

ADMINISTRATIVE COMMITTEE

Monday, August 3, 2015
5:00 p.m.

NOTICE IS HEREBY GIVEN that the Bountiful City Administrative Committee will hold its regular meeting in the Conference Room at City Hall, 790 South 100 East, Bountiful, Utah, at the time and on the date given above. The public is invited. Persons who are disabled as defined by the Americans with Disabilities Act may request an accommodation by contacting the Bountiful City Planning Office at 298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

AGENDA

1. Welcome and Introductions.
2. Consider approval of minutes for July 13, 2015 and July 20, 2015.
3. **PUBLIC HEARING:** Consider approval of a Conditional Use Permit to allow for Solar Panels at 3039 South 600 West, Roger Beattie, applicant.
4. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 828 Oakwood Circle, Ted Liou, applicant.
5. Miscellaneous business and scheduling.



Chad Wilkinson, City Planner

Pending minutes have not yet been approved by the Administrative Committee and are subject to change until final approval has been made.

**Bountiful City
Administrative Committee Minutes
July 13, 2015**

Present: Acting Chairman – Lloyd Cheney; Committee Members – John Marc Knight and Dave Badham; Recording Secretary – Julie Holmgren.

Excused: Chad Wilkinson

1. Welcome and Introductions.

Acting Chairman Cheney opened the meeting at 5:05 p.m. and introduced all present.

2. Consider approval of minutes for July 6, 2015.

Mr. Knight made a motion to approve the minutes for July 6, 2015. Mr. Cheney seconded the motion.

<u> A </u>	Mr. Cheney
<u> A </u>	Mr. Knight
	Mr. Badham (Abstained)

Motion passed 2-0.

3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 2920 South 450 East, Darryl Brown, applicant.

Darryl Brown, applicant, and his wife Susan Brown, were present.

Acting Chairman Cheney 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 7.5 kilowatts (7,500 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 1 photovoltaic array of 24 total panels. The array will occupy 415.9 square feet which is smaller than the 50% Maximum roof coverage. The array is on the west facing roof and is arranged in two rows with 12 panels on the upper row and 12 panels on the lower row. The roof has a slope of 4/12, is of rafter construction, and has 20 year old aluminum shingles in good condition. The panels will be secured to the rafters with a Series 100 SnapNrack mounting system. A review of information provided in the application indicates that all engineering requirements for the

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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: Acting Chairman Cheney opened the Public Hearing at 5:09 p.m., and the hearing was closed at 5:09 p.m. with no comment from the public.

Mr. Badham inquired regarding Mr. Brown's aluminum roof. A discussion ensued regarding installation of solar panels on an aluminum roof and the necessity for a special sealant to prevent leaking. Mr. Badham inquired about the roof structure, and Mr. Brown explained that his home has a rafter roof and an engineer has completed an analysis of the roof. Mr. Knight inquired about solar rebates and tax credits, and a brief discussion ensued.

Mr. Knight made a motion for approval of a Conditional Use Permit to allow for Solar Panels at 2920 South 450 East, Darryl Brown, applicant. Mr. Badham seconded the motion.

<u>A</u>	Mr. Cheney
<u>A</u>	Mr. Knight
<u>A</u>	Mr. Badham

Motion passed 3-0.

4. Miscellaneous business and scheduling.

Acting Chairman Cheney ascertained there were no further items of business.

The meeting was adjourned at 5:18 p.m.

Chad Wilkinson, City Planner

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**Bountiful City
Administrative Committee Minutes
July 20, 2015**

Present: Chairman – Chad Wilkinson; Committee Member – Lloyd Cheney; Recording Secretary – Julie Holmgren.

Absent: 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 July 13, 2015.

Approval of minutes for July 13, 2015 was tabled.

3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 828 Oakwood Circle, Ted Liou, applicant.

Ted Liou, applicant, and his contractor, Scott Jones (Creative Energies), were present. Greg and Vicki Gunn (850 Oakwood Circle) were also present.

Chairman Wilkinson 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 7.93 kilowatts (7,930 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 1 photovoltaic array for a total of 26 panels. The arrays will occupy approximately 486 square feet, which is smaller than the 50% maximum roof coverage. The south facing roof will have 26 panels with 9 panels on the lowest row, 10 panels on the middle row, and 7 panels on the highest row. The panels will be connected to the roof by a roof mount system which includes L-Foot Brackets anchored into the underlying manufactured trusses every 48”. The roof is of truss construction, has a slope of 7/12, and is 15-20 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:

Pending minutes have not yet been approved by the Administrative Committee and are subject to change until final approval has been made.

