

Bountiful City
Administrative Committee Minutes
May 23, 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 5:02 p.m. and introduced all present.

2. Consider approval of minutes for May 9, 2016.

Mr. Knight made a motion to approve the minutes for May 9, 2016. Mr. Cheney seconded the motion with a suggestion to modify the spelling of the word “molding” to “moulding.”

 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 1934 South 850 East, Aaron Malmstrom, applicant.

Neither the applicant nor his solar contractor (Solar Ready Solutions) was present.

In order to allow the applicant or his contractor more time to arrive at the meeting, Mr. Knight made a motion to take a five minute recess. Mr. Cheney seconded the motion.

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

Motion passed 3-0.

The committee took a short recess. Mr. Knight made a motion to reconvene and the committee unanimously voted in support. The committee then addressed agenda item #4. During that time, neither of the applicant nor his contractor arrived. The committee determined to hear agenda item #3 without the applicant or his contractor being 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 6.36 kilowatts (6,360 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 3 photovoltaic arrays with a total of 24 panels. The arrays will occupy approximately 545 square feet, which is smaller than the 50% maximum roof coverage. One array will be situated on the south facing portion of the roof over the garage, with 5 panels on the first row and 3 panels on the second row. Another array will be situated on the south facing portion of the roof over the home, with 5 panels on the first row and 2 panels on the second row. The final array will be on the west facing portion of the roof over the rear of the home, with 4 panels on the first row and 5 panels on the second row. The panels will be connected to the roof with a Snap n Rack connection system. The roof is of truss construction, has a slope of 6:12, and has asphalt shingles that are 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. Wilkinson stated that in his review of the site plan, he was a bit surprised that the plan didn't include more panels on the south facing roof space and had hoped to question the contractor regarding this.

PUBLIC HEARING: Chairman Wilkinson opened and closed the Public Hearing at 5:09 p.m. with no comments from the public.

Mr. Knight noted that the application looked fairly standard, and consequently he made a motion for approval of a Conditional Use Permit to allow for Solar Panels at 1934 South 850 East, Aaron Malmstrom, 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 1475 East Mueller Park Road, Scott Cummings, applicant.**

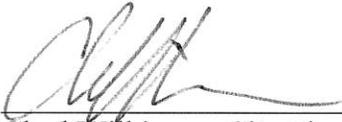
Mr. Cheney made a motion for approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 1475 East Mueller Park Road, Scott Cummings, applicant. Mr. Knight seconded the motion.

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 5:10 p.m.



Chad Wilkinson, City Planner