

**Bountiful City
Administrative Committee Minutes
February 29, 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. Mr. Josh Wing, a student at Salt Lake Community College, was present to observe the proceedings.

2. Consider approval of minutes for February 22, 2016.

Mr. Knight made a motion to approve the minutes for February 22, 2016. Mr. Wilkinson seconded the motion.

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

Motion passed 2-0.

3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 311 East North Canyon Road, Daniel and Janna Christensen, applicants.

Jake Owsley and Michael Chard (Integrated Solar Solutions), representing the applicants, were 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 6.16 kilowatts (6,160 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 3 photovoltaic arrays with a total of 22 panels. The arrays will occupy approximately 490 square feet, which is smaller than the 50% maximum roof coverage. The southeast facing roof on the west end of the house (Roof-A) will have 11 panels, the southwest facing roof in the middle (Roof-B) will have 5 panels, and the southeast facing roof on the east end of the house (Roof-C) will have 6 panels. The panels will be connected to the roof by lag bolts. The roof is of truss construction, has a slope of 6:12, and the shingles are 9 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.

Mr. Knight inquired regarding the engineer's letter. Mr. Cheney stated it was a standard letter. A discussion ensued regarding procedures for the letter and it was noted that photos are taken by the solar contractors and forwarded to the engineering company for analysis.

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 311 East North Canyon Road, Daniel and Janna Christensen, applicants. Mr. Knight seconded the motion.

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

Motion passed 3-0.

4. **PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 1115 East 250 South, Henry Larsen, applicant.**

Neal Barth (Go Solar Group), 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 5.94 kilowatts (5,940 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 1 photovoltaic array with a total of 22 panels. The arrays will occupy approximately 384 square feet, which is smaller than the 50% maximum roof coverage. The southwest facing roof will have all 22 panels with 2 rows of 11 panels each. The panels will be connected to the roof by 5/16" lag bolts. The roof is of truss construction, has a slope of 4:12, and the shingles 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. Barth noted that for this project the meter is located on the street and will be moved by the power company when the project is near completion.

PUBLIC HEARING: Chairman Wilkinson opened and closed the Public Hearing at 5:09 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 1115 East 250 South, Henry Larsen, applicant. Mr. Cheney seconded the motion.

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

Motion passed 3-0.

5. **PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 637 East 2150 South, Matthew Jensen, applicant.**

Neal Barth (Go Solar Group), 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 6.75 kilowatts (6,750 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 1 photovoltaic array with a total of 25 panels. The arrays will occupy approximately 437 square feet, which is smaller than the 50% maximum roof coverage. The southwest facing roof will have all 25 panels with 2 rows of 8 panels and one row of 9 panels. The panels will be connected to the roof by 5/16” lag bolts on an alpha rail mounting system. The roof is of truss construction, has a slope of 4:12, and the shingles 8 or 9 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.

Mr. Wilkinson asked Mr. Barth regarding the alpha rail system. Mr. Barth explained that it is very similar to the Snap and Rack system only with built in grounding. He further explained that the panels are black on black and explained that this reduces glare.

PUBLIC HEARING: Chairman Wilkinson opened and closed the Public Hearing at 5:14 p.m. with no comments from the public. Mr. Josh Wing (in the audience) asked regarding the square footage of the project.

Mr. Knight made a motion for approval of a Conditional Use Permit to allow for Solar Panels at 637 East 2150 South, Matthew Jensen, applicant. Mr. Cheney seconded the motion.

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

Motion passed 3-0.

6. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 1250 South Oakridge Lane, Alan Perkins, applicant.

Mr. Knight made a motion for approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 1250 South Oakridge Lane, Alan Perkins, applicant. Mr. Cheney seconded the motion.

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

Motion passed 3-0.

7. Consider approval of a Conditional Use Permit, in written form, to allow for an Accessory Dwelling Unit at 1405 East Mueller Park Road, Gary and Annette Nelson, applicants.

Mr. Cheney made a motion for approval of a Conditional Use Permit, in written form, to allow for an Accessory Dwelling Unit at 1405 East Mueller Park Road, Gary and Annette Nelson, applicants. Mr. Knight seconded the motion.

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

Motion passed 3-0.

8. **Miscellaneous business and scheduling.**

Mr. Wilkinson ascertained there were no further items of business. The meeting was adjourned at 5:17 p.m.



Chad Wilkinson, City Planner