

**Bountiful City**  
**Administrative Committee Minutes**  
**July 20, 2015**

**Present:** Chairman – Chad Wilkinson; Committee Member – Lloyd Cheney; Recording Secretary – Julie Holmgren.

**Absent:** John Marc Knight

**1. Welcome and Introductions.**

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

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

Approval of minutes for July 13, 2015 was tabled.

**3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 828 Oakwood Circle, Ted Liou, applicant.**

Ted Liou, applicant, and his contractor, Scott Jones (Creative Energies), were present. Greg and Vicki Gunn (850 Oakwood Circle) were also present.

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-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 7.93 kilowatts (7,930 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 1 photovoltaic array for a total of 26 panels. The arrays will occupy approximately 486 square feet, which is smaller than the 50% maximum roof coverage. The south facing roof will have 26 panels with 9 panels on the lowest row, 10 panels on the middle row, and 7 panels on the highest row. The panels will be connected to the roof by a roof mount system which includes L-Foot Brackets anchored into the underlying manufactured trusses every 48”. The roof is of truss construction, has a slope of 7/12, and is 15-20 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. Wilkinson inquired regarding the condition of the shingles. Mr. Jones responded that they are in good shape.

**PUBLIC HEARING:** Chairman Wilkinson opened the Public Hearing at 5:03 p.m. Greg and Vicki Gunn (850 Oakwood Circle) were present for the Public Hearing. Mr. Gunn reported that he had met with Mr. Liou and Mr. Jones prior to the Administrative Committee Meeting and received answers to most of his questions regarding the solar project. Mr. Gunn was concerned about glare and placement of the solar panels. Mr. Wilkinson showed Mr. Gunn a site plan, and Mr. Gunn said he was fine with the plan. Mr. Jones explained that the solar panels are black, flat and non-reflective, and they will be installed parallel with the roof. The Public Hearing was closed at 5:05 p.m.

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

  A      Mr. Wilkinson  
  A      Mr. Cheney

Motion passed 2-0.

4. **Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 2920 South 450 East, Darryl Brown, applicant.**

Mr. Cheney made a motion for approval of a Conditional Use Permit in written form, to allow for Solar Panels at 2920 South 450 East, Darryl Brown, applicant. Mr. Wilkinson seconded the motion.

  A      Mr. Wilkinson  
  A      Mr. Cheney

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.

  
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Chad Wilkinson, City Planner