

**Bountiful City**  
**Administrative Committee Minutes**  
**August 3, 2015**

**Present:** Chairman – Chad Wilkinson; Committee Member – John Marc Knight; Recording Secretary – Julie Holmgren.

**Excused:** Lloyd Cheney

**1. Welcome and Introductions.**

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

**2. Consider approval of minutes for July 13, 2015 and July 20, 2015.**

Approval of minutes for July 13, 2015 and July 20, 2015 was tabled.

**3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 3039 South 600 West, Roger Beattie, applicant.**

Justin Munk (Intermountain Wind & Solar) was present, representing Roger Beattie.

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-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 7.94 kilowatts (7,940 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 1 photovoltaic array for a total of 23 panels. The arrays will occupy approximately 460 square feet, which is smaller than the 50% maximum roof coverage. The South facing roof will have 23 panels with 4 panels on the lowest row, 5 panels on the second row, 6 panels on the third row, and 8 panels on the highest row. The panels will be connected to the roof by a Snap N Rack 3.5 x 5/8 Lag Screw roof mount system. The roof is of truss construction, has a slope of 5/12, and is 8 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. Holly Green was present with her Boy Scout son. She did not express any concerns regarding Mr. Beattie's solar project but made a few general inquiries regarding solar panels in the City of Bountiful. Messrs. Wilkinson, Knight and Munk each took part in answering Ms. Green's questions. The Public Hearing was closed at 5:06 p.m. with no public concerns raised.

Mr. Knight made a motion for approval of a Conditional Use Permit to allow for Solar Panels at 3039 South 600 West, Roger Beattie, applicant. Mr. Wilkinson seconded the motion.

A Mr. Wilkinson  
A Mr. Knight

Motion passed 2-0.

4. **Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 828 Oakwood Circle, Ted Liou, applicant.**

Mr. Knight made a motion for approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 828 Oakwood Circle, Ted Liou, applicant. Mr. Wilkinson seconded the motion.

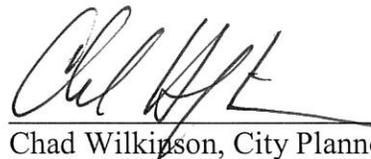
A Mr. Wilkinson  
A Mr. Knight

Motion passed 2-0.

5. **Miscellaneous business and scheduling.**

Chairman Wilkinson ascertained there were no further items of business.

The meeting was adjourned at 5:07 p.m.

  
Chad Wilkinson, City Planner