

**Bountiful City
Administrative Committee Minutes
December 14, 2015**

Present: Chairman – Chad Wilkinson; Committee Members – Lloyd Cheney and John Marc Knight; Recording Secretary – Julie Holmgren.

Excused: Assistant Planner – Andy Hulka

1. Welcome and Introductions.

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

2. Consider approval of minutes for December 7, 2015.

Mr. Knight made a motion to approve the minutes for December 7, 2015. Mr. Wilkinson seconded the motion.

<u> A </u>	Mr. Wilkinson
<u> A </u>	Mr. Knight
—	Mr. Cheney (abstained)

Motion passed 2-0.

3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 235 South 400 East, Judson Wall (Dental Solutions Inc.), applicant.

Matt Sovic, representing the applicant, was present.

Mr. 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 (H) Hospital 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 21.4 kilowatts (21,400 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 1 large photovoltaic array with a total of 75 panels. The arrays will occupy approximately 2,110 square feet, which is less than the 50% maximum roof coverage. All 75 panels will be arranged in a grid covering the roof, with 12 rows ranging between 4 and 9 panels per row. The panels will be connected to the roof by a ballasted racking system. The roof is of joist construction, is flat (1/4” per foot slope), and is 2 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. System shall be set up in accordance with Bountiful City Power requirements.
4. This conditional use permit is solely for this site and is non-transferable.

PUBLIC HEARING: Chairman Wilkinson opened and closed the Public Hearing at 5:05 p.m. with no comments from the public.

Mr. Cheney noted that this system is unique in that it is not permanently attached to the roof but is held down by weights. Mr. Knight asked how close the panels are to the roof membrane, and Mr. Sovic explained the panels would be held by a racking system.

Mr. Knight made a motion for approval of a Conditional Use Permit to allow for Solar Panels at 235 South 400 East, Judson Wall (Dental Solutions Inc.), applicant, as outlined by staff. 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, to allow for Solar Panels at 123 West 1550 North, Nicole Blackham, applicant.**

Mr. Knight made a motion for approval, in written form, to allow for Solar Panels at 123 West 1550 North, Nicole Blackham, applicant. Mr. Wilkinson seconded the motion.

 A Mr. Wilkinson
 A Mr. Cheney
 A Mr. Knight

Motion passed 3-0.

5. **Miscellaneous business and scheduling.**

Mr. Wilkinson ascertained there were no further items of business.

The meeting was adjourned at 5:08 p.m.



Chad Wilkinson, City Planner