Bountiful City
Administrative Committee Minutes
January 25, 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 January 11, 2016 and January 18, 2016.**

Mr. Cheney made a motion to approve the minutes for January 11, 2016. Mr. Wilkinson seconded the motion.

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

Motion passed 2-0.

Mr. Knight made a motion to approve the minutes for January 18, 2016. Mr. Cheney seconded the motion.

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

Motion passed 2-0.

3. **PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 2546 Maple Hills Drive, Paul Wheeler, applicant.**

Richard Breitenbeker (Legend Solar), 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-F 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 9.81 kilowatts (9,810 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 1 photovoltaic array with a total of 30 panels. The arrays will occupy approximately 526 square feet, which is smaller than the 50% maximum roof coverage. The south facing roof will have all 30 panels with 8 panels on the first 3 rows and 6 panels on the fourth row. The panels will be connected to the roof by an Invisimount racking system. The roof is of truss construction, has a slope of 9:12, and the shingles are 15 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 5:03 p.m. with no comments from the public.

Mr. Knight made a motion for approval of a Conditional Use to allow for Solar Panels at 2546 Maple Hills Drive, Paul Wheeler, 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 a Home Occupation Lawn Care Business (yard care) at 370 East 1700 South, Gisgard B. Gonzalez, applicant.**

Mr. Cheney made a motion for approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Lawn Care Business (yard care) at 370 East 1700 South, Gisgard B. Gonzalez, applicant. Mr. Knight seconded the motion. Mr. Wilkinson noted that for clarity reasons the code section was included in conditions listed on the Conditional Use Permit.

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