

Bountiful City
Administrative Committee Minutes
March 28, 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 March 14, 2016.

Mr. Knight made a motion to approve the minutes for March 14, 2016. Mr. Cheney seconded the motion.

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

Motion passed 3-0.

[Due to Mr. Carney’s delayed arrival, item #4 was heard before item #3.]

3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 1286 East North Ridge Drive, Rodney and Marcia Ford, applicants.

Ben Carney (Intermountain Wind & 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-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 6.21 kilowatts (6,210 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 1 photovoltaic array with a total of 18 panels. The array will occupy approximately 307 square feet, which is smaller than the 50% maximum roof coverage. The south-facing array includes 3 rows of panels, with 6 panels on each row. The panels will be connected to the roof using lag screws. The roof is of joist construction, has a slope of 12:12, and the asphalt shingles are approximately 10 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.

A discussion ensued regarding the roof pitch. Mr. Carney explained that the roof on the front of the home is more flat than the back of the home, which is quite steep. The panels will be placed on the backside of the roof (which has asphalt shingles).

PUBLIC HEARING: Chairman Wilkinson opened and closed the Public Hearing at 5:06 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 1286 East North Ridge Drive, Rodney and Marcia Ford, 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 523 East 1400 North, Bruce Chapman, applicant.**

Brad Schow (Green Ridge Builders – Solaroo Solar Energy), 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 7.95 kilowatts (7,950 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 2 photovoltaic arrays with a total of 28 panels. The arrays will occupy approximately 490 square feet, which is smaller than the 50% maximum roof coverage. Both arrays will be south-facing, with one array over the garage with 6 panels and one array over the front of the home with 22 panels. The panels will be connected to the roof using lag bolts and brackets. The roof is of truss construction, has a slope of 4:12, and shingles that are approximately 15 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.

PUBLIC HEARING: Chairman Wilkinson opened and closed the Public Hearing at 5:02 p.m. with no comments from the public.

Mr. Knight inquired regarding the pitch of the roof and the age of the shingles. Mr. Cheney responded that the roof is fairly flat. Mr. Hulka noted that the shingles are approximately 15 years old.

Mr. Knight made a motion for approval of a Conditional Use Permit to allow for Solar Panels at 523 East 1400 North, Bruce Chapman, 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 916 East 500 South, Brad and Julie Pace, applicants.**

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 5.67 kilowatts (5,670 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 2 photovoltaic arrays with a total of 21 panels. The arrays will occupy approximately 367 square feet, which is smaller than the 50% maximum roof coverage. The south-facing array on the west side of the home over the garage will include 3 rows of 3 panels, and the south-facing array on the east side of the home will include 3 rows of 4 panels. The panels will be connected to the roof using lag

bolts. The roof is of truss construction, has a slope of 10:12, and has asphalt shingles that are approximately 10 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 if the two arrays would connect through the attic. Mr. Barth explained that the two arrays will not be connected but will have separate DC wire runs through the attic to the inverter.

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 916 East 500 South, Brad and Julie Pace, applicants. 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 1203 East Canyon Creek Drive, Shirley Faerber, applicant.**

Mr. Knight made a motion for approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 1203 East Canyon Creek Drive, Shirley Faerber, 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 Solar Panels at 1378 North 550 East, David Parker, applicant.**

Mr. Cheney made a motion for approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 1378 North 550 East, David Parker, applicant. Mr. Knight seconded the motion.

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

Motion passed 3-0.

8. **Consider approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Construction Business (road and concrete) at 1925 South 150 West, Ryan Barton, applicant.**

Mr. Knight made a motion for approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Construction Business (road and concrete) at 1925 South 150 West, Ryan Barton, applicant. Mr. Cheney seconded the motion.

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

Motion passed 3-0.

9. **Consider approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Contractor Business (flooring) at 513 North Davis Boulevard, Russell M. Hall, applicant.**

Mr. Cheney made a motion for approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Contractor Business (flooring) at 513 North Davis Boulevard, Russell M. Hall, applicant. Mr. Knight seconded the motion.

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

Motion passed 3-0.

10. **Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 3263 South Highway 89, #400, Curtis D. Trader (Trader Building South, LLC), applicant.**

Mr. Cheney made a motion for approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 3263 South Highway 89, #400, Curtis D. Trader (Trader Building South, LLC), applicant. Mr. Knight seconded the motion.

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

Motion passed 3-0.

11. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 3263 South Highway 89, #100, Curtis D. Trader (Trader Building South, LLC), applicant.

Mr. Cheney made a motion for approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 3263 South Highway 89, #100, Curtis D. Trader (Trader Building South, LLC), applicant. Mr. Knight seconded the motion.

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

Motion passed 3-0.

12. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 256 East Summerwood Drive, Sharlene Nielson, applicant.

Mr. Cheney made a motion for approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 256 East Summerwood Drive, Sharlene Nielson, applicant. Mr. Wilkinson seconded the motion.

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

Motion passed 3-0.

13. Miscellaneous business and scheduling.

Mr. Wilkinson ascertained there were no further items of business. The meeting was adjourned at 5:13 p.m.


Chad Wilkinson, City Planner