

**Bountiful City**  
**Administrative Committee Minutes**  
**August 8, 2016**

**Present:** Chairman – Chad Wilkinson; Committee Members – Lloyd Cheney and Todd Christensen; Assistant Planner – Andy Hulka; Recording Secretary – Julie Holmgren

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

**1. Welcome and Introductions.**

Chairman Wilkinson opened the meeting at 5:00 p.m. and introduced all present.

**2. Consider approval of minutes for August 1, 2016.**

Mr. Christensen made a motion to approve the minutes for August 1, 2016. Mr. Wilkinson seconded the motion.

  A      Mr. Wilkinson  
        Mr. Cheney (Abstained)  
  A      Mr. Christensen

Motion passed 2-0.

**3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 18 West 1000 South, Clark Watson, applicant.**

Brian Post (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-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 10.00 kilowatts (10,000 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 1 photovoltaic array with a total of 33 panels. The arrays will occupy approximately 577 square feet, which is smaller than the 50% maximum roof coverage. The array will be located on south facing portion of the roof. The array will include all 33 panels in 2 rows. The roof is of truss construction and has a slope of 4:12. The applicant has indicated that the asphalt shingles were newly installed in July of this year. The panels will be connected to the roof with an Invisimount racking 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.

**PUBLIC HEARING:** Chairman Wilkinson opened and closed the Public Hearing at 5:04 p.m. with no comments from the public.

Mr. Wilkinson made reference to a prior week's solar application in which the engineer's analysis letter did not include mention of reviewing roof photos. Mr. Post stated it is his practice to photograph the roof structure prior to engineering analysis. Mr. Wilkinson noted the solar system for this property will be fairly visible from the street. Mr. Christensen inquired if a two-story home exists across the street. Mr. Post stated his understanding that most homes in the neighborhood are one-story. Mr. Christensen noted the roof on the home seems ideal for solar panels.

Mr. Cheney made a motion for approval of a Conditional Use Permit to allow for Solar Panels at 18 West 1000 South, Clark Watson, applicant. Mr. Christensen seconded the motion.

A Mr. Wilkinson  
A Mr. Cheney  
A Mr. Christensen

Motion passed 3-0.

4. **PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 111 East North Canyon Road, Stephanie Jackson, applicant.**

Stephanie Jackson, applicant, and her contractor, Luciano Salazar (One Solar), 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-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 7.83 kilowatts (7,830 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 1 photovoltaic array with a total of 29 panels. The arrays will occupy approximately 518 square feet, which is smaller

than the 50% maximum roof coverage. The array will be located on southeast facing portion of the roof. The array will include all 29 panels in 2 rows. The roof is of truss construction and has a slope of 9:12. The applicant has indicated that the asphalt shingles are one year old and in excellent condition. The panels will be connected to the roof with an Ironridge mount 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.

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

Mr. Christensen made a motion for approval of a Conditional Use Permit to allow for Solar Panels at 111 East North Canyon Road, Stephanie Jackson, applicant. Mr. Cheney seconded the motion.

A Mr. Wilkinson  
A Mr. Cheney  
A Mr. Christensen

Motion passed 3-0.

5. **Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 827 East 750 North, David Demille, applicant.**

Mr. Cheney made a motion for approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 827 East 750 North, David Demille, applicant. Mr. Christensen seconded the motion.

A Mr. Wilkinson  
A Mr. Cheney  
A Mr. Christensen

Motion passed 3-0.

6. **Consider approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Handyman Contractor Business at 1640 South 200 West, Jonathan Graf, applicant.**

Mr. Cheney made a motion for approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Handyman Contractor Business at 1640 South 200 West, Jonathan Graf, applicant. Mr. Christensen seconded the motion.

A Mr. Wilkinson  
A Mr. Cheney  
A Mr. Christensen

Motion passed 3-0.

**7. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 920 East 1500 South, Scott and Maren Radmall, applicants.**

Mr. Christensen made a motion for approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 920 East 1500 South, Scott and Maren Radmall, applicants. Mr. Cheney seconded the motion.

A Mr. Wilkinson  
A Mr. Cheney  
A Mr. Christensen

Motion passed 3-0.

**8. Miscellaneous business and scheduling.**

Mr. Wilkinson ascertained there were no further items of business. The meeting was adjourned at 5:12 p.m.



Chad Wilkinson, City Planner