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 inquired regarding the condition of the shingles. Mr. Jones responded that they are in good shape.

PUBLIC HEARING: Chairman Wilkinson opened the Public Hearing at 5:03 p.m. Greg and Vicki Gunn (850 Oakwood Circle) were present for the Public Hearing. Mr. Gunn reported that he had met with Mr. Liou and Mr. Jones prior to the Administrative Committee Meeting and received answers to most of his questions regarding the solar project. Mr. Gunn was concerned about glare and placement of the solar panels. Mr. Wilkinson showed Mr. Gunn a site plan, and Mr. Gunn said he was fine with the plan. Mr. Jones explained that the solar panels are black, flat and non-reflective, and they will be installed parallel with the roof. The Public Hearing was closed at 5:05 p.m.

Mr. Cheney made a motion for approval of a Conditional Use Permit to allow for Solar Panels at 828 Oakwood Circle, Ted Liou, applicant. Mr. Wilkinson seconded the motion.

A Mr. Wilkinson
A Mr. Cheney

Motion passed 2-0.

4. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 2920 South 450 East, Darryl Brown, applicant.

Mr. Cheney made a motion for approval of a Conditional Use Permit in written form, to allow for Solar Panels at 2920 South 450 East, Darryl Brown, applicant. Mr. Wilkinson seconded the motion.

A Mr. Wilkinson
A Mr. Cheney

Motion passed 2-0.

5. Miscellaneous business and scheduling.

Chairman Wilkinson ascertained there were no further items of business.

The meeting was adjourned at 5:07 p.m.

Chad Wilkinson, City Planner



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CITY MANAGER
GARY R. HILL

Memo

Date: July 27, 2015
To: Administrative Committee
From: Andy Hulka, Planning Assistant
Re: Staff Report for the Administrative Committee Meeting on Monday, August 3rd, 2015

Overview

- 3. PUBLIC HEARING** - Consider approval of a Conditional Use Permit to allow for Solar Panels at 3039 South 600 West, Roger Beattie, applicant.

Item #3

Background

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 7.94 kilowatts (7,940 watts), requiring a conditional use permit.

Findings

The application submitted indicates the proposed installation of 1 photovoltaic array for a total of 23 panels. The arrays will occupy approximately 460 square feet, which is smaller than the 50% maximum roof coverage. The south facing roof will have 23 panels with 4 panels on the lowest row, 5 panels on the second row, 6 panels on the third row, and 8 panels on the highest row. The panels will be connected to the roof by a Snap N Rack 3.5 x 5/8 Lag Screw roof mount system. The roof is of truss construction, has a slope of 5/12, and is 8 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.



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CITY MANAGER
GARY R. HILL

Staff Recommendation

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.

Bountiful Land Use Ordinance

14-14-126 PRIVATE POWER PLANTS

- A. A "Private Power Plant" is any device or combination of devices not owned and operated by a regulated utility company, which convert mechanical or chemical energy into electricity. A private power plant with a peak power generation capacity of 10 Watts/12v/500mA (or equivalent) is exempt from the provisions of this Section. A private power plant, including a windmill or wind turbine, shall not be permitted within Bountiful City limits, with the following exceptions:
1. A back-up power generator running on unleaded gasoline, diesel, natural gas, propane, or hydrogen fuel cell, rated for a single structure or building lot, located in accordance with the requirements of the zone in which it is located.
 2. A photovoltaic cell array or other passive solar energy system located in accordance with the requirements for occupied structures for the zone in which it is located.
- B. With the exception of a back-up power generator, no private power plant may be installed or used on any property unless a conditional use permit has been issued for the specific power generation device.
- C. A private power plant is not exempt from the height requirements of the Zone in which it is located, and shall be considered an occupied structure for the purposes of calculating height.
- D. Solar energy design standards and requirements
1. Solar energy panels or collectors that are mounted to the roof shall:
 - a. Not extend beyond the roofline.
 - b. Not reflect sunlight onto neighboring windows or rights-of-way.
 - c. Not exceed fifty (50) percent of the total roof area.
 - d. Shall be maintained in good condition.
 2. Prior to installation, use, and connection to the grid, the following shall be done:
 - a. A Conditional Use Permit shall be issued
 - b. A Building Permit shall be issued
 - c. The Power Department shall approve the application for net metering
 - d. The Power Department shall approve the physical installation



