

Bountiful City
Administrative Committee Minutes
October 19, 2015

Present: Chairman – Chad Wilkinson; Committee Members – John Marc Knight and Dave Badham; Assistant Planner – Andy Hulka; Recording Secretary – Darlene Baetz.

1. Welcome and Introductions.

Chairman Wilkinson opened the meeting at 5:00 p.m. and introduced all present.

2. Consider approval of minutes for October 12, 2015.

Mr. Knight made a motion to approve the minutes for October 12, 2015. Mr. Wilkinson seconded the motion.

<u> A </u>	Mr. Wilkinson
<u> A </u>	Mr. Knight
—	Mr. Badham (abstained)

Motion passed 2-0.

3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for a Home Occupation Construction Business (masonry) at 909 East 300 South, David Shelley, applicant.

David Shelley, applicant, was present.

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

The property where the home occupation masonry business is to be located is in the R-4 Single Family Zone. Home Occupation Construction Businesses are classified in the City Ordinance as a conditional use in the R-4 zone, requiring a Conditional Use Permit.

The applicant's proposal is to use a 100 square foot room in the basement of the home at 909 East 300 South as an office for his masonry business. The applicant has applied for a business license with Bountiful City, which will be approved if the conditional use is approved. The applicant indicated all equipment will be stored at an off-site storage facility. The applicant has indicated that all masonry work will occur off-site and that no customers will be visiting the property unless dropping off plans. The applicant has no employees that will be using this site and will not be placing any signs on the property.

Based on the findings, staff recommends approval with the following conditions.

1. The applicant keeps a current Bountiful City Business License.
2. The Conditional Use Permit is for this location only and is non transferable.

3. The approval is for an office only. No onsite storage of materials or equipment will occur at the property.
4. The applicant shall not use the property for outside storage.

PUBLIC HEARING: Chairman Wilkinson opened and closed the Public Hearing at 5:04 p.m. with no comments from the public.

Mr. Badham made a motion for approval of a Conditional Use Permit to allow for a Home Occupation Construction Business (masonry) at 909 East 300 South, David Shelley, applicant as outlined by staff. Mr. Knight seconded the motion.

 A Mr. Wilkinson
 A Mr. Knight
 A Mr. Badham

Motion passed 3-0.

4. **PUBLIC HEARING:** Consider approval of a Conditional Use Permit to allow for Solar Panels at 512 East 1800 South, Myrna Scoffield, applicant.

Dustin Matthews (Solar Works, Inc.), representing Myrna Scoffield, applicant, was present.

Andy Hulka 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 7.395 kilowatts (7,395 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 2 photovoltaic arrays with a total of 29 panels. The arrays will occupy approximately 512 square feet, which is smaller than the 50% maximum roof coverage. Both arrays will be on the south side of the roof, with 9 panels on the southwest array and 20 panels on the southeast array. The panels will be connected to the roof by a Unirac system using lag bolts and flashing. The roof is of truss construction, has a slope of 4:12, and is approximately 10 years old. 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 and closed the Public Hearing at 5:12 p.m. with no comments from the public.

Mr. Knight made a motion for approval of a Conditional Use Permit to allow for Solar Panels at 512 East 1800 South, Myrna Scoffield, applicant as outlined by staff. Mr. Badham seconded the motion.

 A Mr. Wilkinson
 A Mr. Knight
 A Mr. Badham

Motion passed 3-0.

5. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 586 East 1500 South, Steven Thueson, applicant.

Mr. Knight made a motion for approval, in written form, to allow for Solar Panels at 586 East 1500 South, Steven Thueson, applicant. Mr. Wilkinson seconded the motion.

 A Mr. Wilkinson
 A Mr. Knight
_____ Mr. Badham (abstained)

Motion passed 2-0.

6. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 898 Oakwood Circle, Scott Youngquist, applicant.

Mr. Knight made a motion for approval, in written form, to allow for Solar Panels at 898 Oakwood Circle, Scott Youngquist, applicant. Mr. Wilkinson seconded the motion.

 A Mr. Wilkinson
 A Mr. Knight
_____ Mr. Badham (abstained)

Motion passed 3-0.

7. Miscellaneous business and scheduling.

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

The meeting was adjourned at 5:15 p.m.



Chad Wilkinson, City Planner