

**Bountiful City
Administrative Committee Minutes
November 9, 2015**

Present: Chairman – Chad Wilkinson; Committee Members – Lloyd Cheney and John Marc Knight; 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 19, 2015 and October 26, 2015.

Mr. Knight made a motion to approve the minutes for October 19, 2015. Mr. Wilkinson seconded the motion.

 A Mr. Wilkinson
 Mr. Cheney (abstained)
 A Mr. Knight

Motion passed 2-0.

Mr. Cheney made a motion to approve the minutes for October 26, 2015. Mr. Wilkinson seconded the motion.

 A Mr. Wilkinson
 A Mr. Cheney
 Mr. Knight (abstained)

Motion passed 2-0.

3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 3155 South Davis Boulevard, David and Jennifer Wilcox, applicants.

David and Jennifer Wilcox, applicants, were 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 5.52 kilowatts (5,520 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 3 photovoltaic arrays with a total of 16 panels. The arrays will occupy approximately 279.88 square feet, which is smaller than the 50% maximum roof coverage. The south facing roof will have 2 arrays, each with 6 panels. The west facing roof will have one array with 4 panels. The panels will be connected to the roof by an Invisimount roof mount system. The roof is of truss construction, has a slope of approximately 5/12 according to the applicant's information, and is 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.

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

Mr. Cheney made a motion for approval of a Conditional Use Permit to allow for Solar Panels at 3155 South Davis Boulevard, David and Jennifer Wilcox, applicants, as outlined by staff. 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 3597 Oakridge Circle, Ben and Sally Alley, applicants.**

Mr. Cheney made a motion for approval, in written form, to allow for Solar Panels at 3597 Oakridge Circle, Ben and Sally Alley, applicants. Mr. Knight 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 5:06 p.m.



Chad Wilkinson, City Planner