

ADMINISTRATIVE COMMITTEE

Monday, October 19, 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 October 12, 2015.
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.
4. **PUBLIC HEARING:** Consider approval of a Conditional Use Permit to allow for Solar Panels at 512 East 1800 South, Myrna Scoffield, applicant.
5. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 586 East 1500 South, Steven Thueson, applicant.
6. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 898 Oakwood Circle, Scott Youngquist, applicant.
7. 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
October 12, 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 5:00 p.m. and introduced all present.

2. Consider approval of minutes for October 5, 2015.

Mr. Cheney made a motion to approve the minutes for October 5, 2015. Mr. Knight seconded the motion.

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

Motion passed 3-0.

[Legrand Ellison, representing item #3 applicant, was delayed. Item #4 was heard before item #3.]

3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 586 East 1500 South, Steven Thueson, applicant.

Legrand Ellison (Legend Solar), representing Steven Thueson, 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 4.578 kilowatts (4,578 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 1 photovoltaic array with a total of 14 panels. The arrays will occupy approximately 246 square feet, which is smaller than the 50% maximum roof coverage. The south facing roof will have 14 panels, all in one row. The panels will be connected to the roof by a Sun Modo footing roof mount system. The roof is of pre-engineered truss construction, has a slope of 4:12, and is 10 years old. A review of information provided in the application indicates that all engineering requirements for the

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

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 5:07 p.m., and the hearing was closed at 5:07 p.m. with no comment from the public.

Mr. Cheney made a motion for approval of a Conditional Use Permit to allow for Solar Panels at 586 East 1500 South, Steven Thueson, applicant. Mr. Knight 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 898 Oakwood Circle, Scott Youngquist, applicant.

Scott Vandehei (Gardner Energy), representing Scott Youngquist, 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 9.34 kilowatts (9,340 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 4 photovoltaic arrays with a total of 38 panels. The arrays will occupy approximately 380 square feet, which is smaller than the 50% maximum roof coverage. All 38 of the panels will be on the southeast facing roof, with 2 panels on the southernmost array, 3 panels on the second array, 4 panels on the third array, and 29 panels on the fourth array. The panels will be connected to the roof by a QBase Universal Tile Mount system. The roof is of truss construction, has a slope of approximately 10:12, and is less than 5 years old. A review of information provided in the application indicates that all engineering requirements for the construction of solar panels in

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

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. Vandehei made a correction to the staff report and noted the roof pitch is 10:12. The minutes reflect that change. Mr. Vandehei also pointed out that the home's backyard adjoins a golf course and, hence, neighbors on that side of the house will not be bothered by potential reflection problems. Additionally, the manufacture states that the panels are made from non-reflective glass.

PUBLIC HEARING: Chairman Wilkinson opened the Public Hearing at 5:03 p.m., and the hearing was closed at 5:03 p.m. with no comment from the public.

Mr. Wilkinson noted the roof has a 10/12 pitch and, in some cases, there might be concern for reflection, but in this instance he has no concern. Mr. Cheney pointed out that the home sits low and the panels will not cause reflection problems.

Mr. Knight made a motion for approval of a Conditional Use Permit to allow for Solar Panels at 898 Oakwood Circle, Scott Youngquist, applicant. Mr. Cheney seconded the motion.

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

Motion passed 3-0.

5. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 402 West Center, Ryan Acree, applicant.

Mr. Cheney made a motion for approval, in written form, to allow for Solar Panels at 402 West Center, Ryan Acree, applicant. Mr. Knight seconded the motion.

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

Motion passed 3-0.

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

- 6. Consider approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Office in a Detached Accessory Structure at 290 West 1700 South, Dorian Vandegrift, applicant.**

Mr. Knight made a motion for approval, in written form, 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.

- 7. Miscellaneous business and scheduling.**

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

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

Chad Wilkinson, City Planner



BOUNTIFUL

City of Beautiful Homes and Gardens

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

CITY MANAGER
GARY R. HILL

Date: October 13, 2015
To: Administrative Committee
From: Andy Hulka, Assistant Planner
Re: Staff Report for the Administrative Committee Meeting on Monday, October 19th 2015

Overview

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.

Item #3

Background

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.

Findings

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.

