

ADMINISTRATIVE COMMITTEE

Monday, October 26, 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 19, 2015.
3. **PUBLIC HEARING:** Consider approval of a Conditional Use Permit to allow for Solar Panels at 3597 Oakridge Circle, Ben and Sally Alley, applicants.
4. Consider approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Construction Business (masonry) at 909 East 300 South, David Shelley, applicant.
5. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 512 East 1800 South, Myrna Scoffield, applicant.
6. 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 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.

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

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.

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

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



BOUNTIFUL

City of Beautiful Homes and Gardens

MAYOR
RANDY LEWIS

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

CITY MANAGER
GARY R. HILL

Memo

Date: October 19, 2015
To: Administrative Committee
From: Andy Hulka, Assistant Planner
Re: Staff Report for the Administrative Committee Meeting on Monday, October 26, 2015

Overview

- 3. PUBLIC HEARING** - Consider approval of a Conditional Use Permit to allow for Solar Panels at 3597 Oakridge Circle, Ben and Sally Alley, applicants.

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 7.98 kilowatts (7,980 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 522 square feet, which is smaller than the 50% maximum roof coverage. On the northwest side of the roof there will be a 14 panel array, with 4 panels on the first 2 rows and 3 panels on the top 2 rows. On the southeast side of the roof there will be a 15 panel array, with 4 panels on the first 3 rows, 2 panels on the fourth row, and 1 panel on the fifth row. The panels will be connected to the roof by a Snap N Rack system using lag screws. The roof is of truss construction, has a slope of 6/12, and is 2 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

CONDITIONAL USE PERMIT APPLICATION

Date of Submittal: _____

Property Address: 3597 Oakridge Circle

Applicant Name: Ben and Sally Alley *balley@researchnow.com*

Applicant Address: 1953 W 425 So Woods Cross, UT 84087

Applicant Phone #: 385-777-5444 ext 109

Applicant Email: peggy@imwindandsolar.com

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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.

Darlene Baetz

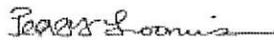
From: Darlene Baetz
Sent: Thursday, October 22, 2015 1:04 PM
To: Darlene Baetz
Subject: Alley - Page 2 Signature

ATTACHM

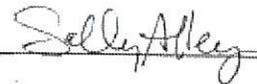
- e. Typed responses to the following questions:
 - i. How does your proposed project fit in with surrounding properties uses?
 - ii. What will you do to mitigate the potential conflicts with surrounding properties and uses?

2. Property Owner Authorization and Affidavit

The undersigned, being duly sworn, depose that I am (we are) the owner(s) or authorize 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

1. This system itself lays flush to the roof and is located away from the street view. It will be a benefit to the property by providing a source of clean, renewable energy.
2. We will install the panels in a professional and a timely manner and have a clean look on the finished installation.



BOUNTIFUL

City of Beautiful Homes and Gardens

MAYOR
Randy Lewis
CITY COUNCIL
Richard Higginson
Beth Holbrook
John M. Knight
R. Fred Moss
Thomas B. Tolman
CITY MANAGER
Gary Hill

SOLAR PANEL QUESTIONS

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

| | |
|--|--|
| Total Number of Panels | 31 |
| Array Dimensions | |
| Total rating of photovoltaic system: | <u>7.905</u> KW |
| Mounting Location | |
| Roof/Wall/Other | Roof |
| Roof Pitch (Rise/Run e.g. "5/12") | 6/12 |
| Roofing Material Asphalt Shingle/Tile/Steel/Other Age & Condition of Shingles | Asphalt shingle 2013 / good condition. |
| Roof Construction Rafter/Truss/Joist | Truss |
| Engineering Analysis | |
| Connection to Roof | Snap N Rack 3.5x 5/8 Lag Screw |
| Analysis of Existing Roof Structure with added Solar Equipment | it is our conclusion that the installation of solar panels on this existing roof will not adversely affect the structure of this house. design wind 155 mph 3 sec gust: snow load 51 psf per Utah amendments to the IBC |
| Adequate Uplift Resistance (120 mph Exp B) | Yes |



UTAH OFFICES
Sandy
Layton
St. George

Project Number: U1678-0278-151

October 9, 2015

Intermountain Wind and Solar
1953 West 2425 South
Woods Cross, UT 84087

ATTENTION: Ryan Shaw

REFERENCE: **Ben Alley Residence: 3597 S. Oakridge Circle, Bountiful, Utah 84010
Solar Panel Installation**

Dear Mr. Shaw:

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 the solar panel supporting members and connections is by the manufacturer and/or installer. The adopted building code in this jurisdiction is the 2012 International Building Code and ASCE 7-10. Appropriate design parameters which must be used in the design of supporting members and connections are listed below:

- Ground snow load: 51 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 psf, and affected roof area of 40% (maximum), the additional dead load (and consequential seismic load) will be 8.0%. 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 joist 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. 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.

