

Bountiful City
Administrative Committee Minutes
April 25, 2011
5:00 P.M.

Present: Chairman – Aric Jensen; Committee Member – Marc Knight; Committee Member – Lloyd Cheney; Assistant Planner - Dustin Wright; and Recording Secretary – Darlene Baetz

1. Chairman Jensen opened the meeting at 5:00 pm and all present introduced themselves.

Consider approval of minutes for April 11, 2011. Mr. Knight made a motion to approve the minutes as amended by staff. Mr. Cheney seconded the motion. Voting was 2-0 in favor. Chairman Jensen abstained as he was not present at the meeting.

2. **PUBLIC HEARING - Consider a Conditional Use Permit application to allow for a home occupation Sprinkler Repair business at 190 South 100 West, Tim Yates, applicant.**

Tim Yates was present. Mr. Wright presented the staff report.

The applicant's home is in a Residential Multi-Family RM-19 zone. Applicant stores his tools in his truck and does not have any signage at the residence. He will only use one room in the home as an office for his computer and files and does not have employees and knows if he does in the future that they are not to meet at the home. He picks up his supplies and does not have deliveries to the home.

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)
3. This Conditional Use Permit is just for this individual at this site and is not transferable.

Chairman Jensen opened the public hearing. The hearing was closed without comment.

Staff discussed the transparency of the business in a residential area and that vehicles need to be kept on cement and not on gravel.

Mr. Cheney made a motion to approve the Conditional Use Permit for a home occupation Sprinkler Repair business at 190 South 100 West, Tim Yates, with the conditions set forth by staff. Mr. Knight seconded the motion. Voting passed 3-0 in favor.

3. PUBLIC HEARING - Consider a Conditional Use Permit application for solar panels at 165 East 550 North, Bryan Jewett, applicant and Tom Hill, owner.

Tom Hill was present. Bryan Jewett was not present. Mr. Wright presented the staff report.

The applicant's home is in a Residential Single-Family R-4 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 15, 3'x5', solar panels to be located on the East (5 panels) and West (10 panels) facing roof of the garage. They will be mounted parallel to the roof which has a 4:12. 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:

1. Applicant obtains a building permit.
2. This Conditional Use Permit is just for this site and is not transferable.

Chairman Jensen opened the public hearing. The hearing was closed without comment.

Mr. Knight made a motion to approve the Conditional Use Permit for Solar Panels at 165 East 550 North, Tom Hill, owner. Mr. Cheney seconded the motion. Voting was 3-0 in favor.

4. Consider an approval of a Conditional Use Permit letter, in written form, for a Commercial Occupation Seasonal Produce business at the northeast corner of 400 W. 1800 S., James Skinner, applicant.

Mr. Cheney made a motion to approve the Conditional Use Permit letter for a Seasonal Produce business at northeast corner of 400 W. 1800 S., James Skinner, applicant, with correct address as amended. Mr. Knight seconded the motion. Voting was 2-0 in favor. Chairman Jensen abstained as he was not present at the meeting.

5. Chairman Jensen 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 5:17 p.m.