

**Bountiful City**  
**Administrative Committee Minutes**  
**April 11, 2016**

**Present:** Chairman – Chad Wilkinson; Committee Member – Lloyd Cheney; Assistant Planner – Andy Hulka; Recording Secretary – Julie Holmgren

**Excused:** Committee Member – John Marc Knight

**1. Welcome and Introductions.**

Chairman Wilkinson opened the meeting at 5:01 p.m. and introduced all present.

**2. Consider approval of minutes for March 28, 2016.**

Mr. Cheney made a motion to approve the minutes for March 28, 2016. Mr. Wilkinson seconded the motion.

  A        Mr. Wilkinson  
  A        Mr. Cheney

Motion passed 2-0.

**3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 1214 East 1725 South, Ralph Pond, applicant.**

Kyle Paget (Shupe Electric), 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-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 9.765 kilowatts (9,765 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 1 photovoltaic array with 31 panels. The arrays will occupy approximately 547 square feet, which is smaller than the 50% maximum roof coverage. The south-facing array will include 3 rows of panels, with 12 panels on the first row, 10 panels on the second row, and 9 panels on the third row. The panels will be connected to the roof using lag bolts. The roof is of truss construction, has a slope of 5:12, and has asphalt shingles that are in fair 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.

**PUBLIC HEARING:** Chairman Wilkinson opened and closed the Public Hearing at 5:04 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 1214 East 1725 South, Ralph Pond, applicant. Mr. Wilkinson seconded the motion.

A Mr. Wilkinson  
A Mr. Cheney

Motion passed 2-0.

Mr. Cheney inquired regarding Iridium Structural Engineering's letter regarding this project. Specifically, he asked if Iridium personally inspected the property or conducted the inspection by looking at photos. Mr. Paget responded that the company looked at photos, but if this were an older home or a home without a truss frame structure, Iridium would have done an on-site inspection.

4. **Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 1286 East North Ridge Drive, Rodney and Marcia Ford, applicants.**

Mr. Cheney made a motion for approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 1286 East North Ridge Drive, Rodney and Marcia Ford, applicants. Mr. Wilkinson seconded the motion.

A Mr. Wilkinson  
A Mr. Cheney

Motion passed 2-0.

5. **Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 523 East 1400 North, Bruce Chapman, applicant.**

Mr. Cheney made a motion for approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 523 East 1400 North, Bruce Chapman, applicant. Mr. Wilkinson seconded the motion.

A Mr. Wilkinson  
A Mr. Cheney

Motion passed 2-0.

6. **Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 916 East 500 South, Brad and Julie Pace, applicants.**

Mr. Cheney made a motion for approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 916 East 500 South, Brad and Julie Pace, applicants. Mr. Wilkinson seconded the motion.

A Mr. Wilkinson  
A Mr. Cheney

Motion passed 2-0.

7. **Miscellaneous business and scheduling.**

Mr. Wilkinson ascertained there were no further items of business. The meeting was adjourned at 5:08 p.m.

  
Chad Wilkinson, City Planner