

**Bountiful City  
Administrative Committee Minutes  
July 26, 2016**

**Present:** Chairman – Chad Wilkinson; Committee Members – Lloyd Cheney and John Marc Knight; Recording Secretary – Julie Holmgren

**Excused:** Assistant Planner – Andy Hulka

**1. Welcome and Introductions.**

Chairman Wilkinson opened the meeting at 4:58 p.m. and introduced all present.

**2. Consider approval of minutes for July 18, 2016.**

Mr. Knight made a motion to approve the minutes for July 18, 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 447 East 1700 South, Kelly Barnett, applicant.**

Casey Winger (Intermountain Wind & Solar) and Cherie Barnett were present.

Chad 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 9.92 kilowatts (9,920 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 2 photovoltaic arrays with a total of 31 panels. The arrays will occupy approximately 545 square feet, which is smaller than the 50% maximum roof coverage. The arrays will be located on the east and west facing portions of the roof on the back of the house. The east facing array will include 12 panels in 2 rows. The west facing roof will include 19 panels in 2 rows. The roof is of truss construction and has a slope of 4:12. The applicant has indicated that the asphalt shingles are 7 years old and in good condition. The panels will be connected to the roof with an Invisimount racking

system. 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 explained a preliminary concern regarding panels being placed on the south facing roof because of potential impact on neighbors, but as he reviewed the plans it became apparent this would not be an issue.

**PUBLIC HEARING:** Chairman Wilkinson opened and closed the Public Hearing at 5:01 p.m. with no comments from the public.

Mr. Knight made a motion for approval of a Conditional Use Permit to allow for Solar Panels at 447 East 1700 South, Kelly Barnett, 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 671 East 350 North, Eric Blood, applicant.**

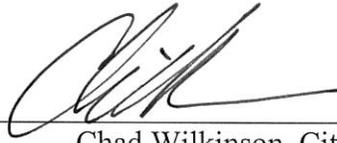
Mr. Cheney made a motion for approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 671 East 350 North, Eric Blood, applicant. Mr. Knight seconded the motion.

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 5:03 p.m.

A handwritten signature in black ink, appearing to read 'Chad Wilkinson', is written above a horizontal line.

Chad Wilkinson, City Planner