

**Bountiful City**  
**Administrative Committee Minutes**  
**May 9, 2016**

**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 May 2, 2016.**

Mr. Knight made a motion to approve the minutes for May 2, 2016. Mr. Cheney seconded the motion.

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

Motion passed 3-0.

**3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 1475 E Mueller Park Rd, Scott Cummings, applicant.**

Scott Cummings, applicant, and Neal Barth (Go Solar Group), 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. A new home was constructed on this property within the last year. 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 5.67 kilowatts (5,670 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 1 photovoltaic array with a total of 21 panels. The arrays will occupy approximately 629 square feet, which is smaller than the 50% maximum roof coverage. The arrays will be situated on the south facing portion of the roof, with 4 panels on the first row, 6 panels on the second row, and 11 panels on the top row. The panels will be connected to the roof using galvanized lag bolts. The roof is of truss construction, has a slope of 6:12, and has asphalt shingles that are less than a year 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.

Mr. Barth noted that his company will be completing a main service upgrade on this project.

**PUBLIC HEARING:** Chairman Wilkinson opened the Public Hearing at 5:04 p.m. Ancil Young (1848 South Chokeycherry Drive) was present to comment on this item. Mr. Young inquired regarding reflection issues with solar panels. Mr. Barth explained that the panels will not reflect much and that they are designed to absorb light. Mr. Knight stated that he has driven by several completed solar projects in Bountiful to check on potential reflection problems and found that they do not reflect much light. Most of the reflection that he observed came from the edge moulding. Mr. Barth noted the panels used on this project will have black moulding to prevent reflection issues and only the rail is silver. The Public Hearing was closed at 5:07 p.m. with no further comments from the public.

Mr. Wilkinson explained that one reason for the Public Hearing is to give neighbors the opportunity to express concerns. He further explained that for this particular project, the pitch of the roof will help alleviate reflection problems.

Mr. Knight made a motion for approval of a Conditional Use Permit to allow for Solar Panels at 1475 East Mueller Park Road, Scott Cummings, applicant. Mr. Cheney 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 1555 East Mueller Park Road, Paul and Charlene Moore, applicants.**

Mr. Cheney made a motion for approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 1555 East Mueller Park Road, Paul and Charlene Moore, applicants. Mr. Knight 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 1398 North 550 East, Jim Allred, applicant.**

Mr. Cheney made a motion for approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 1398 North 550 East, Jim Allred, 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 Handyman Contractor Business at 375 West 400 North, Michael Muir, applicant.**

Mr. Cheney made a motion for approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Handyman Contractor Business at 375 West 400 North, Michael Muir, applicant. Mr. Knight 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.

  
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Chad Wilkinson, City Planner