Staff Recommendation

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

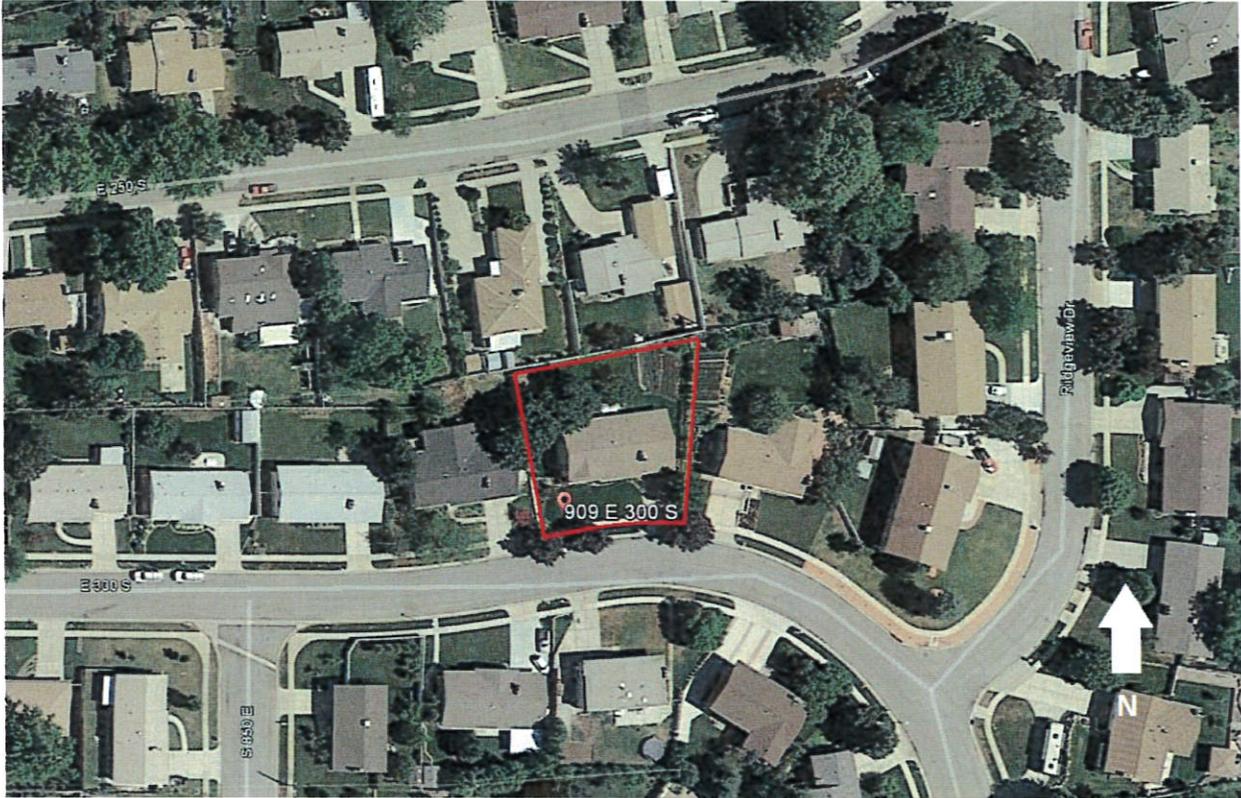
1. The applicant keeps a current Bountiful City Business License.
2. The Conditional Use Permit is for this location only and is non transferable.
3. The approval is for an office only. No onsite storage of materials or equipment will occur at the property.
4. The applicant shall not use the property for outside storage.

Bountiful Land Use Ordinance

Section 14-17-108 allows Home Occupation Construction Businesses subject to the approval of a conditional use permit. Section 14-17-105 contains the requirements necessary for approval of a Home Occupation Business License. Section 14-2-104 (D) authorizes the Administrative

Committee as the review body for Conditional Use Permits for commercial business operations that do not require a new and or amended site plan.

909 East 300 South





BOUNTIFUL

City of Beautiful Homes and Gardens

CONDITIONAL USE PERMIT APPLICATION

Date of Submittal: 6 Oct 15

Property Address: 909 E 300 S BOUNTIFUL UT 84010

Applicant Name: David Shelley

Applicant Address: 909 E 300 S BOUNTIFUL UT 84010

Applicant Phone #: 801 971 -1758

daveshelley masonry@gmail.com

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

- a. A completed Bountiful City Conditional Use Permit Application completed in detail and notarized. The application must be signed and notarized by each property owner or authorized agent(s).
- 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



Google earth

feet
meters

100

40

No Equipment stored at this property

Julie Holmgren

From: David Shelley [daveshelleymasonry@gmail.com]
Sent: Wednesday, October 07, 2015 12:59 PM
To: Julie Holmgren
Subject: Re: Business Description

Julie,

The nature of my business is masonry which is done on other homes. I will only be doing billing, receiving mail, and other office work from 909 E 300 S Bountiful. I will be storing equipment at a storage unit not at the home.