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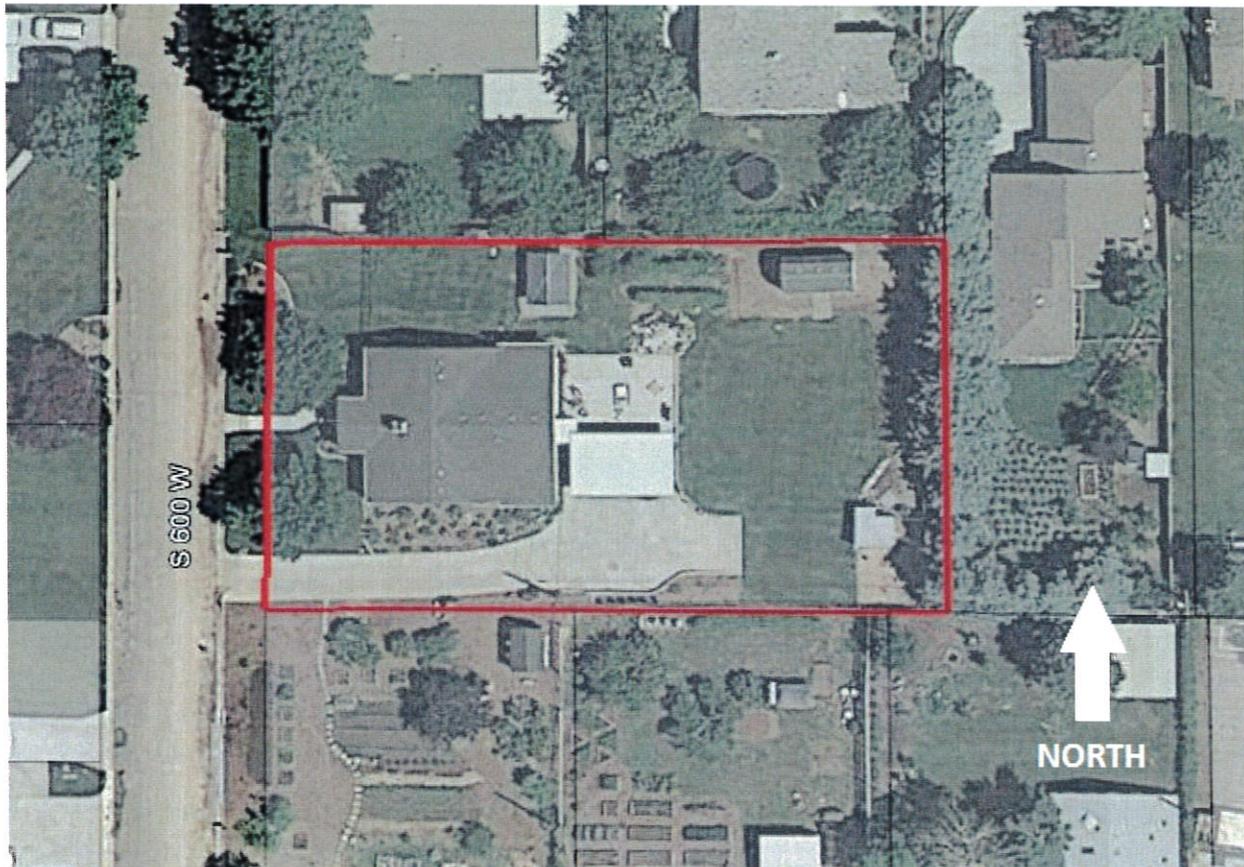
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3039 S 600 W



Aug 3 - Admin

CONDITIONAL USE PERMIT APPLICATION

Date of Submittal: _____

Property Address: 3039 S 600 W Bountiful, UT

Applicant Name: Roger Beattie

Applicant Address: 1953 W 425 So Woods Cross, UT 84087

Applicant Phone #: 385-777-5444 ext 109

Applicant Email: peggy@imwindandsolar.com

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1. Items that shall be included with any Conditional Use Permit application:

