ADMINISTRATIVE COMMITTEE

Monday, January 25, 2016
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 January 11, 2016 and January 18, 2016.

3. **PUBLIC HEARING**: Consider approval of a Conditional Use Permit to allow for Solar Panels at 2546 Maple Hills Drive, Paul Wheeler, applicant.

4. Consider approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Lawn Care Business (yard care) at 370 East 1700 South, Gisgard B. Gonzalez, applicant.

5. 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
January 11, 2016

Present: Chairman – Chad Wilkinson; Committee Member – Lloyd Cheney; Assistant Planner – Andy Hulka; Recording Secretary – Julie Holmgren.

Absent: Committee Member – John Marc Knight

1. **Welcome and Introductions.**

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

2. **Consider approval of minutes for January 4, 2016.**

   Mr. Cheney noted a reference to the "standing seam" on page three of the minutes and suggested an addition be made to the January 4, 2016 minutes to reflect that it was determined that this is a shingle roof and not a standing seam metal roof. With that change to the minutes, Mr. Cheney made a motion to approve the minutes for January 4, 2016. Mr. Wilkinson seconded the motion.

   A Mr. Wilkinson
   A Mr. Cheney

   Motion passed 2-0.

3. **PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for a Home Occupation Remodeling Contractor Business at 314 West Center Street, Unit 151, Nathan Halling, applicant.**

   Nathan Halling, applicant, was present.

   Andy Hulka presented a summary of the staff report (the full staff report follows). Mr. Hulka clarified that the background information on the staff report was not accurate and would be updated. The minutes reflect the updated information.

   The property where the remodeling contractor business is proposed is located in the RM-13 Multiple Family Zone. Home Occupation Contractor Businesses in this zone are classified in the City Ordinance as requiring a Conditional Use Permit.

   The application submitted includes a site plan, which indicates that two trucks will be parked in the designated parking area to the south of the primary dwelling. The applicant indicates that all products and supplies will be stored off-site and that no customers or employees will visit the site. The applicant has indicated that no work will be performed on site and no product will be sold from the property. 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 use shall not include any outside storage at the residence.
5. The Conditional Use Permit is solely for this site and is non-transferable.

Mr. Halling noted that he just sold his home and expects to be at the Center Street address for a short period of time. He stated that in most instances the equipment will stay on the job site.

PUBLIC HEARING: Chairman Wilkinson opened and closed the Public Hearing at 5:04 p.m. with no comments from the public.

Mr. Wilkinson noted that complexes, such as the one Mr. Halling is living in, sometimes have restrictions regarding home businesses, and the conditions of the conditional use permit do not supersede restrictions of the complex management. Mr. Cheney noted that Mr. Halling's application indicated the property management company was contacted, and Mr. Hall was informed that work at home office type work is allowed in the complex.

Mr. Cheney made a motion for approval of a Conditional Use Permit for a Home Occupation Remodeling Contractor Business at 314 West Center Street, Unit 151, Nathan Halling, applicant. Mr. Wilkinson seconded the motion.

A Mr. Wilkinson
A Mr. Cheney

Motion passed 2-0.

4. **PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for a Home Occupation Lawn Care Business (lawn and sprinkler care) at 863 Windsor Lane, Nicholas Pol Denis, applicant.**

Nicholas Pol Denis, applicant, was present.

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

The property where the Lawn Care Business is proposed is located in the R-3 Single Family Zone. Home Occupation lawn care/landscaping businesses are classified in the City Ordinance as requiring a conditional use permit.

The application submitted indicates that all equipment and supplies are to be stored on a trailer that will be parked at an off-site RV parking lot. The application indicates there are no employees or customers that will visit the site. The applicant will only park his personal vehicle at the home.

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 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

Mr. Denis noted that he wants to use home occupation and start his business small.

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

Mr. Cheney asked Mr. Denis if he understood the restrictions of the conditional use permit. Mr. Denis responded affirmatively and added that he thought it best to have off site equipment storage.

Mr. Cheney made a motion for approval of a Conditional Use Permit for a Home Occupation Lawn Care Business (lawn and sprinkler care) at 863 Windsor Lane, Nicholas Pol Denis, applicant. Mr. Wilkinson seconded the motion.

A Mr. Wilkinson
A Mr. Cheney

Motion passed 2-0.