Thanks

Dave Shelley

On Oct 7, 2015 12:55 PM, "Julie Holmgren" <jholmgren@bountifulutah.gov> wrote:

Hi Dave – As we discussed on the phone, please email me a short paragraph describing your home occupation business (i.e. what will be going on at your home regarding the business, any trailers, supplies or equipment being stored there, etc.).

Thank you!

Julie

Julie Holmgren | Planning Administrative Assistant

Bountiful City | 790 South 100 East, Bountiful, Utah 84010

O: [801-298-6190](tel:801-298-6190) | F: [801-298-6033](tel:801-298-6033)

E: jholmgren@bountifulutah.gov





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CITY MANAGER
GARY R. HILL

Memo

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

Overview

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

Item #4

Background

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.

Findings

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.

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:

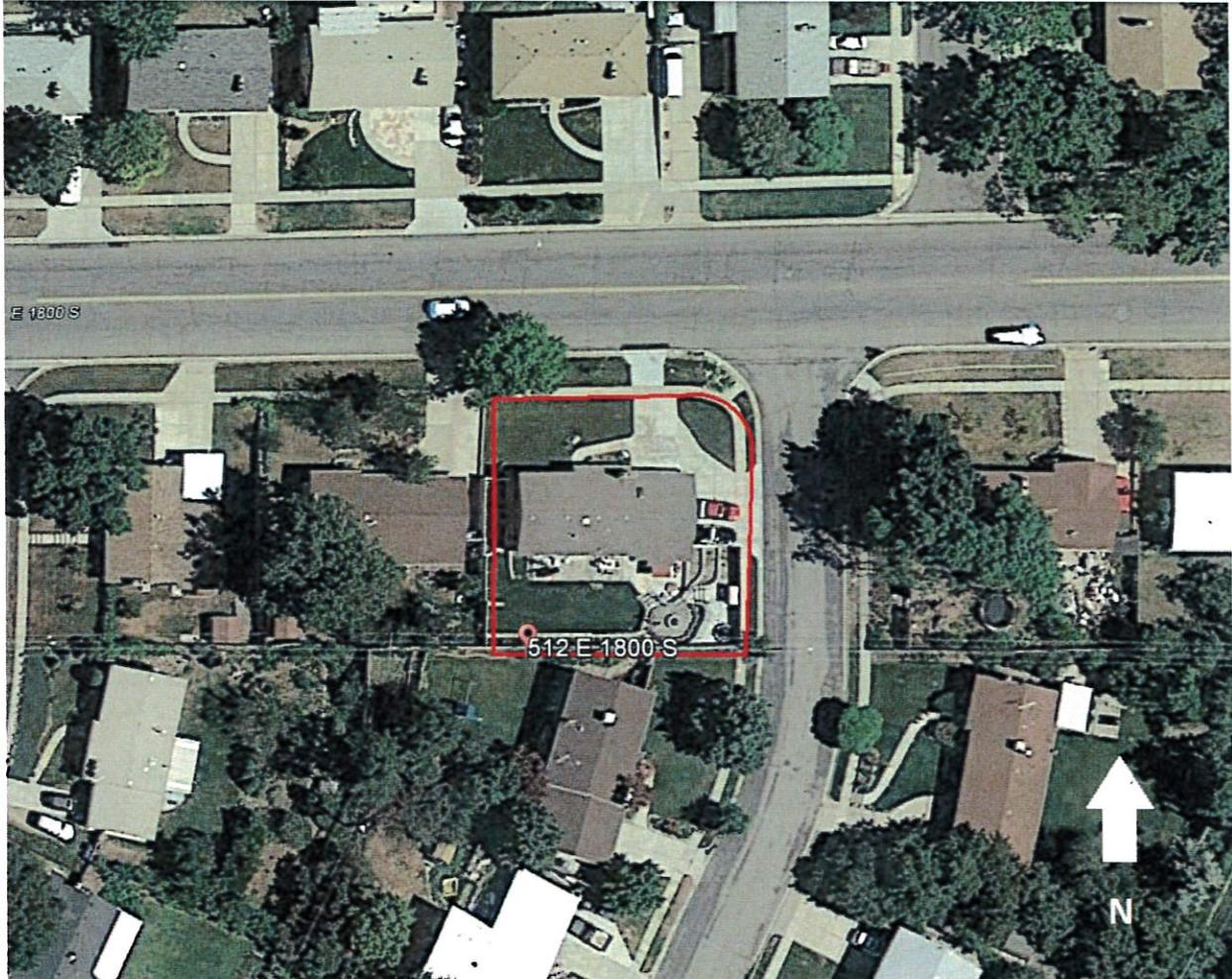
1. The applicant shall obtain a building permit.
2. The panels must be installed only as proposed in the application.
3. This conditional use permit is solely for this site and is non-transferable.