- a. A completed Bountiful City Application for Conditional Use Permit cover sheet (this document).
- b. Payment of Filing Fee (\$200 P.C. / \$50 A.C.)
- c. If the conditional use permit is to be approved by the Planning Commission, a mailing list of all property owners within three hundred feet (300') of the subject property boundaries based on the most recent Davis County Tax Assessment records, submitted on self-adhesive mailing labels. Items heard by the Administrative Committee do not require mailing labels.
- d. If the conditional use permit requires site plan review, two (2) full sized, and one (1) 11x17 copy or one (1) .PDF file, of the proposed site plan drawn at 1:10 scale or as required by the City Engineer and City Planner. A site plan shall include:
 - i. A north arrow, the scale of the drawing, and the date of the drawing.
 - ii. Street names and addresses.
 - iii. Property lines with dimensions.
 - iv. All sidewalks, driveways, curbs and gutter, and parking areas.
 - v. All existing easements, rights-of-way, and any other restrictions on the use of the property.
 - vi. Existing buildings, proposed buildings, and other significant features on the site.
 - vii. Existing buildings and significant features located on adjacent properties within 50 feet (50') of the subject property boundaries
 - viii. When required by the City Planner or City Engineer, and for all new construction, a survey including both existing and proposed contours of the land at intervals of two feet (2') or better.

- e. Typed responses to the following questions:
 - i. How does your proposed project fit in with surrounding properties and uses?
 - ii. What will you do to mitigate the potential conflicts with surrounding properties and uses?

2. Property Owner Authorization and Affidavit

The undersigned, being duly sworn, depose that I am (we are) the owner(s) or authorized agent(s) of the owner(s) of the property involved in this application and that the statements contained herein or by attachment, are to the best of my (our) knowledge true and correct.

Peers Louis

Owner/Agent

Owner/Agent

1. This system itself lays flush to the roof and is located away from the street view. It will be a benefit to the surrounding area by providing a source of clean, renewable energy.
2. We will install the panels in a professional and a timely manner and have a clean look on the finished installation.



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CITY COUNCIL
Richard Higginson
Beth Holbrook
John M. Knight
R. Fred Moss
Thomas B. Tolman
CITY MANAGER
Gary Hill

SOLAR PANEL QUESTIONS

Please answer all questions completely (do not simply refer to an attachment)

Total Number of Panels	23
<i>Array Dimensions</i>	
<i>Total rating of photovoltaic system:</i>	7.94 KW
Mounting Location	
<i>Roof/Wall/Other</i>	Roof
<i>Roof Pitch (Rise/Run e.g. "5/12")</i>	5/12"
<i>Roofing Material Asphalt Shingle/Tile/Steel/Other Age & Condition of Shingles</i>	Asphalt Shingles
<i>Roof Construction Rafter/Truss/Joist</i>	Truss
Engineering Analysis	
<i>Connection to Roof</i>	Snap N Rack 3.5x 5/8 Lag Screw
<i>Analysis of Existing Roof Structure with added Solar Equipment</i>	it is our conclusion that the installation of solar panels on this existing roof will not adversely affect the structure of this house. design wind 120 mph: snow load 43 psf per Utah amendments to the IBC.
<i>Adequate Uplift Resistance (120 mph Exp B)</i>	Yes

INVERTER SPECIFICATIONS	
MANUFACTURER	SMA AMERICA (TL)
MODEL	(2) SB3800TL-US (240V)
MAX DC INPUT VOLTAGE	600 V
MAX OUTPUT POWER	3800 W
NOMINAL AC OUTPUT VOLTAGE	240 V
NOMINAL AC OUTPUT CURRENT	16 A
MAX FUSE (OCPD)	20 A

