

ADMINISTRATIVE COMMITTEE

Monday, July 13, 2015

5:00 p.m.

NOTICE IS HEREBY GIVEN that the Bountiful City Administrative Committee will hold its regular meeting in the Conference Room at City Hall, 790 South 100 East, Bountiful, Utah, at the time and on the date given above. The public is invited. Persons who are disabled as defined by the Americans with Disabilities Act may request an accommodation by contacting the Bountiful City Planning Office at 298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

AGENDA

1. Welcome and Introductions.
2. Consider approval of minutes for July 6, 2015.
3. **PUBLIC HEARING:** Consider approval of a Conditional Use Permit to allow for Solar Panels at 2920 South 450 East, Darryl Brown, applicant.
4. Miscellaneous business and scheduling.



Chad Wilkinson, City Planner

Pending minutes have not yet been approved by the Administrative Committee and are subject to change until final approval has been made.

**Bountiful City
Administrative Committee Minutes
July 6, 2015**

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

1. Welcome and Introductions.

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

2. Consider approval of minutes for June 29, 2015.

Mr. Knight made a motion to approve the minutes for June 29, 2015. Mr. Wilkinson seconded the motion.

 A Mr. Wilkinson
 Mr. Cheney (Abstained)
 A Mr. Knight

Motion passed 2-0.

3. Consider approval of a Lot Line Adjustment at 296 East 900 North and 306 East 900 North, Jody and Jamie Jenkins, applicants.

Jody and Jamie Jenkins, applicants, were present.

Chairman Wilkinson presented a summary of the staff report (the full staff report follows). It was noted that the addresses listed on the back page of the staff report should read 900 North rather than 900 South.

The applicants are applying for a Lot Line Adjustment between their properties at 296 East 900 North and 306 East 900 North in Bountiful, Utah. The applicant owns both properties which are located in the R-4 Single-Family Residential Zone. The purpose of the property line adjustment is to convey 14,860.44 Square feet (~.34 Acres) from the Parcel at 306 East 900 North, west to the Parcel at 296 East 900 North. Increasing the size of the lot at 296 East 900 North (Parcel B) to 1.906 Acres (83,031.84 Square Feet) and reducing the size of the lot at 306 East 900 North (Parcel A) to .18 Acres (8001 Square Feet).

No new lots are being created in this transfer so this does not need to be an amended subdivision plat.

The property located at 306 East 900 North currently doesn't meet the minimum lot width requirement of 80 Feet. The lot is considered to be an existing legal nonconforming parcel and the amendment to the property will not increase the degree of non-conformity. Both properties would still conform to the required lot sizes for this zone required in the City's

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Land Use Ordinance.

No public easements will be affected on either property.

Based on findings, Staff recommends approval for a lot line adjustment, with the following condition:

1. The approved lot line adjustment is recorded with the County.

Mr. Wilkinson pointed out that Parcel A is existing legal nonconforming and was created prior to current codes. Mr. Knight inquired if there are houses on both lots. Mr. Jenkins affirmed that there are. A discussion ensued regarding setbacks and that setbacks will not change due to the lot line adjustment. Mr. Cheney inquired regarding sidewalk work and an excavation permit for the property. Mr. Jenkins responded that he had taken care of the permit and inspection.

Mr. Knight made a motion for approval of a Lot Line Adjustment at 296 East 900 North and 306 East 900 North, Jody and Jamie Jenkins, applicants. Mr. Cheney seconded the motion.

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

Motion passed 3-0.

4. **Consider approval, in written form, of a Conditional Use Permit to allow for a Home Occupation Contractor Business (fence and gate repair) at 802 North 700 East, Michael Weaver, applicant.**

Mr. Cheney made a motion for approval, in written form, of a Conditional Use Permit to allow for a Home Occupation Contractor Business (fence and gate repair) at 802 North 700 East, Michael Weaver, applicant. Mr. Knight seconded the motion.

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

Motion passed 3-0.