5. **Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 2941 Maple Cove Drive, Clayton Killpack, applicant.**

Mr. Cheney made a motion for approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 2941 Maple Cove Drive, Clayton Killpack, applicant. Mr. Wilkinson seconded the motion.

A Mr. Wilkinson
A Mr. Cheney

Motion passed 2-0.

6. **Consider approval of an amendment to the Conditional Use Permit, in written form, for Solar Panels at 235 South 400 East, Judson Wall (Dental Solutions Inc.), applicant.**

Mr. Cheney made a motion for approval of a Conditional Use , in written form, for Solar Panels at 235 South 400 East, Judson Wall (Dental Solutions Inc.), applicant. Mr. Wilkinson seconded the motion.

A Mr. Wilkinson
A Mr. Cheney

Motion passed 2-0.

7. **Consider approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Construction Business (masonry) at 518 East 650 North, David Shelley, applicant.**

Mr. Cheney made a motion for approval of a Conditional Use , in written form, to allow for a Home Occupation Construction Business (masonry) at 518 East 650 North, David Shelley, applicant. Mr. Wilkinson seconded the motion.

A Mr. Wilkinson
A Mr. Cheney

Motion passed 2-0.

8. **Miscellaneous business and scheduling.**

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

The meeting was adjourned at 5:11 p.m.

_____
Chad Wilkinson, City Planner

Pending

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
January 18, 2016

Present: Acting Chairman – Lloyd Cheney; Committee Members – John Marc Knight and Dave Badham; Assistant Planner – Andy Hulka; Recording Secretary – Julie Holmgren.

Excused: Chairman – Chad Wilkinson

1. **Welcome and Introductions.**

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

2. **Consider approval of minutes for January 11, 2016.**

   Mr. Cheney recommended that the minutes be tabled. Mr. Knight made a motion to table minutes for January 11, 2016. Mr. Badham seconded the motion.

   A Mr. Cheney
   A Mr. Knight
   A Mr. Badham

   Motion passed 3-0.

3. **PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for a Home Occupation Lawn Care Business (yard care) at 370 East 1700 South, Gisgard B. Gonzalez, applicant.**

   Gisgard Gonzalez, applicant, was present.

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

   The property where the Lawn Care Business is proposed is located in the R-4 Single Family Zone. Home Occupation lawn care/landscaping businesses are classified in the City Ordinance as requiring a conditional use permit.

   The application submitted indicates that the applicant will park two trucks and a double-axle trailer on the property. The trucks will be parked on the driveway and under the carport. The yard care equipment and supplies are to be stored on the trailer, which will be parked on pavers east of the driveway. The application did not indicate that any employees or customers would visit the site. 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.

Pending

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 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 use shall not include any outside storage at the residence.
5. The trailer and vehicles must be parked on paved surfaces meeting setbacks as required by the Bountiful City Zoning Ordinance.
6. The Conditional Use Permit is solely for this site and is non-transferable.

PUBLIC HEARING: Acting Chairman Cheney opened and closed the Public Hearing at 5:03 p.m. with no comments from the public.

Mr. Badham stated that one truck and one trailer is generally the norm for lawn care businesses and noted that Mr. Gonzalez has two trucks. He asked Mr. Gonzalez if he understood the parking conditions and also asked if Mr. Gonzalez had room for his personal vehicles. Mr. Gonzalez explained that he understood the parking conditions and does not own any personal vehicles. Mr. Knight inquired if Mr. Gonzalez has employees. Mr. Gonzalez explained he has two employees. Mr. Knight stressed that employees cannot meet at the residence. Mr. Gonzalez stated that he would pick up his employees and they would go to their job site. Mr. Badham inquired regarding the use of two trucks in the business. Mr. Gonzalez stated that when two trucks are required, one employee will be driving one of the trucks and will park his personal car at the residence. A discussion ensued regarding the permissibility of an employee parking at Mr. Gonzalez's home. Mr. Cheney read from Bountiful Land Use Ordinance 14-17-105(B): "Only members of the family related by blood, marriage, or adoption, and who reside in the dwelling, may work onsite. The only exception is that one (1) additional person may be employed as a secretary, apprentice, or assistant where there are no more than five (5) family members actively engaged in the home occupation. Employees who are not family members and/or who do not reside at the dwelling shall not meet, park, or otherwise congregate at the home or in the general vicinity." A discussion ensued regarding whether an employee can park at the residence and if Mr. Gonzalez's employee can be considered as an "assistant" under the exception of 14-17-105(B). Mr. Badham stated his belief that picking up a truck should not be considered as working, and Mr. Knight agreed. Mr. Badham stated that the catch is that employees shouldn't park there, but it could be acceptable if the employee's car is parked in the driveway while they have the company truck and at night they switch out. Mr. Knight stated that the spirit is that if Mr. Gonzalez has an employee who picks up the business truck they do not park on the street, including summer and winter. Mr. Gonzalez agreed to inform his employees of this.

