

**Bountiful City
Administrative Committee Minutes
December 7, 2015**

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

Excused: Lloyd Cheney

1. Welcome and Introductions.

Chairman Wilkinson opened the meeting at 5:02 p.m. and introduced all present.

2. Consider approval of minutes for November 23, 2015.

Mr. Knight made a motion to approve the minutes for November 23, 2015. Mr. Wilkinson seconded the motion.

<u> A </u>	Mr. Wilkinson
<u> A </u>	Mr. Knight
_____	Mr. Badham (abstained)

Motion passed 2-0.

3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 123 West 1550 North, Nicole Blackham, applicant.

Dustin Baker, representing the 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 3.85 kilowatts (3,850 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 200 square feet, which is smaller than the 50% maximum roof coverage. The south facing roof will have all 14 panels with 7 panels on the bottom row and 7 panels on the top row. The panels will be connected to the roof by a Snap N Rack mounting system. The roof is of truss construction, has a slope of 10:12, and the shingles are 10 years old and in good condition. 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 5:05 p.m. with no comments from the public.

Mr. Badham inquired regarding the solar mounting system. Mr. Baker reported that he will be using a Snap N Rack system.

Mr. Badham made a motion for approval of a Conditional Use Permit to allow for Solar Panels at 123 West 1550 North, Nicole Blackham, applicant, as outlined by staff. Mr. Knight seconded the motion.

A Mr. Wilkinson
A Mr. Knight
A Mr. Badham

Motion passed 3-0.

4. **Consider approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Contractor Business (gas pipe installation and service) at 699 West 3300 South, Stockton Davis, applicant.**

Mr. Knight made a motion for approval, in written form, to allow for a Home Occupation Contractor Business (gas pipe installation and service) at 699 West 3300 South, Stockton Davis, applicant. Mr. Wilkinson seconded the motion.

A Mr. Wilkinson
A Mr. Knight
A Mr. Badham

Motion passed 3-0.

5. **Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 73 West 900 North, Brady Byington, applicant.**

Mr. Knight made a motion for approval, in written form, to allow for Solar Panels at 73 West 900 North, Brady Byington, applicant. Mr. Wilkinson seconded the motion.

A Mr. Wilkinson
A Mr. Knight
A Mr. Badham

Motion passed 3-0.

6. **Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 281 West 2400 South, Bernell Loveridge, applicant.**

Mr. Knight made a motion for approval, in written form, to allow for Solar Panels at 281 West 2400 South, Bernell Loveridge, applicant. Mr. Wilkinson seconded the motion.

A Mr. Wilkinson
A Mr. Knight
A Mr. Badham

Motion passed 3-0.

7. **Miscellaneous business and scheduling.**

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

The meeting was adjourned at 5:10 p.m.



Chad Wilkinson, City Planner