Bountiful City
Administrative Committee Minutes
August 22, 2016

Present: Chairman – Chad Wilkinson; Committee Member – 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 August 15, 2016.**

   Mr. Cheney made a motion to approve the minutes for August 15, 2016. Mr. Wilkinson seconded the motion.

   _A_ Mr. Wilkinson
   _A_ Mr. Cheney
   ___ Mr. Knight (Abstained)

   Motion passed 2-0.

3. **PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 3578 South 100 West, John Olmedo, applicant.**

   Brent Peterson (Legend Solar), representing the applicant, was present.

   [Mr. Peterson was delayed in his arrival, and this item was heard after item #4.]

   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 6.90 kilowatts (6,900 watts), requiring a conditional use permit.

   The application submitted indicates the proposed installation of 5 photovoltaic arrays with a total of 20 panels. The arrays will occupy approximately 332 square feet, which is smaller than the 50% maximum roof coverage. The arrays will be located on the flat roof, angled towards the south. The first two arrays will include 3 panels each, the third array will include 5 panels, the fourth array will include 4 panels, and the fifth array will include 5 panels. The roof is of joist construction and has a slope of 0:12 (flat roof). The applicant has indicated that the roofing membrane is in good condition. 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.

Mr. Wilkinson noted that the project involves a flat roof and inquired regarding the angle at which the panels would be installed. Mr. Peterson responded that they would be placed at approximately a 25 degree angle. Mr. Wilkinson stated that visual impact is always a concern with solar projects and that the angle described would be satisfactory. Mr. Cheney requested that the committee look at a Google Earth street view of the home. The committee viewed the home and it was determined the project would not create a negative visual impact.

PUBLIC HEARING: Chairman Wilkinson opened and closed the Public Hearing at 5:08 p.m. with no comments from the public.

Mr. Knight inquired regarding the engineer's letter for the project. Mr. Peterson responded that their company's procedures require photos of the joists and measurements of the trusses which are then submitted to an engineer for analysis. A discussion ensued regarding physical inspection of the attic for the project. Mr. Peterson stated that for a project with a flat roof that protocol would require attic photos or inspection of a blueprint.

Mr. Cheney made a motion for approval of a Conditional Use Permit to allow for Solar Panels at 3578 South 100 West, John Olmedo, applicant. 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 3894 South Bountiful Boulevard, Eric and Julie Hattabaugh, applicants.**

Dakota Brown (Auric 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 6.27 kilowatts (6,270 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 2 photovoltaic arrays with a total of 22 panels. The arrays will occupy approximately 402 square feet, which is smaller than the 50% maximum roof coverage. The first array will be located on the southwest facing portion of the roof and will include 15 panels; the second array will be located on the southeast facing portion of the roof and include 7 panels. The roof is of truss construction and has a slope of 7:12. The applicant has indicated that the asphalt shingles are 3-4 years old and in good condition. The panels will be connected to the roof with a Snap N Rack 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.

Mr. Wilkinson clarified placement of the panels on the roof and the committee viewed the applicant's home and neighboring houses in Google Earth.

PUBLIC HEARING: Chairman Wilkinson opened and closed the Public Hearing at 5:03 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 3894 South Bountiful Boulevard, Eric and Julie Hattabaugh, applicants. Mr. Cheney seconded the motion.

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

Motion passed 3-0.

5. **Consider approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Contractor Business at 670 North Main Street, Dane Garner, applicant.**

Mr. Cheney made a motion for approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Contractor Business at 670 North Main Street, Dane Garner, applicant. Mr. Knight 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 a New Single Family Dwelling in a Residential Multiple Family Zone at 173 West 400 South, Joel Hale, applicant.**

   Mr. Cheney made a motion for approval of a Conditional Use Permit, in written form, to allow for a New Single Family Dwelling in a Residential Multiple Family Zone at 173 West 400 South, Joel Hale, applicant. Mr. Knight seconded the motion.

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

   Motion passed 3-0.

7. **Miscellaneous business and scheduling.**

   Mr. Wilkinson ascertained there were no further items of business. The meeting was adjourned at 5:11 p.m.

Chad Wilkinson, City Planner