Mr. Knight made a motion for approval of a Conditional Use Permit for a Home Occupation Lawn Care Business (yard care) at 370 East 1700 South, Gisgard B. Gonzalez, applicant,

with the following additional condition: Only one employee may come to the site as allowed by Code, and any employee who picks up the additional business truck must park their personal vehicle in the driveway and not in the street. Mr. Badham seconded the motion.

A Mr. Cheney
A Mr. Knight
A Mr. Badham

Motion passed 3-0.

4. **Consider approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Remodeling Contractor Business at 314 West Center Street, Unit 151, Nathan Halling, applicant.**

Mr. Badham made a motion for approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Remodeling Contractor Business at 314 West Center Street, Unit 151, Nathan Halling, applicant. Mr. Knight seconded the motion.

A Mr. Cheney
A Mr. Knight
A Mr. Badham

Motion passed 3-0.

5. **Consider approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Lawn Care Business (lawn and sprinkler care) at 863 Windsor Lane, Nicholas Pol Denis, applicant.**

Mr. Badham made a motion for approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Lawn Care Business (lawn and sprinkler care) at 863 Windsor Lane, Nicholas Pol Denis, applicant. Mr. Knight seconded the motion.

A Mr. Cheney
A Mr. Knight
A Mr. Badham

Motion passed 3-0.

6. **Miscellaneous business and scheduling.**

Mr. Cheney ascertained there were no further items of business. The meeting was adjourned at 5:12 p.m.

_____
Chad Wilkinson, City Planner

MAYOR
RANDY LEWIS

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

CITY MANAGER
GARY R. HILL

BOUNTIFUL

City of Beautiful Homes and Gardens

Memo

Date: January 14, 2016
To: Administrative Committee
From: Andy Hulka, Assistant Planner
Re: Staff Report for the Administrative Committee Meeting on Monday, January 25, 2016

Overview

3. PUBLIC HEARING - Consider approval of a Conditional Use Permit to allow for Solar Panels at 2546 Maple Hills Drive, Paul Wheeler, applicant.

Item #3

Background

The property where the solar panels are to be installed is located in the R-F 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 9.81 kilowatts (9,810 watts), requiring a conditional use permit.

Findings

The application submitted indicates the proposed installation of 1 photovoltaic array with a total of 30 panels. The arrays will occupy approximately 526 square feet, which is smaller than the 50% maximum roof coverage. The south facing roof will have all 30 panels with 8 panels on the first 3 rows and 6 panels on the fourth row. The panels will be connected to the roof by an Invisimount racking system. The roof is of truss construction, has a slope of 9:12, and the shingles are 15 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

2546 Maple Hills Drive

790 South 100 East • Bountiful, UT 84010 • 801.298.6140 • FAX 801.298.3171
www.bountifulutah.gov

Jan. 25
5:00 pm

CONDITIONAL USE PERMIT APPLICATION

Date of Submittal: 1/6/16

Property Address: 2546 Maple Hills Dr. Bountiful, ut. 84010

Applicant Name: Paul Wheeler

Applicant Address: 2546 Maple Hills Dr. Bountiful, ut. 84010

Applicant Phone #: 801-916-3353

Applicant Email: pwheeler55@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.

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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.

DocuSigned by:
Paul Wheeler 1/12/2016
17F007EBB4FE423...
Owner/Agent

Owner/Agent

BOUNTIFUL
EST. 1847

MAYOR
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)

Size of Array	
Array Dimensions *Total Number of Panels* *Total rating of photovoltaic system:*	~~28 Panels 30~~ 21 x 28 30 panels 9.81 KW
Mounting Location	
Roof/Wall/Other	roof
Roof Pitch (Rise/Run e.g. "5/12")	9/12
Roofing Material *Asphalt Shingle/Tile/Steel/Other* *Age & Condition of Shingles*	asphalt shingle age 15 condition 6
Roof Construction *Rafter/Truss/Joist*	truss
Engineering Analysis	
Connection to Roof	invisimount racking system
Analysis of Existing Roof Structure with added Solar Equipment	Engineer states roof structure will hold solar panels
Adequate Uplift Resistance (120 mph Exp B)	~~115 mph~~ 120 mph