5. **Consider approval, in written form, of a Conditional Use Permit to allow for a Construction Services Business Without Outside Storage (plumbing contractor) at 125 North 200 West, Jim Miller, applicant.**

Mr. Knight made a motion for approval, in written form, of a Conditional Use Permit to allow for a Construction Services Business Without Outside Storage (plumbing contractor) at 125 North 200 West, Jim Miller, applicant. Mr. Cheney seconded the motion.

Pending minutes have not yet been approved by the Administrative Committee and are subject to change until final approval has been made.

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

Motion passed 3-0.

6. **Miscellaneous business and scheduling.**

Chairman Wilkinson announced the meeting for July 13 then ascertained there were no further items of business.

The meeting was adjourned at 5:09 p.m.

Chad Wilkinson, City Planner



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City of Beautiful Homes and Gardens

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CITY COUNCIL
RICHARD HIGGINSON
BETH HOLBROOK
JOHN M. (MARC) KNIGHT
KENDALYN HARRIS
JOHN PITT

CITY MANAGER
GARY R. HILL

Memo

Date: July 13th, 2015
To: Administrative Committee
From: Andy Hulka, Planning Assistant
Re: Staff Report for the Administrative Committee Meeting on Monday, July 13th 2015

Overview

3. **PUBLIC HEARING:** Consider approval of a Conditional Use Permit to allow for Solar Panels at 2920 South 450 East, Darryl Brown, applicant.

Item #3

Background

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 7.5 kilowatts (7,500 watts), requiring a conditional use permit.

Findings

The application submitted indicates the proposed installation of 1 photovoltaic array of 24 total panels. The array will occupy 415.9 square feet which is smaller than the 50% Maximum roof coverage. The array is on the west facing roof and is arranged in two rows with 12 panels on the upper row and 12 panels on the lower row. The roof has a slope of 4/12, is of rafter construction, and has 20 year old aluminum shingles in good condition. The panels will be secured to the rafters with a Series 100 SnapNrack mounting 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.

Staff Recommendation

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.



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3. This Conditional Use Permit is solely for this site and is non-transferable.

Bountiful Land Use Ordinance

14-14-126 PRIVATE POWER PLANTS

- A. A "Private Power Plant" is any device or combination of devices not owned and operated by a regulated utility company, which convert mechanical or chemical energy into electricity. A private power plant with a peak power generation capacity of 10 Watts/12v/500mAmp (or equivalent) is exempt from the provisions of this Section. A private power plant, including a windmill or wind turbine, shall not be permitted within Bountiful City limits, with the following exceptions:
 1. A back-up power generator running on unleaded gasoline, diesel, natural gas, propane, or hydrogen fuel cell, rated for a single structure or building lot, located in accordance with the requirements of the zone in which it is located.
 2. A photovoltaic cell array or other passive solar energy system located in accordance with the requirements for occupied structures for the zone in which it is located.
- B. With the exception of a back-up power generator, no private power plant may be installed or used on any property unless a conditional use permit has been issued for the specific power generation device.
- C. A private power plant is not exempt from the height requirements of the Zone in which it is located, and shall be considered an occupied structure for the purposes of calculating height.
- D. Solar energy design standards and requirements
 1. Solar energy panels or collectors that are mounted to the roof shall:
 - a. Not extend beyond the roofline.
 - b. Not reflect sunlight onto neighboring windows or rights-of-way.
 - c. Not exceed fifty (50) percent of the total roof area.
 - d. Shall be maintained in good condition.
 2. Prior to installation, use, and connection to the grid, the following shall be done:
 - a. A Conditional Use Permit shall be issued
 - b. A Building Permit shall be issued
 - c. The Power Department shall approve the application for net metering
 - d. The Power Department shall approve the physical installation



