

Present: Chairman – Chad Wilkinson; Committee Members – Lloyd Cheney and Dave Badham; Recording Secretary – Julie Holmgren.

Excused: John Marc Knight

1. Welcome and Introductions.

Chairman Wilkinson opened the meeting at 5:00 p.m. and introduced all present.

2. Consider approval of minutes for August 17, 2015.

Mr. Cheney made a motion to approve the minutes for August 17, 2015. Mr. Badham seconded the motion.

 A Mr. Wilkinson
 A Mr. Cheney
 A Mr. Badham

Motion passed 3-0.

3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 503 Indian Springs Road, Greg Mace, applicant.

Jake Kilgore (One Solar) was present, representing Greg Mace.

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 9.75 kilowatts (9,750 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 2 photovoltaic arrays for a total of 39 panels. The arrays will occupy approximately 687 square feet, which is smaller than the 50% maximum roof coverage. The east facing roof will have 10 panels with 5 panels on the bottom row and 5 panels on the top row. The west facing roof will have 29 panels with 9 panels on the bottom row, 10 panels on the second row, and 10 panels on the top row. The panels will be connected to the roof by a Solarmount bolted roof mount system. The roof is of truss construction, has a slope of 2:1, and is less than 10 years old. 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 the applicant indicated a roof slope of 2:1 on their application. It more correctly should be a number such as 5/12, 4/12 or 6/12. Mr. Wilkinson pointed out that solar projects have a maximum coverage standard of 50%. This project covers just under 50% of the garage where the panels will be installed. Mr. Badham inquired regarding the efficiency of east facing panels. Mr. Kilgore indicated there would be an 8-10% efficiency difference compared to south facing panels. Mr. Cheney inquired regarding the efficiency of the inverters and a short discussion ensued regarding production and degradation over time.

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. Badham made a motion for approval of a Conditional Use Permit to allow for Solar Panels at 503 Indian Springs Road, Greg Mace, applicant. Mr. Cheney seconded the motion.

 A Mr. Wilkinson
 A Mr. Cheney
 A Mr. Badham

Motion passed 3-0.

4. **Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 702 Emerald Hills Drive, Larry Murdock, applicant.**

Mr. Cheney made a motion for approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 702 Emerald Hills Drive, Larry Murdock, applicant. Mr. Badham seconded the motion.

 A Mr. Wilkinson
 A Mr. Cheney
 A Mr. Badham

Motion passed 3-0.

5. **Miscellaneous business and scheduling.**

Chairman Wilkinson ascertained there were no further items of business.

The meeting was adjourned at 5:09 p.m.



Chad Wilkinson, City Planner