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

512 E 1800 S



CONDITIONAL USE PERMIT APPLICATION

Date of Submittal: 10/05/2015
Property Address: 512 East 1800 South Bountiful
Applicant Name: Myrna Scottfield / SolarWorks, Inc
Applicant Address: 512 East 1800 South Bountiful
Applicant Phone #: 801 367 9646
Applicant Email: info@solarkworksutah.com Dustin

.....
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



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City of Beautiful Homes and Gardens

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 Randy C. Lewis
 CITY COUNCIL
 Kendalyn Harris
 Richard Higginson
 Beth Holbrook
 John M. Knight
 John Pitt
 CITY MANAGER
 Gary Hill

SOLAR PANEL QUESTIONS

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

Total Number of Panels	
Array Dimensions	#1 - 16' x 13' #2 - 21' 6" x 16'
Total rating of photovoltaic system:	7.395 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	Asphalt Shingle; replaced ~ 2005; Good Condition
Roof Construction Rafter/Truss/Joist	Truss
Engineering Analysis	
Connection to Roof	Racking system - Unirac - Lag bolts
Analysis of Existing Roof Structure with added Solar Equipment	Adequate - Panels add only 3.5 psf (see engineer analysis)
Adequate Uplift Resistance (120 mph Exp B)	120 MPH exp C



UTAH OFFICES
Sandy
Layton
St. George

Project Number: U1838-002-151

September 29, 2015

Utah Solar Works
506 South Main Street, Suite 102
Bountiful, Utah 84010

ATTENTION: Dustin Matthews

REFERENCE: **Myrna Scoffield Residence: 512 East 1800 South, Bountiful, Utah 84010**

Dear Mr. Matthews:

Per your request, we have reviewed photos relating to the installation of solar panels at the above-referenced site.

Based upon our review, it is our conclusion that the installation of solar panels on this existing roof will not adversely affect the structure of this house. The design of supporting members and connections is by the manufacturer and/or installer. The adopted building code in this jurisdiction is the 2012 International Building Code based on loads from ASCE 7-10. Appropriate design parameters which must be used in the design of supporting members and connections are listed below:

- Ground snow load: 43 psf per Utah amendments to the IBC (verify with local building department)
- Design wind speed for risk category II structures: 155 mph (3-sec gust)
- Wind exposure: Category C

If using documents referencing ASCE 7-05, the design wind speed may be converted to an ASCE 7-05 equivalent of 120 mph, Exposure C.

Our conclusion regarding the adequacy of the existing roof is based on the fact that the additional weight related to the solar panels is less than 3.5 pounds per square foot. In the area of the solar panels, no 20 psf live loads will be present. Regarding snow loads, it is our conclusion that since the panels are slippery and dark, effective snow loads will likely be reduced in the areas of the panels. Regarding wind loads, we conclude that any additional forces will be negligible due to the low profile of the flush-mounted panel system. Regarding seismic loads, we conclude that any additional forces will be small. With an assumed roof dead load of 15 psf, solar panel dead load of 3.5 psf, and affected roof area of 40% (maximum), the additional dead load (and consequential seismic load) will be 9.3%. This calculation conservatively neglects the weight of wall dead load. Because the increase is less than 10%, this alteration meets the requirements of the exception in Section 807.5 of the 2012 International Existing Building Code. Thus the existing structure is permitted to remain unaltered.