VECTOR
ENGINEERS

UTAH OFFICES
Sandy
Layton
St. George

Project Number: U1675-0420-151

December 21, 2015

Legend Solar
3292 E Deseret Dr.
Bld A Ste. 101B
St. George UT 84790

REFERENCE: **Paul Wheeler Residence: 2546 Maple Hills Dr, Bountiful, UT 84010**
Solar Panel Installation

To whom it may concern:

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

- Ground snow load: 74 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.

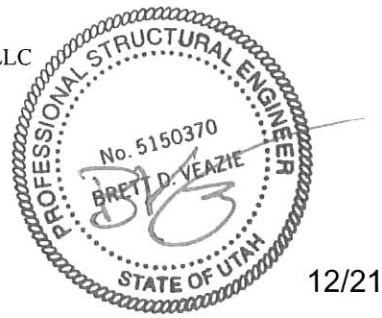
Our conclusion regarding the adequacy of the existing roof is based on the fact that the additional weight related to the solar panels is less than 3.5 pounds per square foot. In the area of the solar panels, no 20 psf live loads will be present. Regarding snow loads, it is our conclusion that since 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 overload 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 a representative of Vector Structural Engineering has not physically observed the roof framing of this home. Our conclusions are based upon 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



12/21/15

Brett D. Veazie, P.E.
Project Engineer

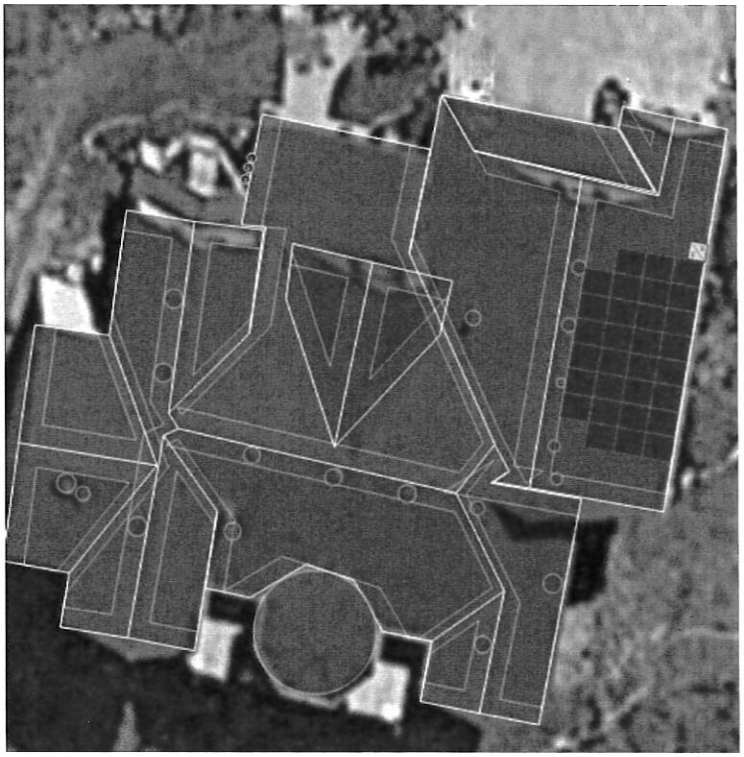
Enclosure
BDV/fcg

Project Number: U1675-0420-151

December 21, 2015

Legend Solar
3292 E Deseret Dr.
Bld A Ste. 101B
St. George UT 84790

REFERENCE: **Paul Wheeler Residence: 2546 Maple Hills Dr, Bountiful, UT 84010**
Solar Panel Installation



WHEELER RESIDENCE
9.81KW PV SOLAR SYSTEM

PROVIDE SIGNAGE AT ALL AC DISCONNECTS SHOWING LOCATION OF HOUSE & METER WITH LOCATION OF METER, 200A ENCLOSURES, & AC DISCONNECT PER NEC 705.10

INSTALLED ON MAIN SERVICE

-WARNING- DUAL POWER SUPPLY UTILITY GRID AND PV SOLAR ELECTRIC SYSTEMS

TO UTILITY

EXISTING 400A 240V METER MAIN

INSTALLED NEXT BACK-FED BREAKER

-WARNING- INVERTER OUTPUT DO NOT RELOCATE THIS OVER-CURRENT DEVICE

(SEE NOTE 5)