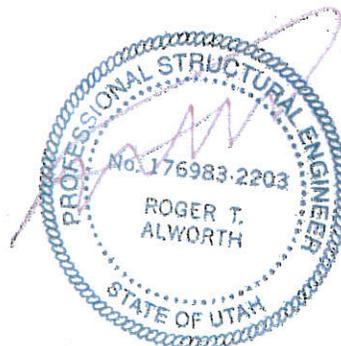
Very truly yours,

VECTOR STRUCTURAL ENGINEERING, LLC

Roger T. Alworth, S.E.
Principal

Enclosure

RTA/lcs



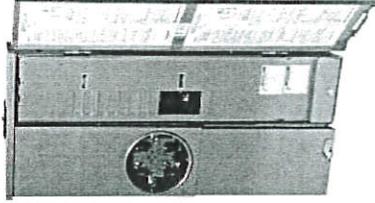
10/09/2015

| INVERTER SPECIFICATIONS | |
|---------------------------|------------------|
| MANUFACTURER | SOLAREEDGE |
| MODEL | SE7600-US (240V) |
| MAX DC INPUT VOLTAGE | 500 V |
| MAX OUTPUT POWER | 8350 W |
| NOMINAL AC OUTPUT VOLTAGE | 240 V |
| NOMINAL AC OUTPUT CURRENT | 32 A |
| MAX FUSE (OCPD) | 40 A |

| PV MODULE SPECIFICATIONS | |
|-------------------------------|------------|
| MANUFACTURER | Solarworld |
| MODEL | 275 W |
| MAX POWER-POINT CURRENT (Imp) | 8.94 A |
| MAX POWER-POINT VOLTAGE (Vmp) | 31 V |
| OPEN CIRCUIT VOLTAGE (Voc) | 39.4 V |
| SHORT CIRCUIT CURRENT (Isc) | 9.58 A |
| MAX SERIES FUSE (OCPD) | 20 A |
| MAX POWER (Pmax) | 275 W |
| MAX VOLTAGE (Vdc) | 600 V |

| SECURE POWER SUPPLY TECHNICAL DATA | |
|------------------------------------|-------|
| MAXIMUM AC VOLTAGE | 125V |
| MAXIMUM AC CURRENT | 12A |
| MAXIMUM POWER OUTPUT | 1500W |

| PHOTOVOLTAIC AC OUTPUT LABEL | |
|------------------------------|------|
| AC OUTPUT CURRENT | 32A |
| NOMINAL AC VOLTAGE | 240V |



METER UPGRADE REQUIRED
UPGRADED METER MAIN
TO SQUARE D SC816D200C

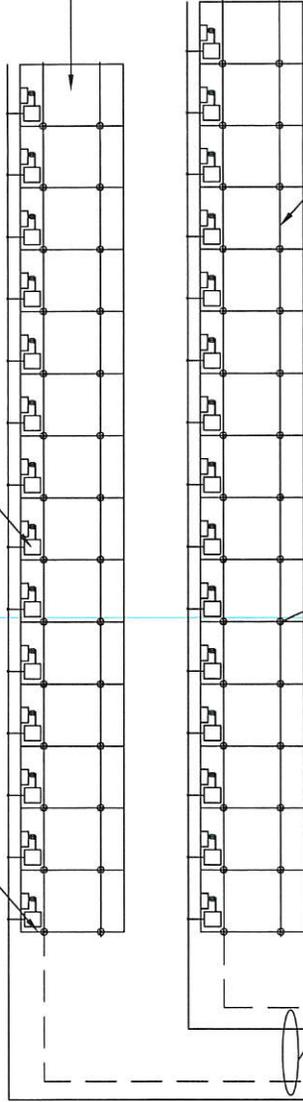
PV LOAD CALCULATIONS
250A RATED MAIN PANEL

200A * 120% = 240
240A - 200 = 40A (MAIN BUS ALLOWABLE SOLAR)
50A SERVICE DISCONNECT (OPEN)
40A + 50A = 90A AVAILABLE FOR PV
705.12(D)(2)