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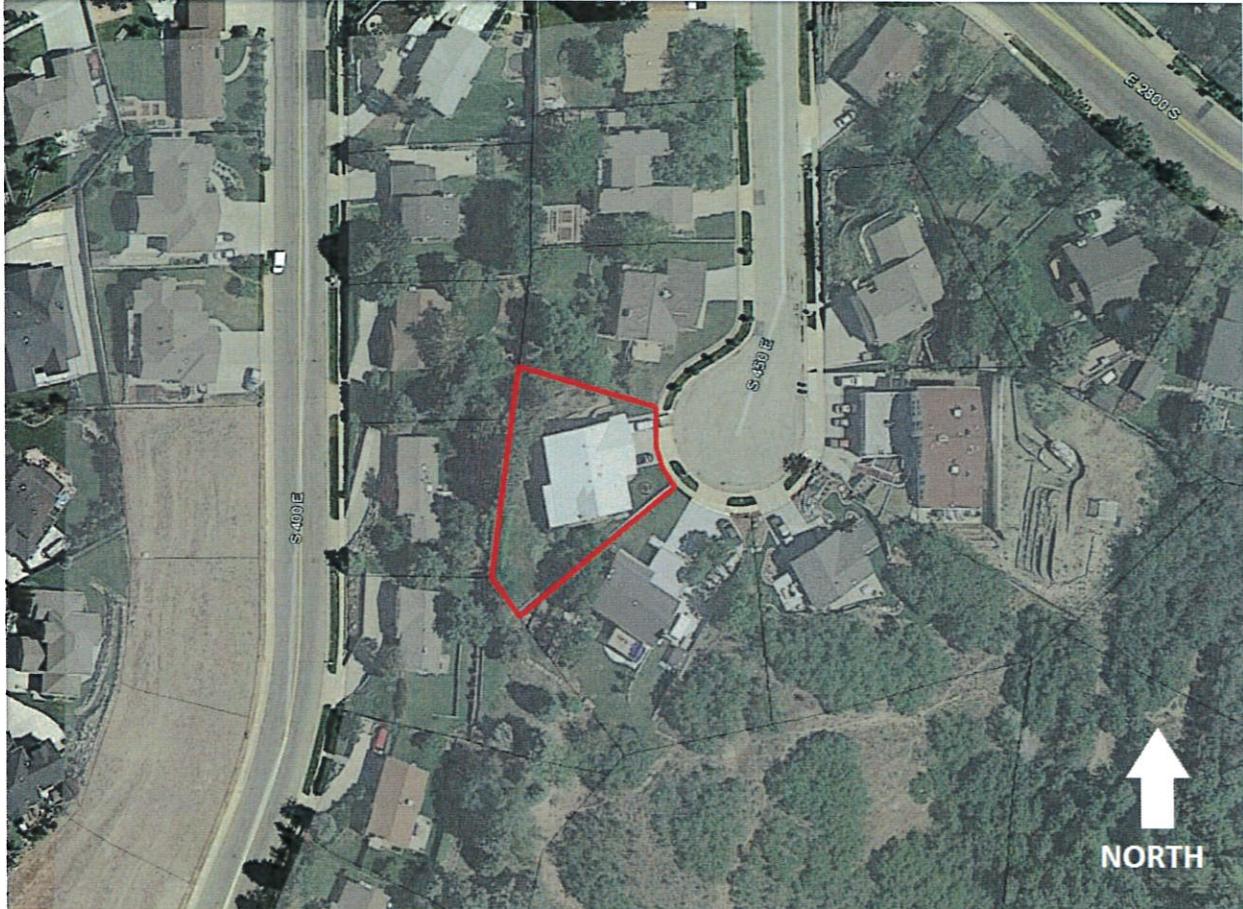
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2920 South 450 East



CONDITIONAL USE PERMIT APPLICATION

Date of Submittal: June 29, 2015

Property Address: 2920 S. 450 E.