During design and installation, particular attention must be paid to the maximum allowable spacing of attachments and the location of solar panels relative to roof edges. The use of solar panel support span tables provided by the manufacturer is allowed only where the building type, site conditions, and solar panel configuration match the description of the span tables. Attachments to existing roof truss top chords or rafters must be staggered so as not to over load any existing structural member. Waterproofing around the roof penetrations is the responsibility of others. Electrical engineering is beyond our scope. All work performed must be in accordance with accepted industry-wide methods and applicable safety standards. Vector Structural Engineering assumes no responsibility for improper installation of the solar panels.

Please note that we have reviewed photos taken of the existing roof framing, but a representative of Vector Structural Engineering has not physically observed the roof framing of this home. Our conclusions are based upon our review of the photos and the assumption that all structural roof components and other supporting elements are in good condition and are sized and spaced such that they can resist standard roof loads.

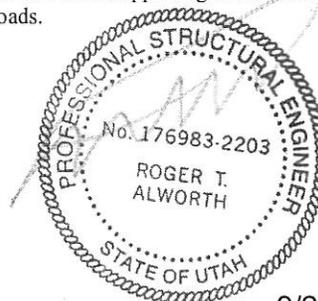
Very truly yours,

VECTOR STRUCTURAL ENGINEERING, LLC

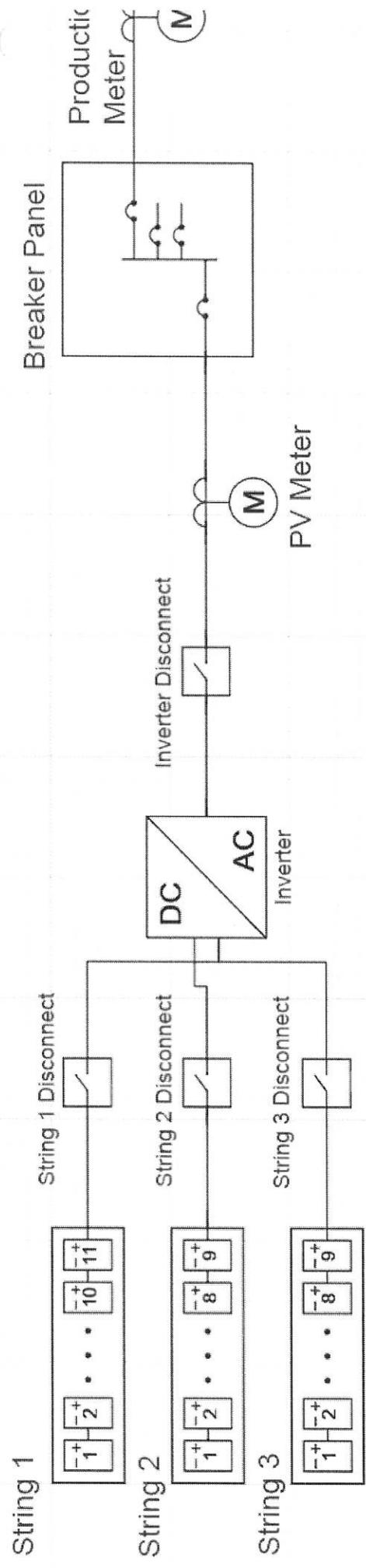
Roger T. Alworth, S.E.
Principal

Enclosures

RTA/KBH



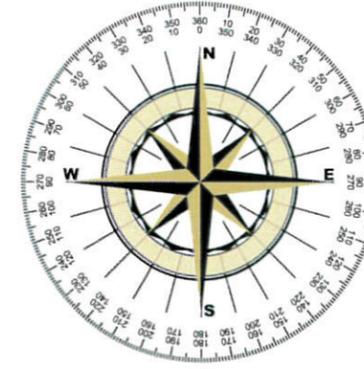
9/29/2015



7.395kW

Myrna Scoffield
 512 East 1800 South
 Bountiful, Utah 84010
 Plan # 2015B008

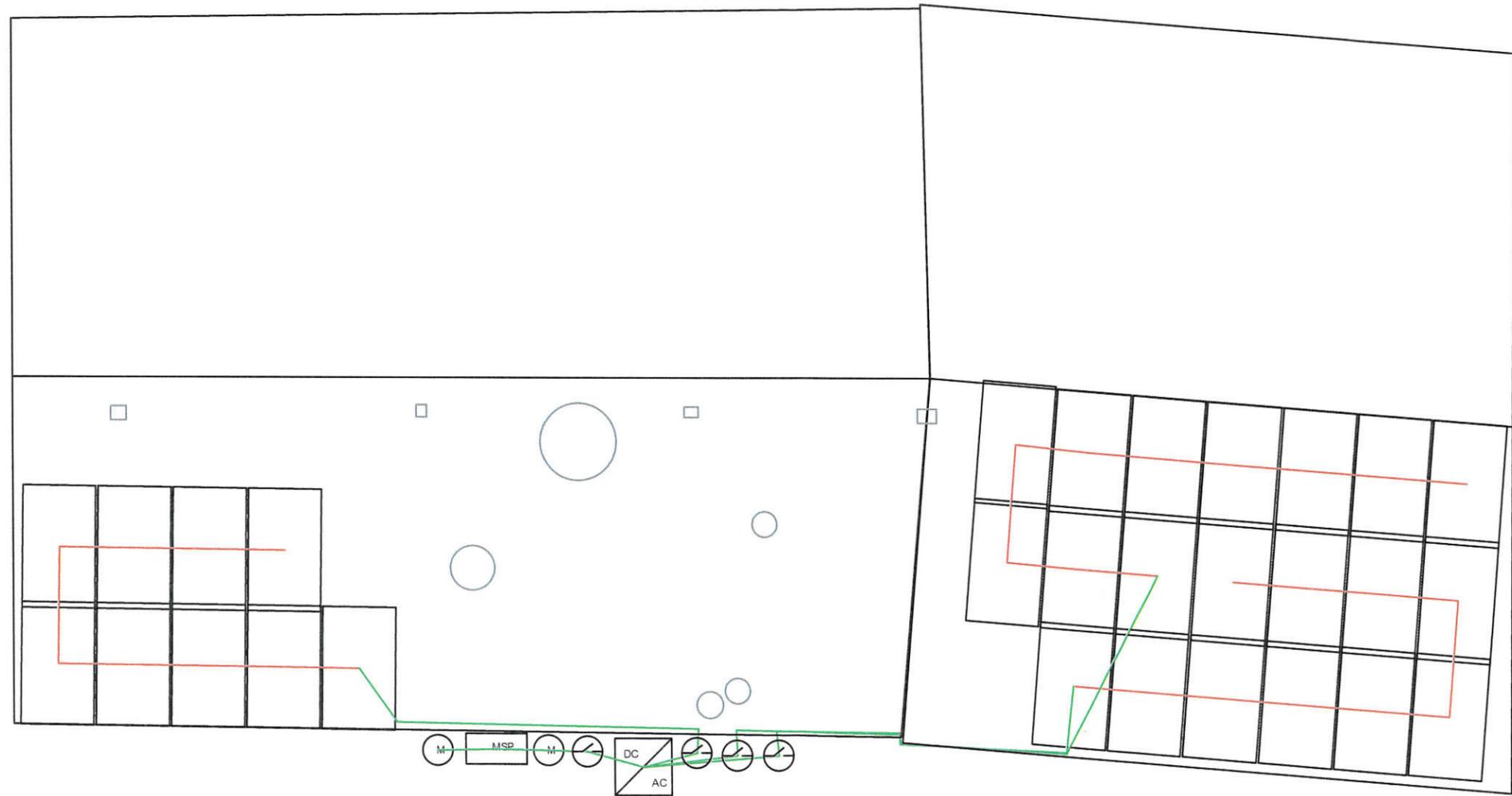
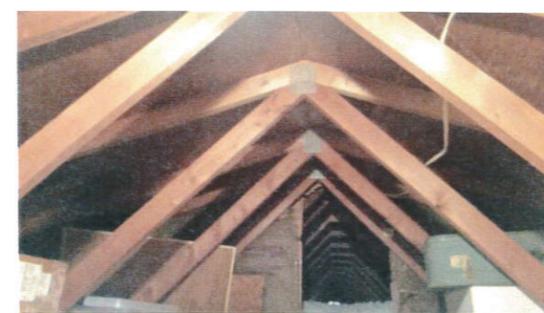
Roof Information		Module and Inver	
Pitch (Rise/Run):	4/12	Module Make:	Hyundai
Roof Type:	Standard Asphalt Shingle	Module Model:	HiS-M255TG
Condition/Age:	Good/Replaced 2005	Inverter Make:	ABB
Roof Construction:	Truss	Inverter Model:	PVI-6000-OUTD-US_240 BASE
Total Area of Array(s):	511.93 ft ²		
Notes			
Wiring:	12 AWG, THHN		
Conduit:	¾" EMT flex and Rigid		
Mounting:	Lag Bolts & Flashing (Unirac)		
Production Meter Upgrade:	No		



