

Bountiful City
Administrative Committee Minutes
February 2, 2015

Present: Chairman – Chad Wilkinson; Committee Members – Lloyd Cheney and John Marc Knight; Assistant Planner – Tayler Jensen; Recording Secretary – Julie Holmgren.

1. Welcome and Introductions.

Chairman Wilkinson opened the meeting at 5:01 p.m. and introduced all present.

2. Consider approval of minutes for January 5, 2015.

Mr. Knight made a motion to approve the minutes for January 5, 2015. Mr. Cheney seconded the motion.

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

Motion passed 3-0.

3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 1270 East Sundance Circle, Craig Brown, applicant.

Applicant Craig Brown and his wife, Carol, were present.

Tayler Jensen 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 6.9 kilowatts (6,900 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 2 photovoltaic arrays of 30 total panels. The arrays will occupy 288.6 Square Feet which is smaller than the 50% Maximum roof coverage. The two arrays are on the south facing roof, in identical 15 panel arrays. The roof has a slope of 5/12, is 10 years old and is of truss construction. The panels will be secured to the trusses with a Series 100 SnapNrack mounting system secured by 5/16” lag screws. 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.

PUBLIC HEARING: Chairman Wilkinson opened the public hearing at 5:05 p.m., and the hearing was closed at 5:05 p.m. with no comment from the public.

Mr. Cheney made a motion to approve the Conditional Use Permit for Solar Panels at 1270 East Sundance Circle, Craig Brown, 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 for a Landscaping Business (sprinkler repair) at 135 West 200 North, Timothy Oberg, applicant.**

Applicant Timothy Oberg was present.

Taylor Jensen presented a summary of the staff report (the full staff report follows).

The property where the Landscaping Business (sprinkler repair) within a detached accessory structure is located is in the RM-19 Multi-Family Zone. Home Occupation landscaping businesses are classified in the City Ordinance as requiring a conditional use permit.

The application submitted indicates the garage at the back of the property will be used for a sprinkler repair business. The garage will be used for storage of a small truck used in conjunction with the business. Section 14-17-108 limits the area used for a home occupation in a detached accessory structure to 300 square feet. Review of the property shows the garage is larger than 300 square feet, but the applicant has indicated he will not use more than 300 square feet and envisions keeping everything in the truck, which will be parked in the garage overnight.

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 business license.

2. The area of the detached garage used for the business shall not exceed 300 square feet of the garage, and will be contained to the truck as much as possible.
3. The Home Occupation will not create nuisances discernible beyond the premises (e.g. noise, dust, fumes, glare, traffic, etc.).
4. The use will comply with all applicable fire, building, plumbing, electrical, and life safety and health codes in the State of Utah, Davis County, and Bountiful City.

Mr. Oberg noted that his garage is a three bay garage and only one bay will be used for the business. Mr. Wilkinson explained that the Conditional Use Permit purposely limits the garage area space to be used for a home occupation business and reminded Mr. Oberg to stay within those limits and that outside storage will not be permitted.

PUBLIC HEARING: Chairman Wilkinson opened the public hearing at 5:08 p.m., and the hearing was closed at 5:08 p.m. with no comment from the public.

Mr. Knight clarified that there would be no employees, no large signage and that the business would function in such a way that the neighbors are not bothered by it. Mr. Oberg replied that he understood and that the only signage he might possibly use would be a sign on his truck. Mr. Wilkinson verified that the Public Hearing had been properly noticed according to Code.

Mr. Knight made a motion to approve the Conditional Use Permit for a Landscaping Business (sprinkler repair) at 135 West 200 North, Timothy Oberg, applicant. 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 Solar Panels at 762 San Simeon Way, Crystal King, applicant.

Mr. Cheney made a motion to approve the Conditional Use Permit, in written form, to allow for Solar Panels at 762 San Simeon Way, Crystal King, applicant. Mr. Knight seconded the motion.

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

Motion passed 3-0.

6. Miscellaneous business and scheduling.

Chairman Wilkinson ascertained there were no further items to discuss. The meeting was adjourned at 5:11 p.m.



Chad Wilkinson, City Planner