

Bountiful City
Administrative Committee Minutes
October 12, 2015

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

1. Welcome and Introductions.

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

2. Consider approval of minutes for October 5, 2015.

Mr. Cheney made a motion to approve the minutes for October 5, 2015. Mr. Knight seconded the motion.

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

Motion passed 3-0.

[Legrand Ellison, representing item #3 applicant, was delayed. Item #4 was heard before item #3.]

3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 586 East 1500 South, Steven Thueson, applicant.

Legrand Ellison (Legend Solar), representing Steven Thueson, applicant, was present.

Andy Hulka 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-4 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 4.578 kilowatts (4,578 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 1 photovoltaic array with a total of 14 panels. The arrays will occupy approximately 246 square feet, which is smaller than the 50% maximum roof coverage. The south facing roof will have 14 panels, all in one row. The panels will be connected to the roof by a Sun Modo footing roof mount system. The roof is of pre-engineered truss construction, has a slope of 4:12, and is 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.

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. Cheney made a motion for approval of a Conditional Use Permit to allow for Solar Panels at 586 East 1500 South, Steven Thueson, applicant. Mr. Knight seconded the motion.

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

Motion passed 3-0.

4. **PUBLIC HEARING:** Consider approval of a Conditional Use Permit to allow for Solar Panels at 898 Oakwood Circle, Scott Youngquist, applicant.

Scott Vandehei (Gardner Energy), representing Scott Youngquist, applicant, was present.

Andy Hulka 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 9.34 kilowatts (9,340 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 4 photovoltaic arrays with a total of 38 panels. The arrays will occupy approximately 380 square feet, which is smaller than the 50% maximum roof coverage. All 38 of the panels will be on the southeast facing roof, with 2 panels on the southernmost array, 3 panels on the second array, 4 panels on the third array, and 29 panels on the fourth array. The panels will be connected to the roof by a QBase Universal Tile Mount system. The roof is of truss construction, has a slope of approximately 10:12, and is less than 5 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. Vandehei made a correction to the staff report and noted the roof pitch is 10:12. The minutes reflect that change. Mr. Vandehei also pointed out that the home's backyard adjoins a golf course and, hence, neighbors on that side of the house will not be bothered by potential reflection problems. Additionally, the manufacture states that the panels are made from non-reflective glass.

PUBLIC HEARING: Chairman Wilkinson opened the Public Hearing at 5:03 p.m., and the hearing was closed at 5:03 p.m. with no comment from the public.

Mr. Wilkinson noted the roof has a 10/12 pitch and, in some cases, there might be concern for reflection, but in this instance he has no concern. Mr. Cheney pointed out that the home sits low and the panels will not cause reflection problems.

Mr. Knight made a motion for approval of a Conditional Use Permit to allow for Solar Panels at 898 Oakwood Circle, Scott Youngquist, applicant. Mr. Cheney seconded the motion.

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

Motion passed 3-0.

5. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 402 West Center, Ryan Acree, applicant.

Mr. Cheney made a motion for approval, in written form, to allow for Solar Panels at 402 West Center, Ryan Acree, applicant. Mr. Knight seconded the motion.

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

Motion passed 3-0.

6. **Consider approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Office in a Detached Accessory Structure at 290 West 1700 South, Dorian Vandegrift, applicant.**

Mr. Knight made a motion for approval, in written form, of a Conditional Use Permit to allow for a Home Occupation Office in a Detached Accessory Structure at 290 West 1700 South, Dorian Vandegrift, applicant. Mr. Cheney seconded the motion.

A Mr. Wilkinson

A Mr. Cheney

A Mr. Knight

Motion passed 3-0.

7. **Miscellaneous business and scheduling.**

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

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



Chad Wilkinson, City Planner