

Bountiful City
Administrative Committee Minutes
October 5, 2015

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

1. Welcome and Introductions.

Chairman Wilkinson opened the meeting at 5:02 p.m. and introduced all present.

2. Consider approval of minutes for September 14, 2015.

Mr. Cheney made a motion to approve the minutes for September 14, 2015. Mr. Wilkinson seconded the motion.

<u> A </u>	Mr. Wilkinson
<u> A </u>	Mr. Cheney
—	Mr. Knight (Abstained)

Motion passed 2-0.

3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 402 West Center, Ryan Acree, applicant.

Ryan Acree, applicant, was present along with his wife, Casey Acree.

Chad Wilkinson 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-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. The applicant has indicated that the photovoltaic system to be installed will produce 9.88 kilowatts (9,880 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 3 photovoltaic arrays for a total of 39 panels. The arrays will occupy approximately 684 square feet, which is smaller than the 50% maximum roof coverage. The south facing roof above the garage will have 10 panels with 6 panels on the bottom row and 4 panels on the top row. The south facing roof above the house will have 23 panels with 12 panels on the bottom row, 7 panels on the second row, and 4 panels on the top row. The east facing roof will have 6 panels, with 5 panels on the bottom row and 1 panel on the top row. The panels will be connected to the

roof by a SolarMount bolted roof mount system. The roof is of modified rafter construction, has a slope of 5:12, and the shingles will be replaced the day before the solar panels are installed. 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 5:06 p.m. Dorian Vandegrift (290 West 1700 South), present for agenda item #4, inquired regarding the solar process. The public hearing was closed at 5:07 p.m.

Mr. Cheney expressed concern regarding a dip in the applicant's roof. Mr. Acree noted a similar concern when he initially reviewed the solar plans but explained the dip will be leveled with the rack system.

Mr. Knight made a motion for approval of a Conditional Use Permit to allow for Solar Panels at 402 West Center, Ryan Acree, applicant. Mr. Cheney seconded the motion.

A Mr. Wilkinson

A Mr. Cheney

A Mr. Knight

Motion passed 3-0.

[Assistant Planner, Andy Hulka, arrived at the meeting at 5:09 p.m.]

4. **PUBLIC HEARING:** Consider approval of a Conditional Use Permit to allow for a Home Occupation Office in a Detached Accessory Structure at 290 West 1700 South, Dorian Vandegrift, applicant.

Dorian Vandegrift, applicant, was present.

Andy Hulka presented a summary of the staff report (the full staff report follows).

The property is located in the RM-19 Residential Multiple-Family Zone. The applicant would like to build a detached accessory structure to use as an office for his home occupation

in the rear yard. Home occupation offices are classified in the City Ordinance as requiring a Conditional Use Permit.

The application submitted includes a site plan, which indicates that the accessory structure will be 200 square feet. The structure will only occupy approximately 2% of the total area of the parcel (9,583.2 square feet). The structure will be setback 5 feet from the side property line and 13 feet from the rear property line. A statement from the applicant indicates that the office will be used for a computer art business and that the applicant has no additional staff, but another computer artist might provide help on premises. The use appears to be incidental and secondary to the use of the dwelling and shall not change the appearance, character, or condition of the property.

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 Accessory Building shall meet all criteria in 14-17-105 and 14-17-108 of the Bountiful City Code.
2. The property owner shall obtain a building permit.
3. The applicant shall maintain an active Bountiful City business license.
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.
5. The Conditional Use Permit is solely for this site and is non-transferable.
6. The property owner shall record a deed restriction on the property stating that the use of the property is for a single family dwelling.

A discussion ensued regarding the electrical permit process for Mr. Vandegrift, and it was determined he has completed the proper paperwork. Mr. Wilkinson emphasized that condition #6 must be followed and the city would assist Mr. Vandegrift with that requirement.

Mr. Vandegrift inquired regarding the possibility of moving the shed at a future date. Mr. Wilkinson said the shed can be moved from the current site, but if Mr. Vandegrift desires to operate a business from the shed at a new Bountiful location in the future, he will need to go through the conditional use permitting process again.

PUBLIC HEARING: Chairman Wilkinson opened the Public Hearing at 5:17 p.m. Kyle Allcott (272 West 1700 South) said he came to the meeting with concerns about business traffic and customers coming to the site, but those issues were addressed in the conditions of the Conditional Use Permit. The public hearing was closed at 5:18.

Mr. Knight stressed that home occupation businesses should be transparent and not disturb the neighborhood.

Mr. Knight made a motion for approval of a Conditional Use Permit to allow for a Home Occupation Office in a Detached Accessory Structure at 290 West 1700 South, Dorian Vandegrift, applicant. Mr. Cheney seconded the motion.

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

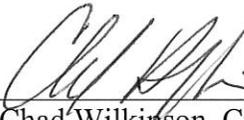
Motion passed 3-0.

5. Miscellaneous business and scheduling.

Mr. Cheney inquired regarding the former site of Cheryl Engh Unique Gardens (216 West 500 South) and noted the property had not been adequately cleared when Ms. Engh moved to her new business location at 85 North 200 West. Mr. Wilkinson said he would follow up with Ms. Engh regarding a trailer left on the 5th South property.

Mr. Wilkinson ascertained there were no further items of business.

The meeting was adjourned at 5:21 p.m.


Chad Wilkinson, City Planner