

**Bountiful City
Administrative Committee Minutes
August 17, 2015**

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

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 July 13, 2015 and July 20, 2015.

Mr. Cheney made a motion to approve the minutes for July 13, 2015. Mr. Badham seconded the motion.

_____	Mr. Wilkinson (Abstained)
<u> A </u>	Mr. Cheney
<u> A </u>	Mr. Badham

Motion passed 2-0.

Mr. Cheney made a motion to approve the minutes for July 20, 2015. Mr. Wilkinson seconded the motion.

<u> A </u>	Mr. Wilkinson
<u> A </u>	Mr. Cheney
_____	Mr. Badham (Abstained)

Motion passed 2-0.

3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 702 Emerald Hills Drive, Larry Murdock, applicant.

Dustin Matthews (Solar Works, Inc.) was present, representing Larry Murdock.

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 kilowatts (7000 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 1 photovoltaic array for a total of 28 panels. The arrays will occupy approximately 493 square feet, which is smaller than the 50% maximum roof coverage. All panels will be installed on the south facing roof face with four rows of seven panels. The panels will be connected to the roof by a Unirac roof mount system with 5/16" Lag bolts. The roof is of truss construction with asphalt shingles, has a slope of 4/12, and is approximately 6 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.

PUBLIC HEARING: Chairman Wilkinson opened the Public Hearing at 5:04 p.m., and the hearing was closed at 5:04 p.m. with no comment from the public.

Mr. Badham inquired regarding the Unirack system. A discussion ensued regarding the efficiency of the racks and that they are placed 3-6 inches off the roof for the most efficient system.

Mr. Cheney made a motion for approval of a Conditional Use Permit 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.

4. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 3039 South 600 West, Roger Beattie, applicant.

Mr. Cheney made a motion for approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 3039 South 600 West, Roger Beattie, 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 5:11 p.m.



Chad Wilkinson, City Planner