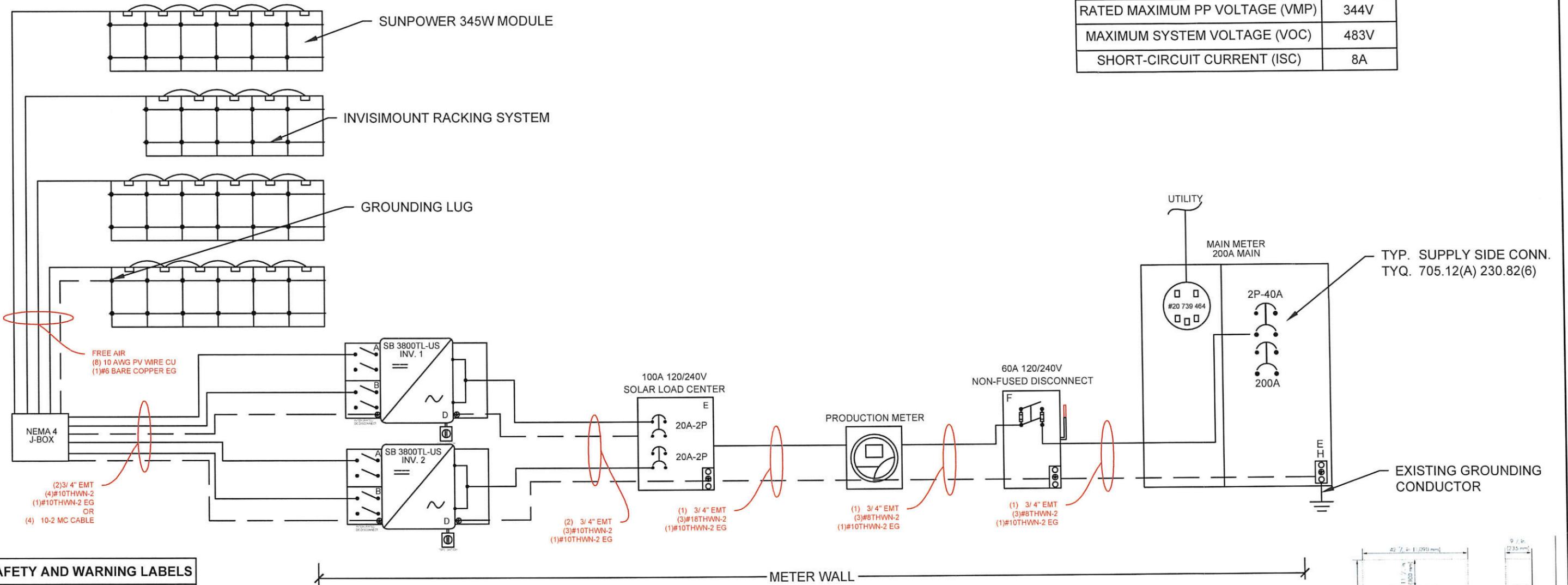
PV MODULE SPECIFICATIONS	
MANUFACTURER	SUNPOWER
MODEL	X21-345
MAX POWER-POINT CURRENT (Imp)	6.02 A
MAX POWER-POINT VOLTAGE (Vmp)	57.3 V
OPEN CIRCUIT VOLTAGE (Voc)	68.2 V
SHORT CIRCUIT CURRENT (Isc)	6.39 A
MAX SERIES FUSE (OCPD)	20 A
MAX POWER (Pmax)	345 W
MAX VOLTAGE (Vdc)	600 V

SECURE POWER SUPPLY TECHNICAL DATA	
MAXIMUM AC VOLTAGE	125V
MAXIMUM AC CURRENT	12A
MAXIMUM POWER OUTPUT	1500W

PHOTOVOLTAIC AC OUTPUT LABEL	
AC OUTPUT CURRENT	20A
NOMINAL AC VOLTAGE	240V

PV POWER SOURCE LABEL	
RATED MAXIMUM PP CURRENT (IMP)	6.1A
RATED MAXIMUM PP VOLTAGE (VMP)	344V
MAXIMUM SYSTEM VOLTAGE (VOC)	483V
SHORT-CIRCUIT CURRENT (ISC)	8A

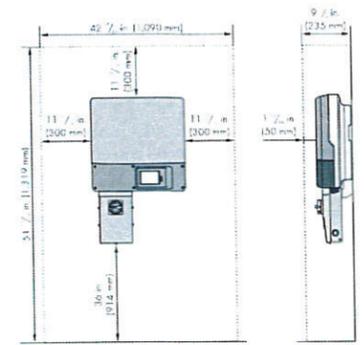
PV POWER SOURCE LABEL	
RATED MAXIMUM PP CURRENT (IMP)	6.1A
RATED MAXIMUM PP VOLTAGE (VMP)	344V
MAXIMUM SYSTEM VOLTAGE (VOC)	483V
SHORT-CIRCUIT CURRENT (ISC)	8A