EXISTING 4/0 SER

EXISTING 225A BASEMENT PANEL

60A 2P

NEW 60A DISCONNECT

NEW PRODUCTION METER

NEW AC COMBINER PANEL

20A 2P

40A 2P

(3)#12 THWN-2
(1) #12 GRD
3/4 EMT

(3)#8 THWN-2
(1) #10 GRD
3/4 EMT

3800W 240V INVERTER #1

6000W 240V INVERTER #2

INVERTERS LOCATED IN GARGAE

12 MODULES SPR-E20-327 (SEE SHEET 2)

18 MODULES SPR-E20-327 (SEE SHEET 3)

200A 2P

200A 2P

200A BREAKER ENCLOSURES

TO EXISTING HOUSE PANELS

INSTALLED ON DISCONNECT

PV SOLAR SYSTEM AC DISCONNECT 41 A @ 240 VAC

(3)#8 THWN-2
(1) #10 GRD
3/4 EMT

LEGEND SOLAR
204 PLAYA DELLA ROSITA
WASHINGTON, UT 84780
435.319.4060

Project:
PAUL WHEELER
801-916-3353

Address:
2546 MAPLE HILLS DR
BOUNTIFUL, UT. 84010

Date: 12/22/2015

Design: MEB

Notes:

1. INSTALL EGC FROM MAIN TO ARRAY'S PER NEC 690.43
2. ALL SIGNAGE SHALL BE IN ACCORDANCE OF NEC 110.21(B)
3. ALL WIRING MUST BE PROPERLY SUPPORTED BY DEVICES OR MECHANICAL MEANS DESIGNED AND LISTED FOR SUCH USE.
4. CLEARANCES FOR INVERTER SHALL BE IN ACCORDANCE ON NEC 110.26
5. BACK-FED BREAKERS TO BE INSTALLED AT OPPOSITE END OF BUSBAR INPUT FEEDERS
6. RACEWAYS CONTAINING DC CIRCUITS SHALL BE MARKED "PHOTOVOLTAIC POWER SOURCE" EVERY 10'
7. INSTALL #6 BARE COPPER AT ARRAY FOR BONDING OF ALL RAILS
8. WIRING AT ARRAYS SHALL BE PV TYPE AS PER NEC 690.35(D)