Roof Detail



Attic Detail





MAYOR
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KENDALYN HARRIS
JOHN PITT

CITY MANAGER
GARY R. HILL

Bountiful City, Utah Conditional Use Permit

A public hearing was held on October 12, 2015, at Bountiful City Hall to consider the request of Steven Thueson for a Conditional Use Permit allowing for a Private Power Plant (Solar Panels) at the following location:

586 East 1500 East, Bountiful City, Davis County, Utah

BEG 170 FT E OF SE COR LOT 12, AMD & EXT PLAT OF NELSON SUB; & RUN TH E 91.56 FT TO THE SE COR OF SD NELSON SUB; TH N 0°43' W 97.88 FT TO A PT ON A 118 FT RAD CURVE TO THE RIGHT; TH W'LY 32.26 FT ALG THE ARC OF SD CURVE TO A PT ON A 100 FT RAD CURVE TO THE LEFT; TH W'LY 69.37 FT ALG AN ARC OF SD CURVE; TH S 139.97 FT TO THE POB. CONT. 0.29 ACRES

Parcel: 04-097-0023

The Bountiful City Administrative Committee heard the matter and considered the statements of the applicant, the City staff, and the public. As a result, the Administrative Committee makes the following findings:

1. This matter is properly heard before the Administrative Committee.
2. Appropriate public notice has been provided and a public hearing held.
3. The proposed request to operate a Private Power Plant (Solar Panels) meets the letter and the intent of the specific requirements in §14-2 and 14-14 et seq (Conditional Use Permit provisions) of the Bountiful City Land Use Ordinance.

The Bountiful City Administrative Committee hereby grants this Conditional Use Permit for a Private Power Plant (Solar Panels) to be located at 586 East 1500 South, in Bountiful, Davis County, Utah, 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.

The Conditional Use Permit was approved on October 12, 2015, and this written form was approved this 19th day of October, 2015.

Chad Wilkinson
Planning Director

ATTEST: Julie Holmgren
Recording Secretary



MAYOR
RANDY LEWIS

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

CITY MANAGER
GARY R. HILL

Bountiful City, Utah Conditional Use Permit

A public hearing was held on October 12, 2015, at Bountiful City Hall to consider the request of Scott Youngquist for a Conditional Use Permit allowing for a Private Power Plant (Solar Panels) at the following location:

898 East Oakwood Circle, Bountiful City, Davis County, Utah

ALL OF LOT 48, FAIRWAY OAKS SUB. CONT 0.74 ACRES LESS & EXCEPT: BEG AT THE SE COR OF LOT 48, FAIRWAY OAKS SUB, SD PT ALSO BEING N 00°43'47" W 1362.65 FT ALG THE SEC LINE FR THE S 1/4 COR OF SEC 32-T2N-R1E, SLB&M, & RUN THE FOLLOWING THREE COURSES: S 89°51'46" W 32.91 FT, N 45°13'03" E 45.79 FT ALG AN EXIST CHAIN LINK FENCE, TH S 00°43'47" E 32.17 FT TO THE POB. CONT. 0.01 ACRES TOTAL ACREAGE 0.73 ACRES

Parcel: 05-113-0061

The Bountiful City Administrative Committee heard the matter and considered the statements of the applicant, the City staff, and the public. As a result, the Administrative Committee makes the following findings:

1. This matter is properly heard before the Administrative Committee.
2. Appropriate public notice has been provided and a public hearing held.
3. The proposed request to operate a Private Power Plant (Solar Panels) meets the letter and the intent of the specific requirements in §14-2 and 14-14 et seq (Conditional Use Permit provisions) of the Bountiful City Land Use Ordinance.

The Bountiful City Administrative Committee hereby grants this Conditional Use Permit for a Private Power Plant (Solar Panels) to be located at 898 East Oakwood Circle, in Bountiful, Davis County, Utah, 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.

The Conditional Use Permit was approved on October 12, 2015, and this written form was approved this 19th day of October, 2015.

Chad Wilkinson
Planning Director

ATTEST: Julie Holmgren
Recording Secretary