SAFETY AND WARNING LABELS	
A	COMBINER BOX/PASS THROUGH
B	DC BREAKER OR DC DISCONNECT
C	DC CONDUIT
D	INVERTER
E	AC BREAKER OR AC DISCONNECT
F	BREAKER PANEL
G	PRODUCTION METER
H	METER MAIN

ELECTRICAL NOTES:	
1.	ALL COMPONENTS ARE GROUNDED PER NEC 2011 CODE
2.	INTERCONNECTION METHOD COMPIES WITH 690.64
3.	ALL WIRES WILL BE RATED THHN/THWN-2
4.	ALL INTERCONNECTION WILL COMPLY WITH 705.12

****ALL PHOTOVOLTAIC (DC) CIRCUITS WILL BE LABELED EVERY 10' 690.31(4)****



INTERMOUNTAIN WIND & SOLAR
 1953 WEST 2425 SOUTH
 WOODS CROSS, UT, 84087
 P: 801-298-5255
 F: 801-298-5355

DATE:	07/10/2015
Permit Designer	T.Schoen
PROJECT #	2015-375
SYSTEM SIZE:	7.935kW
AHJ:	Bountiful
Revision	

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 Document may be reproduced or
 Transmitted in any form or by any
 Means without the prior written
 Consent of Intermountain Wind and Solar

Roger Beattie
 3039 S 600W
 Bountiful, UT 84010



SHEET #
PV03

SCOPE OF WORK

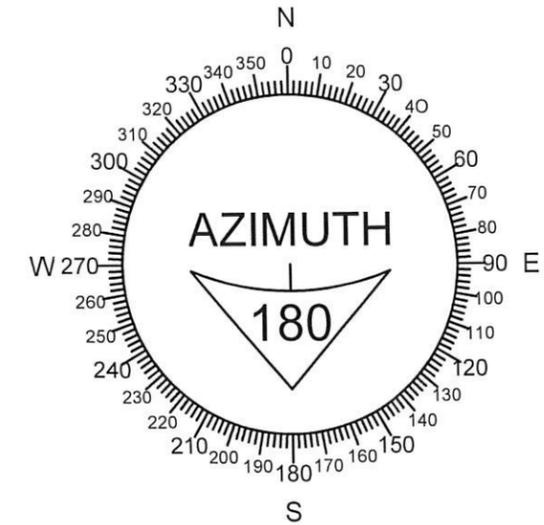
System Size: 7.94kW
 Standard Asphalt Shingle Roof
 Total Area of Array(s): 460ft²
 Anchored on 48" Centers using UL Listed InvisiMount Racking System
 Sun Resistant Ties Used for Wire Management Under Arrays(s)
 Pass Through Boxes Mounted Flush on Installation Surface (16")
 Meter Upgrade: NO

MODULE AND INVERTER(S)

- (23) SunPower 345W
- (2) SMA 3800TL-US-22

NOTES

PLEASE REFER TO LABEL PLAN FOR WARNINGS PER NEC 690 & IRC 2012
 WIRING SHALL NOT BE INSTALLED WITHIN 10" OF ROOF DECKING EXCEPT WHERE DIRECTLY BELOW THE ROOF SURFACE COVERED BY PV MODULES AND/OR EQUIPMENT
 Webconnect Monitoring Unit Will Be Installed



