

Bountiful City
Administrative Committee Minutes
May 2, 2016

Present: Chairman – Chad Wilkinson; Committee Members – Lloyd Cheney and John Marc Knight; 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 April 25, 2016.

Mr. Cheney made a motion to approve the minutes for April 25, 2016. Mr. Knight 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 1555 East Mueller Park Road, Paul and Charlene Moore, applicants.

Kyle Paget (Shupe Electric), representing the 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-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 7.245 kilowatts (7,245 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 2 photovoltaic arrays with a total of 23 panels. The arrays will occupy approximately 362 square feet, which is smaller than the 50% maximum roof coverage. The arrays will be situated on the southeast facing portion of the roof above the garage and the home. The array over the garage will have 8 panels and the array over the home will have 15 panels. The panels will be connected to the roof using lag bolts. The roof is of truss construction, has a slope of 6:12, and has asphalt shingles that are 9 years old and in good condition. 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 5:05 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 1555 East Mueller Park Road, Paul and Charlene Moore, applicants. Mr. Cheney 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 to allow for Solar Panels at 1398 North 550 East, Jim Allred, applicant.**

Brian Adams (Rocky Mountain Renewable Energy), representing the 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 5.3 kilowatts (5,300 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 2 photovoltaic arrays with a total of 20 panels. The arrays will occupy approximately 346 square feet, which is smaller than the 50% maximum roof coverage. The south facing array over the garage will have 14 panels and the east facing array over the home will have 6 panels. The panels will be connected to the roof using a Snap n Rack connection system. The roof is of truss construction, with a slope of 5:12 over the garage and 4:12 over the home, and has asphalt shingles that are in good condition. 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.

Chairman Wilkinson confirmed that the house and the garage have a 5 foot setback separation.

Mr. Adams stated the systems will be connected with conduit to the meter.

PUBLIC HEARING: Chairman Wilkinson opened and closed the Public Hearing at 5:10 p.m. with no comments from the public.

Mr. Cheney made a motion for approval of a Conditional Use Permit to allow for Solar Panels at 1398 North 550 East, Jim Allred, applicant. Mr. Knight seconded the motion.

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

Motion passed 3-0

5. **PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for a Home Occupation Handyman Contractor Business at 375 West 400 North, Michael Muir, applicant.**

Michael Muir, applicant, was present.

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

The property where the Home Occupation Handyman Contractor Business is proposed is a single family residence located in the RM-13 Multifamily Zone. Home Occupation Contractor Businesses in this zone are classified in the City Ordinance as requiring a Conditional Use Permit.

The application submitted indicates that the property will be used for a home occupation handyman contractor business. The applicant has indicated that he will be using a space in the basement that is approximately 25% of dwelling for office and indoor storage use. The applicant uses his personal truck for the business, which will be parked in the driveway or under the carport. There will be no employees working on site. The applicant has indicated that no work will be performed on site, no product will be sold from the property, no equipment will be stored on site, and no customers will visit the site. There will be no signage on the property associated with the business. 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 applicant shall maintain an active Bountiful City business license.
2. The Home Occupation will not create nuisances discernible beyond the premises (e.g. noise, dust, fumes, glare, traffic, etc.).
3. 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.
4. The Conditional Use Permit is solely for this site and is non-transferable.

PUBLIC HEARING: Chairman Wilkinson opened and closed the Public Hearing at 5:14 p.m. with no comments from the public.

Mr. Knight made a motion for approval of a Conditional Use Permit to allow for a Home Occupation Handyman Contractor Business at 375 West 400 North, Michael Muir, applicant. Mr. Cheney seconded the motion.

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

Motion passed 3-0

6. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 168 East 2450 South, Merrill Menlove, applicant.

Mr. Cheney made a motion for approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 168 East 2450 South, Merrill Menlove, applicant. Mr. Knight seconded the motion.

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

Motion passed 3-0

7. Miscellaneous business and scheduling.

Mr. Wilkinson ascertained there were no further items of business. The meeting was adjourned at 5:18 p.m.



Chad Wilkinson, City Planner