Applicant Name: Darryl Brown

Applicant Address: 2920 S. 450 E. Bountiful

Applicant Phone #: 385-259-5375

Applicant Email: dbdbdb99@gmail.com

1. Items that shall be included with any Conditional Use Permit application:

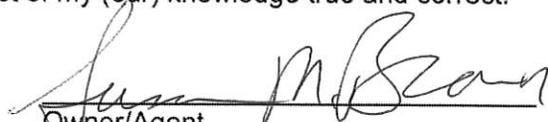
- a. A completed Bountiful City Application for Conditional Use Permit cover sheet (this document).
- b. Payment of Filing Fee (\$200 P.C. / \$50 A.C.)
- c. If the conditional use permit is to be approved by the Planning Commission, a mailing list of all property owners within three hundred feet (300') of the subject property boundaries based on the most recent Davis County Tax Assessment records, submitted on self-adhesive mailing labels. Items heard by the Administrative Committee do not require mailing labels.
- d. If the conditional use permit requires site plan review, two (2) full sized, and one (1) 11x17 copy or one (1) .PDF file, of the proposed site plan drawn at 1:10 scale or as required by the City Engineer and City Planner. A site plan shall include:
 - i. A north arrow, the scale of the drawing, and the date of the drawing.
 - ii. Street names and addresses.
 - iii. Property lines with dimensions.
 - iv. All sidewalks, driveways, curbs and gutter, and parking areas.
 - v. All existing easements, rights-of-way, and any other restrictions on the use of the property.
 - vi. Existing buildings, proposed buildings, and other significant features on the site.
 - vii. Existing buildings and significant features located on adjacent properties within 50 feet (50') of the subject property boundaries
 - viii. When required by the City Planner or City Engineer, and for all new construction, a survey including both existing and proposed contours of the land at intervals of two feet (2') or better.

- e. Typed responses to the following questions:
- i. How does your proposed project fit in with surrounding properties and uses?
 - ii. What will you do to mitigate the potential conflicts with surrounding properties and uses?

2. Property Owner Authorization and Affidavit

The undersigned, being duly sworn, depose that I am (we are) the owner(s) or authorized agent(s) of the owner(s) of the property involved in this application and that the statements contained herein or by attachment, are to the best of my (our) knowledge true and correct.


Owner/Agent


Owner/Agent

Responses for Attachment 1, Section e(i),(ii)

I expect that my solar project will fit in well with the surrounding properties. The panels will be mounted on the west facing side of the roof on my house. The properties to the west are at a lower elevation than mine, and the surface of the roof is not even visible to them. The panels also will not be visible from the front of the house, and only partially visible from the southwest side.

The panels I am using have a low reflectivity surface, and the roof is a low (4:12) pitch, so sunlight reflection will not be a problem.



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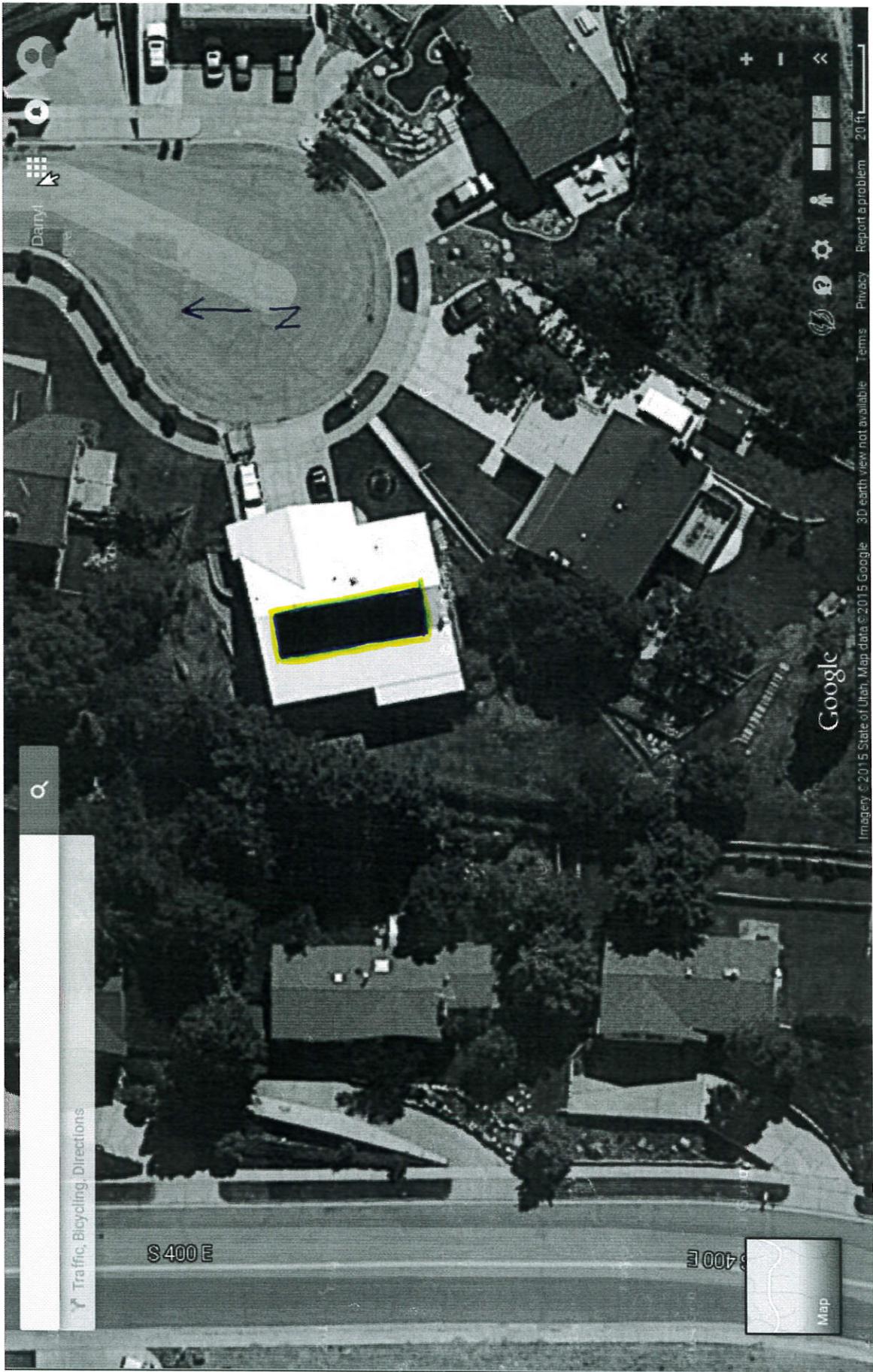
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SOLAR PANEL QUESTIONS

