

**Bountiful City
Administrative Committee Minutes
January 5, 2015**

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

1. Welcome and Introductions.

Chairman Wilkinson opened the meeting at 5:01 p.m. and introduced all present.

2. Consider approval of minutes for December 29, 2014.

Mr. Knight made a motion to approve the minutes for December 29, 2014. 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 762 San Simeon Way, Crystal King, applicant.

Curtis Anderson (Gardner Engineering), representing the applicant, and Crystal King, applicant, were present.

Tayler Jensen 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 3.3 kilowatts (3,300 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 1 photovoltaic array of 12 panels. The array will occupy 217 square feet which is smaller than the 50% maximum roof coverage. The array will be located on the south facing roof. The roof has a slope of 3/12 and is of truss construction. The panels will be secured to the trusses with a Series 100 SnapNRack Flashed L Foot Kit Roof mounting system secured by 5/16” lag bolts. 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 5:05 p.m., and the hearing was closed at 5:05 p.m. with no comment from the public.

Mr. Knight inquired regarding the age of the roof and vent locations on the roof. Mr. Anderson explained that the roof has ten years of life. Gardner Engineering has looked at the roof and determined it structurally sound for solar panel installation. Mr. Anderson further explained that Gardner tries to avoid vents in solar site planning, and that on this particular project all panels will be placed on the south side of the roof where there are no vents. Mr. Wilkinson added that he has reviewed the application and feels good about the plans.

Mr. Cheney made a motion to approve the Conditional Use Permit for Solar Panels at 762 San Simeon Way, Crystal King, applicant. Mr. Knight 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 1750 South 1300 East, Ted Woolley, applicant.**

Mr. Knight made a motion to approve the Conditional Use Permit, in written form, to allow for Solar Panels at 1750 South 1300 East, Ted Woolley, applicant. Mr. Cheney seconded the motion.

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

Motion passed 3-0.

5. Miscellaneous business and scheduling.

Chairman Wilkinson ascertained there were no further items to discuss. The meeting was adjourned at 5:10 p.m.



Chad Wilkinson, City Planner