GROUNDING LUG

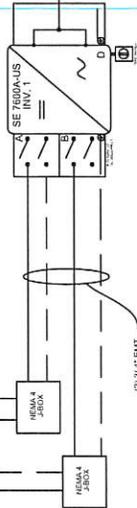
P3000 OPTIMIZER

SOLARWORLD 275W MODULE



EGC BONDED TO ALL EQUIPMENT
SIZED ACCORDING TO NEC 690.45(A) AND NEC 250.122

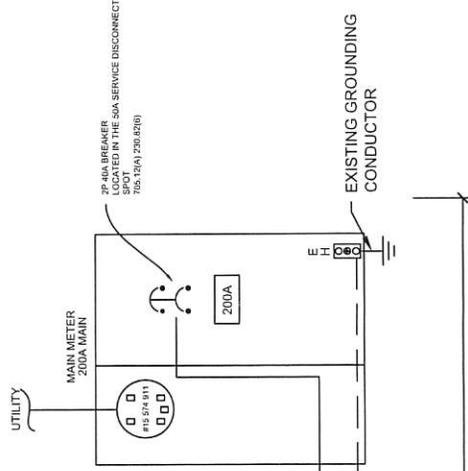
REF. AIR
#16 AWG PV WIRE CU
(2) #6 BARE COPPER EGC



(1) 3/4" EMT
(2) 1/2" THWN-2 EGC
(3) 10-2 AC CABLE

BASEMENT WALL

METER WALL



2P 40A BREAKER
INSTALLED IN THE 50A SERVICE DISCONNECT
SPOT
705.12(A)(2)(B)(7)

SNAPRACK MOUNTING SYSTEM

EXISTING GROUNDING
CONDUCTOR

| SAFETY AND WARNING LABELS | |
|---------------------------|-----------------------------|
| A | COMBINER BOX/PASS THROUGH |
| B | DC BREAKER OR DC DISCONNECT |
| C | DC CONDUIT |
| D | INVERTER |
| E | AC BREAKER OR AC DISCONNECT |
| F | BREAKER PANEL |
| G | PRODUCTION METER |
| H | METER MAIN |

ELECTRICAL NOTES:

1. ALL COMPONENTS ARE GROUNDED PER NEC 2011 CODE
2. INTERCONNECTION METHOD COMPLIES WITH 690.64
3. ALL WIRES WILL BE RATED THHN/THWN-2
4. ALL INTERCONNECTION WILL COMPLY WITH 705.12

**ALL PHOTOVOLTAIC (DC) CIRCUITS WILL BE
LABELED EVERY 10'
690.31(4)**

PLEASE REFER TO PV06 FOR
ADDITIONAL INTERCONNECTION PHOTOS

INTERMOUNTAIN WIND & SOLAR
1953 WEST 2425 SOUTH
WOODS CROSS, UT, 84087
P. 801-298-5255
F. 801-298-5355



CERTIFIED
PV Installation
Professional

MEMBERSHIP # 0001 AND 0004
MEMBERSHIP # 0001 AND 0004



PIV03

| DATE: | |
|-----------|-----------------|
| 10/6/2015 | Permit Designer |
| 2015-7-29 | PROJECT # |
| 7.98kW | SYSTEM SIZE |
| Bourhill | AHJ |
| | Revision |

Ben Alley
3597 S Oakridge Cir
Bountiful, UT 84010



RANDY C. LEWIS
MAYOR

CITY COUNCIL
Kendalyn Harris
Richard Higginson
Beth Holbrook
John Marc Knight
John S. Pitt

CITY MANAGER
Gary R. Hill

Bountiful City, Utah Conditional Use Permit

A public hearing was held on October 19, 2015, at Bountiful City Hall to consider the request of David Shelley, for a Conditional Use Permit allowing a Home Occupation Contractor Business (masonry) at the following location:

909 East 300 South, Bountiful City, Davis County, Utah

ALL OF LOT 44, ORCHARD HEIGHTS SUB PLAT H. CONT. 0.26 ACRES

Parcel 04-042-0044

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 home occupation contractor business meets the letter and the intent of the specific requirements in §14-17 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 David Shelley to operate a home occupation contractor business located at 909 East 300 South, in Bountiful, Davis County, Utah, 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.

The Conditional Use Permit was approved on October 19, 2015, and this written form was approved this 26th day of October, 2015.

Chad Wilkinson
Planning Director

ATTEST: Julie Holmgren
Recording Secretary



MAYOR
RANDY LEWIS

CITY COUNCIL
RICHARD HIGGINSON
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 19, 2015, at Bountiful City Hall to consider the request of Myrna Scoffield for a Conditional Use Permit allowing for a Private Power Plant (Solar Panels) at the following location:

512 East 1800 South, Bountiful City, Davis County, Utah

ALL OF LOT 24, MILL CREEK HEIGHTS SUB PLAT D. CONT. 0.20 ACRES.

Parcel: 05-044-0024

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 512 East 1800 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 19, 2015, and this written form was approved this 26th day of October, 2015.

Chad Wilkinson
Planning Director

ATTEST: Julie Holmgren
Recording Secretary