Please completely answer all questions (do not simply refer to an attachment)

Total Number of Panels	
Array Dimensions	
Total rating of photovoltaic system:	7.5 KW
Mounting Location	
Roof/Wall/Other	Roof
Roof Pitch (Rise/Run e.g. "5/12")	4/12
Roofing Material Asphalt Shingle/Tile/Steel/Other Age & Condition of Shingles	Aluminum Lock Shingles 20 yrs. Good Condition
Roof Construction Rafter/Truss/Joist	2x8 rafter on 16" centers
Engineering Analysis	
Connection to Roof	3 1/2" stainless steel bolts directly into rafters
Analysis of Existing Roof Structure with added Solar Equipment	Performed by Epic Engineering
Adequate Uplift Resistance (120 mph Exp B)	120 mph wind resistance by design with Snap-n-rack series 100 vL Roof mount.



Panel Placement Diagram

2920 S. 450 E.

Friday June 26, 2015

Darryl Brown
2920 S 450 E
Bountiful, UT

RE: ROOF EVALUATION FOR 2920 S 450 E, BOUNTIFUL, UT

As per your request I evaluated the roof for the residence located at 2920 S 450 E, Bountiful, Utah. The existing roof framing consists of 2x8 rafters at 16" o.c. where the solar panels will be located. The existing roofing material is metal. I have evaluated the existing trusses using RISA finite element analysis software. The following loads were used in the analysis of the truss:

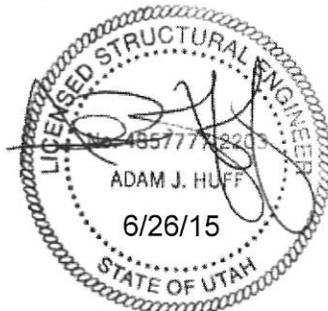
Dead load	12.0 psf
Solar panels	3.0 psf
Snow load	30.0 psf

It was found that the existing rafters have adequate capacity to support the additional weight of the solar panels. It is my recommendation that the rafters will safely and adequately support the solar panels.

The mounting hardware should be installed such that the loads can be evenly distributed along the rafters. The racking should be installed per the manufacturer's specifications directly to the rafters.

I can be reached at 435-654-6600 extension 123 with any questions.

Respectfully,



Adam Huff, S.E.

Epic Engineering, P.C.

