

Bountiful City
Administrative Committee Minutes
August 1, 2016

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

Excused: Committee Member – Lloyd Cheney

1. Welcome and Introductions.

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

2. Consider approval of minutes for July 26, 2016.

Mr. Knight made a motion to approve the minutes for July 26, 2016. Mr. Wilkinson seconded the motion.

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

Motion passed 2-0.

3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 827 East 750 North, David Demille, applicant.

[This item was heard last in order to allow the solar representative additional time to arrive at the meeting.]

Neither the applicant, David Demille, nor his solar representative from Legend Electric, 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 5.89 kilowatts (5,890 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 2 photovoltaic arrays with a total of 18 panels. The arrays will occupy approximately 292 square feet, which is smaller than the 50% maximum roof coverage. The arrays will be located on south and east facing portions of the roof. The south facing array will include 5 panels in 2 rows. The east facing array will include 13 panels in 2 rows. The roof is of truss construction and has a slope of

2:12. The applicant has indicated that the asphalt shingles are 5 years old and in good condition. The panels will be connected to the roof with a Sun Power Invisimount and Sun Modo mount system. 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.

Mr. Wilkinson highlighted the proposed placement of panels on the garage roof and a discussion ensued regarding the probability that the solar panels would be very visible to the public, but the committee conceded that the proposed placement was optimal for taking advantage of solar energy.

PUBLIC HEARING: Chairman Wilkinson opened and closed the Public Hearing at 5:15 p.m. with no comments from the public.

Mr. Knight referenced the last paragraph of the engineer's analysis report which states that the analysis was based on assumptions rather than on an on-site visit or review of photos. A discussion ensued, and the committee determined that the applicant would need to provide a new engineer's analysis letter stating the engineer reviewed photos of the structural components of the roof in completing the analysis.

Mr. Christensen made a motion for approval of a Conditional Use Permit to allow for Solar Panels at 827 East 750 North, David Demille, applicant, with conditions outlined by staff and with an additional condition which reads as follows: Prior to permit issuance the applicant shall provide a new engineer's analysis letter stating the engineer reviewed photos of the structural components of the roof in completing the analysis. Mr. Knight seconded the motion.

 A Mr. Wilkinson
 A Mr. Knight
 A Mr. Christensen

Motion passed 3-0.

4. **PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for a Home Occupation Handyman Contractor Business at 1640 South 200 West, Jonathan Graf, applicant.**

Jonathan Graf, 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 located in the RM-19 Multi-Family 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 handyman business. The applicant uses a pickup truck for the business, which will be parked on the driveway in front of the home. The applicant will store paint and basic hand and power tools in the enclosed space behind 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, 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 5:04 p.m. with no comments from the public.

Mr. Knight reviewed several conditions of the conditional use permit and stressed that the intent of any home occupation business is invisibility to the public. Mr. Graf acknowledged his understanding.

Mr. Knight made a motion for approval of a Conditional Use Permit to allow for a Home Occupation Handyman Contractor Business at 1640 South 200 West, Jonathan Graf, applicant. Mr. Christensen seconded the motion.

A Mr. Wilkinson
A Mr. Knight
A Mr. Christensen

Motion passed 3-0.

5. **PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 920 East 1500 South, Scott and Maren Radmall, applicants.**

Scott and Maren Radmall, applicants, were present.

Andy Hulka explained that the applicant had submitted a new site plan just prior to the meeting, and Mr. Hulka presented that plan to the committee. A discussion ensued regarding the new site plan and the committee noted that the number of panels and kilowatts listed on the application would remain the same even though the site plan had been modified. After reviewing the site plan, the committee accepted the new site plan as replacement for the site plan previously submitted.

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 6.03 kilowatts (6,030 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 2 photovoltaic arrays with a total of 18 panels. The arrays will occupy approximately 335 square feet, which is smaller than the 50% maximum roof coverage. The arrays will both be located on the south facing portions of the roof on the back of the house. One array will include 10 panels in 2 rows. The other array will include 6 panels in 2 rows. The roof is of truss construction and has a slope of 4:12. The applicant has indicated that the asphalt shingles were installed this year. The panels will be connected to the roof with a Snap n Rack mount system. 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.

Mr. Wilkinson noted that the Radmall's application should be corrected to state that the panel array dimensions should be 2x5 and 2x4 (rather than 2x5 and 2x3).

PUBLIC HEARING: Chairman Wilkinson opened and closed the Public Hearing at 5:08 p.m. with no comments from the public.

Mr. Knight noted that the project would be completed by the homeowner acting as contractor and asked regarding Mr. Radmall's credentials. Mr. Radmall explained that he is a contractor by trade and would be hiring an electrician to do the wiring on the project. Further, Mr. Radmall stated that he has a friend with solar installation experience who will mentor him. Mr. Knight admonished Mr. Radmall to ensure the panels are securely installed according to manufacturer installation procedures. Mr. Wilkinson stated that the project must be completed within the time specified on the issued permit.

Mr. Christensen made a motion for approval of a Conditional Use Permit, with site plan changes presented by the applicant, to allow for Solar Panels at 920 East 1500 South, Scott and Maren Radmall, applicants. Mr. Knight seconded the motion.

A Mr. Wilkinson
A Mr. Knight
A Mr. Christensen

Motion passed 3-0.

6. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 447 East 1700 South, Kelly Barnett, applicant.

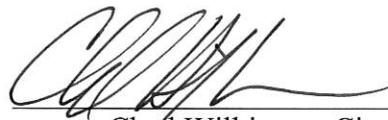
Mr. Knight made a motion for approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 447 East 1700 South, Kelly Barnett, applicant. Mr. Cheney seconded the motion.

A Mr. Wilkinson
A Mr. Knight
___ Mr. Christensen (Abstained)

Motion passed 2-0.

7. Miscellaneous business and scheduling.

Mr. Wilkinson ascertained there were no further items of business. The meeting was adjourned at 5:21 p.m.



Chad Wilkinson, City Planner