

**Bountiful City
Administrative Committee Minutes
July 18, 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 July 11, 2016.

Mr. Knight made a motion to approve the minutes for July 11, 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 671 East 350 North, Eric Blood, applicant.

Chad Stokes (One 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-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 3.78 kilowatts (3,780 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 1 photovoltaic array with a total of 14 panels. The array will occupy approximately 243 square feet, which is smaller than the 50% maximum roof coverage. The array will be located on the southeast facing portion of the roof. The array will include all 14 panels in one row. The roof is of truss construction and has a slope of 5:12. The applicant has indicated that the asphalt shingles are 3 years old and in excellent condition. The panels will be connected to the roof with an Ironridge mounting 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. Stokes explained that the project will be installed exactly as outlined in the plans. Mr. Knight inquired regarding the solar mounting system and color. Mr. Stokes explained that One Solar uses Ironridge and they have had excellent results with the product. He noted that the racking is aluminum color, but the rails are not visible.

PUBLIC HEARING: Chairman Wilkinson opened and closed the Public Hearing at 5:05 p.m. with no comments from the public.

Mr. Cheney made a motion for approval of a Conditional Use Permit 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.

4. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 4309 South Foothill Drive, Jeff Hawkes, applicant.

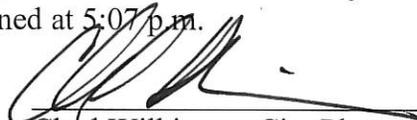
Mr. Knight made a motion for approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 4309 South Foothill Drive, Jeff Hawkes, applicant. Mr. Cheney seconded the motion.

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

Motion passed 3-0.

5. Miscellaneous business and scheduling.

Mr. Wilkinson announced that the city received an appeal from Mr. Clark Ward regarding the Kristopher Clayton variance. Mr. Knight made a motion to adjourn. Mr. Cheney seconded the motion. The meeting was adjourned at 5:07 p.m.


Chad Wilkinson, City Planner