

Bountiful City
Administrative Committee Minutes
December 20, 2010
5:00 P.M.

Present: Acting Chairman – Dave Badham; Committee Member – Marc Knight; Assistant City Engineer – Lloyd Cheney; Assistant Planner - Dustin Wright; and Recording Secretary – Darlene Baetz

1. Acting Chairman Badham opened the meeting at 5:00 pm and had everyone present introduce themselves.
2. Consider approval of minutes for December 13, 2010.

Mr. Cheney made a motion to approve the minutes for December 13, 2010 as drafted with the modifications as suggested. Mr. Knight seconded the motion. Voting was 2-0 in favor with Mr. Badham abstaining as he was not present at the meeting.

3. Consider an approval of a Lot Line Adjustment at 2476 S. 500 W. and 2520 S. 500 W., Bronson Sulser and D. Michael Nielsen, applicants.

Mr. Bronson Sulser and D. Michael Nielsen were present. Mr. Wright presented the staff report.

No new lots are being created. The adjusted properties will still meet the minimum lot size requirements for buildable lots. The frontages will not decrease. Any easements will need to be realigned.

Based on findings, the staff recommends to the Committee that they approve a Lot Line Adjustment for Bronson Sulser and D. Michael Nielsen, applicants at 2476 W. 500 W. and 2520 S. 500 W. with the condition that any easements be adjusted to follow the new lot line. Lot Line realignment addresses encroachment by condominiums and Mr. Sulser's need for easement to develop.

Mr. Cheney made a motion to approve the Lot Line Adjustment at 2476 S. 500 W. and 2520 S. 500 W. Mr. Knight seconded the motion. Voting passed 3-0 in favor.

4. Consider a Conditional Use Permit to allow for a home occupation Tile Contractor business at 909 E. Center St., Rhett Holbrook, applicant.

Mr. Holbrook, applicant was present. Mr. Wright presented the report.

The applicant, Rhett Holbrook, Omega Tile, is applying for a Home Occupation Conditional Use Permit to process the paperwork at his home for his tile contracting business. His home is in an R-4, single family zone. He is the owner and operator of the business with 1-2 employees who meets him at the jobsite and not at the home. His tools are stored in the back of his truck. He does not have any signage at the residence.

Supplies are not delivered to or sold from his home. He only uses one room in the home as an office for his computer and files.

Based on the findings, the staff recommends to the Committee that they approve a Conditional Use Permit with the conditions that the applicant keeps a current home business license. He will comply with the city ordinances for Conditional Use Permits concerning a home occupation business and the permit will be for this individual at this site and is non-transferable.

Mr. Knight made a motion to approve the Conditional Use Permit for a home occupation Tile Contractor business at 909 E. Center St, Rhett Holbrook, with the conditions outlined by staff. Mr. Cheney seconded the motion. The motion passed 3-0.

5. Consider a Conditional Use Permit for solar panels at Craig's Superior Appliance at 315 N. 200 W., Jewett Properties, LLC, Bryan Jewett, applicant.

Plans have been submitted showing 4, 190 Watt, solar panels to be located on the South facing roof. After reviewing the angle of sunlight reflecting off the solar array, there are not any major signs that surrounding properties will be negatively affected.

Based on the findings, staff finds that the applicant would comply with requirements for the conditional use permit. Staff recommends approval for the Conditional Use Permit with the following conditions: applicant obtains a building permit and this Conditional Use Permit is just for this site and is not transferable.

The committee and Mr. Jewett discussed the future of solar panels in Bountiful City. Mr. Jewett indicated that Craig's Superior Appliance will comply with Bountiful City codes and will consider the appearance of solar panels before installing them for customers.

Mr. Knight made a motion to approve the Conditional Use Permit for solar panels at Craig's Superior Appliance at 315 N. 200 W., Bryan Jewett, applicant. Mr. Cheney seconded the motion. Voting was 3-0 in favor.

Acting Chairman Badham ascertained that there were no other items to discuss. Mr. Knight made a motion to adjourn and Mr. Cheney seconded the motion. Voting was 3-0 in favor.

The meeting adjourned at 5:30 p.m.