

Bountiful City
Administrative Committee Minutes
February 28, 2011
5:00 P.M.

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

1. Chairman Jensen opened the meeting at 5:05 pm and had staff present introduce themselves.
2. Consider approval of minutes for January 17, 2011. Mr. Cheney made a motion to approve the minutes as written. Chairman Jensen seconded the motion. Voting was 2-0 in favor.
3. Consider approval of minutes for January 24, 2011. Mr. Knight made a motion to approve the minutes as written. Mr. Badham seconded the motion. Voting was 2-0 in favor.

Chairman Jensen was excused and Mr. Knight assumed Acting Chairman position.

4. Consider a Conditional Use Permit application to allow for a home occupation lawn care business at 1285 N. 200 W., Lonn Buckley, applicant.

Item was tabled until the end of meeting. Applicant was not yet present.

5. Consider a Conditional Use Permit application to allow for a home occupation lawn care business at 136 E. 1600 S., Jae Horrocks, applicant.

Mr. Jae Horrocks was present. Mr. Wright presented the staff report.

The applicant, Mr. Horrocks, Legend Landscaping and Lawn Care LLC, is applying for home occupation business license. His home is in a Residential Single-Family R-4 zone. The applicant stores his tools off-site. He 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. He currently does not have employees and knows if he does in the future that they are not to meet at the home.

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 and operating his business as stated. 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.

Acting Chairman Knight opened the public hearing. The hearing was closed without comment.

Mr. Cheney made a motion to approve the Conditional Use Permit for a home occupation Lawn Care business at 136 E. 1600 S., Jae Horrocks, with the conditions outlined by staff. Mr. Badham seconded the motion. Voting passed 3-0 in favor.

6. Consider a Conditional Use Permit application for solar panels at 426 S. Davis Blvd, Blake and Diana Brown, applicants.

Blake Brown, applicant and Thaniel Bishop, contractor for Steadfast Solar were 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 16, 230 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 conditions that the applicant obtains a building permit and the permit will be for this individual at this site and is non-transferable.

Acting Chairman Knight opened the public hearing. The hearing was closed without comment.

Mr. Badham made a motion to approve the Conditional Use Permit for solar panels installation at 426 S. Davis Blvd., Blake and Diana Brown, applicants, with the conditions outlined by staff. Mr. Cheney seconded the motion. Voting passed 3-0 in favor.

7. Consider a Conditional Use Permit application for solar panels at 1021 S. 1600 E., Jeremy and Melissa Terry, applicants.

The applicant's home is in a Residential Single-Family R-3 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 26, 240 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 conditions that the applicant obtains a building permit and the permit will be for this individual at this site and is non-transferable.

Acting Chairman Knight opened the public hearing. The hearing was closed without comment.

Mr. Cheney made a motion to approve the Conditional Use Permit for solar panels installation at 1021 S. 1600 E., Jeremy and Melissa Terry, applicants, with the conditions outlined by staff. Mr. Badham seconded the motion. Voting passed 3-0 in favor.

8. Consider a Conditional Use Permit application for solar panels at 1367 Skyline Dr., Arlyn and Capri Robison, applicants.

The applicant's home is in a Residential Single-Family R-3 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. Applicant stated that the solar panels will be mounted flat on the south face of the roof, along or near the peak (as marked on attached photos). The pitch of the roof is 10:12, which makes it a 40-degree pitch, which is the ideal angle for solar panels to sit flat on the roof. Applicant stated that the panels will not reflect sunlight onto any of the neighboring houses or property and that he'll make any adjustment necessary to mitigate any conflicts that arise.

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 conditions that the applicant obtains a building permit and the permit will be for this individual at this site and is non-transferable.

Acting Chairman Knight opened the public hearing. The hearing was closed without comment.

Staff discussed the location and number of solar panels to be placed on the home.

Mr. Badham made a motion to approve the Conditional Use Permit for solar panels installation at 1367 Skyline Dr., Arlyn and Capri Robison, applicants, with the following conditions. Solar panels will be placed on the upper south facing slope of the home and will not be placed on the gable ends and the applicant will comply with the local and national building codes as to the maximum wattage allowed. Mr. Cheney seconded the motion. Voting passed 3-0 in favor.

4. Consider a Conditional Use Permit application to allow for a home occupation lawn care business at 1285 N. 200 W., Bountiful Lawn Care, Lonn Buckley, applicant.

Mr. Lonn and Jeannine Buckley were present. Mr. Wright presented the staff report.

The applicant, Mr. Buckley, Bountiful Lawn Care, is applying for home occupation business license. The applicant's home is in a Residential Single-Family R-4 zone.

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 and operating his business as stated. 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.

Acting Chairman Knight opened the public hearing. The hearing was closed without comment.

Staff determined that the location of his equipment trailer was within code and that the fertilizers that he uses are purchased through a local store and not stored on the premises.

Mr. Badham made a motion to approve the Conditional Use Permit for a home occupation Lawn Care business at 1285 N. 200 W., Lonn Buckley, with the conditions outlined by staff and if fertilizers are used that he obtains all certifications/licenses necessary and meets all state and federal regulations for that use. Mr. Cheney seconded the motion. Voting passed 3-0 in favor.

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

The meeting adjourned at 5:45 p.m.