

Bountiful City
Administrative Committee Minutes
October 8, 2013
5:00 P.M.

Present: Chairman – Aric Jensen; Committee Members – Lloyd Cheney and John Marc Knight;
Assistant Planner – Royce Davies and Recording Secretary – Darlene Baetz

1. Chairman Jensen opened the meeting at 5:02 pm and all present introduced themselves.
2. Consider approval of minutes for September 24, 2013.

Mr. Knight made a motion to approve the minutes for September 24, 2013 as written. Mr. Cheney seconded the motion. Voting passed 3-0 in favor.

3. **PUBLIC HEARING** - Consider approval to allow for solar panels at 163 W. 1950 S., Ryan and Andrea Nelson, applicant. (Scott Cramer representative for Go Solar Group.)

Ryan and Andrea Nelson, applicants and Scott Cramer, Go Solar Group representative, were present. Royce Davies presented staff report.

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.

Plans have been submitted showing a photovoltaic array of 16 panels in two rows of 8 panels each. The array will occupy an area of 240 square feet and will be mounted parallel with the asphalt shingle roof which has a slope of 5/12. The panels will be attached to the roof trusses via IronRidge XRS and GreenFastener Flashings. Analysis of existing roof with added solar equipment shows a dead load of 4.7 pounds per square foot. The array has also been rated for an uplift resistance of 120+ for 10 seconds. The Applicant has also agreed to follow submitted electrical diagrams that meet the electrical requirements prescribed by Bountiful City Power.

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. Applicant obtains a building permit.
2. This Conditional Use Permit is solely for this site and is non-transferable.

Chairman Jensen opened and closed the public hearing at 5:09 without any comments.

Mr. Cheney made a motion to approve the Conditional Use Permit for solar panels with the two conditions recommended by staff. Mr. Knight seconded the motion. Voting passed 3-0 in favor.

4. **PUBLIC HEARING** – Consider approval to allow for a home occupation construction business at 88 Viewcrest Circle, Wayne Carper, applicant.

Wayne Carper was present. Royce Davies presented the staff report.

The proposed Roofing Business is located in the R-3 Single Family Zone on the property where the Applicant resides.

No other employees will congregate at the property. No signs would be placed on the property. No construction equipment will be stored on the property. No inventory will be stored on the property. No chemicals will be used or stored on the property.

Upon review of the application, staff finds that the applicant complies with requirements in the City Ordinance regarding Home Occupation Business Licenses. Staff recommends approval of a Conditional Use Permit with the following conditions:

1. The Applicant is to keep a current Bountiful City Home Business license while operating the business.
2. The Applicant is to continually comply with the requirements in the Bountiful City Code concerning a Home Occupation Businesses (14-17-105) and the storage of commercial items in an R Zone (14-4-113).
3. This Conditional Use Permit is just for this Applicant at this site and is non-transferable.

Chairman Jensen opened and closed the public hearing at 5:12 without any comments.

Mr. Knight made a motion to approve the Conditional Use Permit for Home Occupation Construction business at the corrected address of 88 South Viewcrest Circle with the conditions recommended by staff. Mr. Cheney seconded the motion. Voting passed 3-0 in favor.

5. **PUBLIC HEARING** - Consider approval of a for a home occupation construction business at 45 N. 400 E., Coy Call, applicant.

Applicant was not present. Mr. Cheney made a motion to table the item until the next meeting. Mr. Knight seconded the motion. Voting passed 3-0 in favor.

6. Chairman Jensen ascertained there were no other items to discuss. Mr. Knight made a motion to adjourn. Mr. Cheney seconded the motion. Voting passed 3-0 in favor. The meeting was adjourned at 5:13 pm.