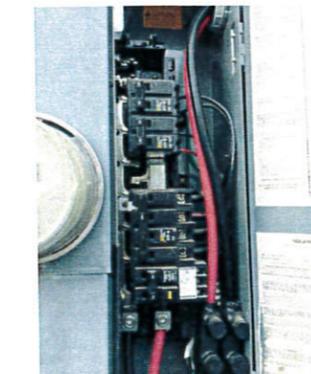
METER WALL



ATTIC DETAIL



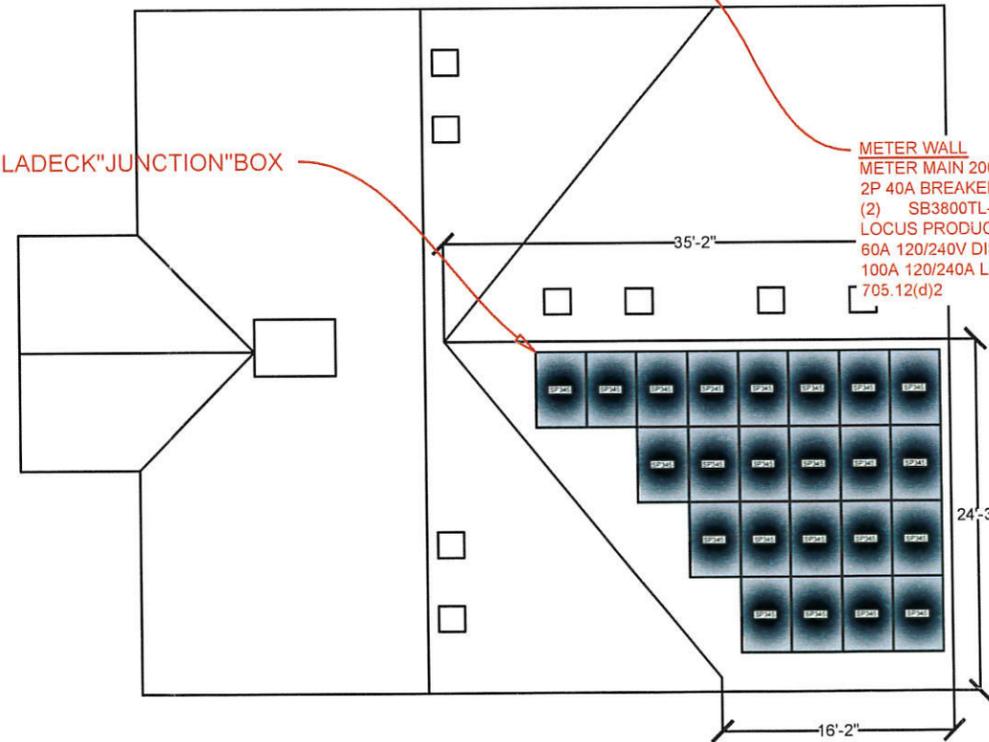
METER DETAIL



METER WALL
 METER MAIN 200A 240V
 2P 40A BREAKER
 (2) SB3800TL-US-22
 LOCUS PRODUCTION METER
 60A 120/240V DISCONNECT
 100A 120/240A LOAD CENTER
 705.12(d)2



SOLADECK"JUNCTION"BOX



METER WALL
 METER MAIN 200A 240V
 2P 40A BREAKER
 (2) SB3800TL-US-22
 LOCUS PRODUCTION METER
 60A 120/240V DISCONNECT
 100A 120/240A LOAD CENTER
 705.12(d)2

DATE:	07/10/2015
Permit Designer	T.Schoen
PROJECT #	2015-375
SYSTEM SIZE:	7.935kW
AHJ:	Bountiful
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Bountiful City, Utah Conditional Use Permit

A public hearing was held on July 20, 2015, at Bountiful City Hall to consider the request of Ted Liou for a Conditional Use Permit allowing for a Private Power Plant (Solar Panels) at the following location:

828 Oakwood Circle, Bountiful City, Davis County, Utah

ALL OF LOT 51, FAIRWAY OAKS SUB. CONTAINS 0.572 ACRES

Parcel: 05-113-0051

The Bountiful City Administrative Committee heard the matter and considered the statements of the applicant, the City staff, and the public. As a result, the Administrative Committee makes the following findings:

1. This matter is properly heard before the Administrative Committee.
2. Appropriate public notice has been provided and a public hearing held.
3. The proposed request to operate a Private Power Plant (Solar Panels) meets the letter and the intent of the specific requirements in §14-2 and 14-14 et seq (Conditional Use Permit provisions) of the Bountiful City Land Use Ordinance.

The Bountiful City Administrative Committee hereby grants this Conditional Use Permit for a Private Power Plant (Solar Panels) to be located at 828 Oakwood Circle, in Bountiful, Davis County, Utah, 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.

The Conditional Use Permit was approved on July 20, 2015, and this written form was approved this 3rd day of August, 2015.

Chad Wilkinson
Planning Director

ATTEST: Julie Holmgren
Recording Secretary