Title: **1-LINE DIAGRAM**

Sheet: **1/3**

INSTALLED ON INVERTER

PV DC DISCONNECT #1

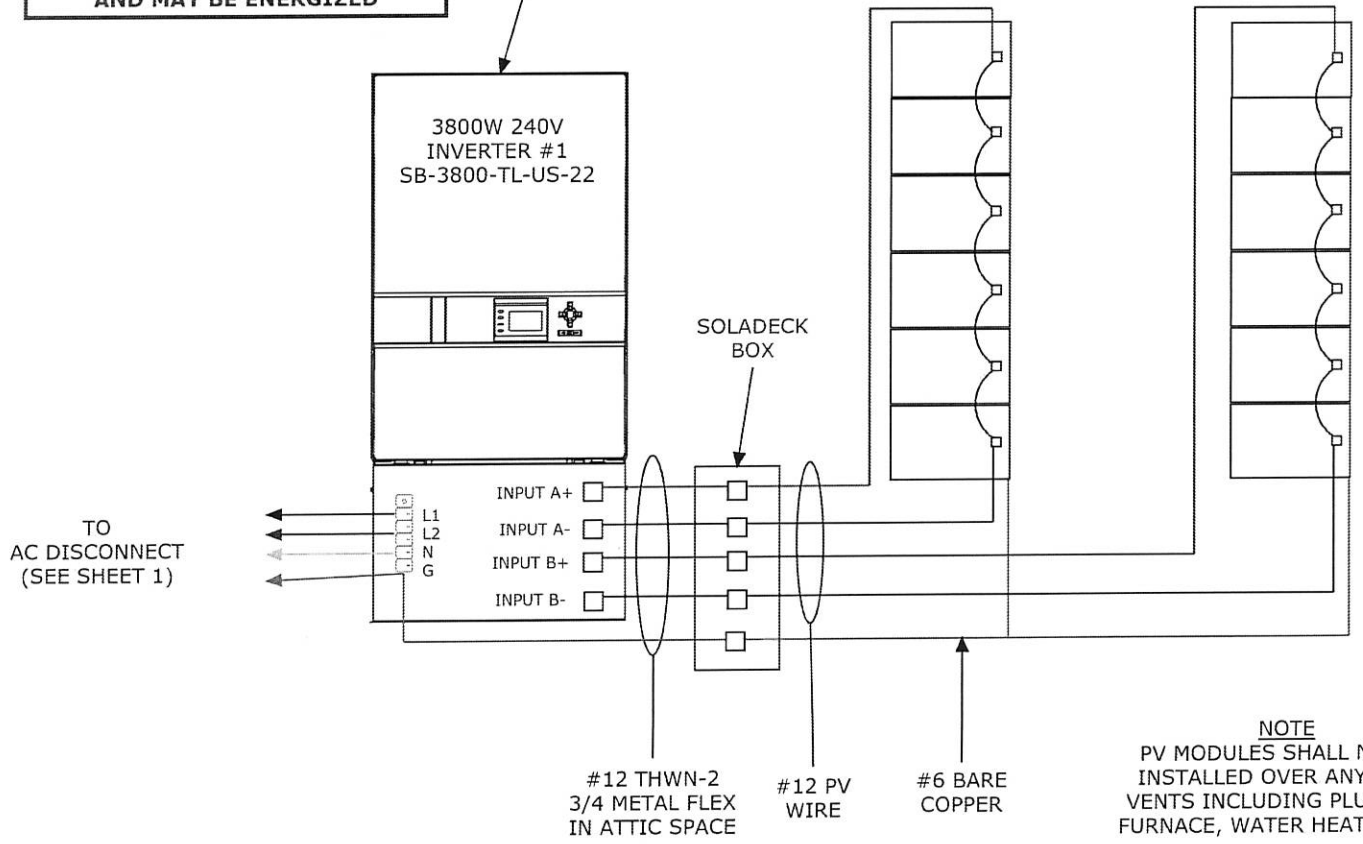
MAX POWER VOLTAGE:	**328 VDC**
MAX POWER CURRENT:	**12.0 ADC**
OPEN CIRCUIT VOLTAGE:	**432 VDC**
SHORT-CIRCUIT CURRENT:	**12.9 ADC**

INSTALLED ON EACH DC SERVICEABLE BOX

-WARNING-
ELECTRIC SHOCK HAZARD
THE DC CONDUCTORS OF THIS PV SYSTEM ARE UNGROUNDED AND MAY BE ENERGIZED

NOTE
PV WIRES MUST NOT TOUCH THE ROOF

NOTE
ROOF MOUNTS
48" ON CENTER



NOTE
PV MODULES SHALL NOT BE INSTALLED OVER ANY ATTIC VENTS INCLUDING PLUMBING, FURNACE, WATER HEATER, ETC.

LEGEND SOLAR
204 PLAYA DELLA ROSITA
WASHINGTON, UT 84780
435.319.4060

Project:
PAUL WHEELER
801-916-3353

Address:
2546 MAPLE HILLS DR
BOUNTIFUL, UT. 84010

Date: 12/22/2015

Design: MEB

Notes:

1. INSTALL EGC FROM MAIN TO ARRAY'S PER NEC 690.43
2. ALL SIGNAGE SHALL BE IN ACCORDANCE OF NEC 110.21(B)
3. ALL WIRING MUST BE PROPERLY SUPPORTED BY DEVICES OR MECHANICAL MEANS DESIGNED AND LISTED FOR SUCH USE.
4. CLEARANCES FOR INVERTER SHALL BE IN ACCORDANCE ON NEC 110.26
5. BACK-FED BREAKERS TO BE INSTALLED AT OPPOSITE END OF BUSBAR INPUT FEEDERS
6. RACEWAYS CONTAINING DC CIRCUITS SHALL BE MARKED "PHOTOVOLTAIC POWER SOURCE" EVERY 10'
7. INSTALL #6 BARE COPPER AT ARRAY FOR BONDING OF ALL RAILS
8. WIRING AT ARRAYS SHALL BE PV TYPE AS PER NEC 690.35(D)

Title: **1-LINE DIAGRAM**

Sheet: **2/3**

NOTE
PV WIRES MUST NOT TOUCH THE ROOF

NOTE
ROOF MOUNTS
48" ON CENTER

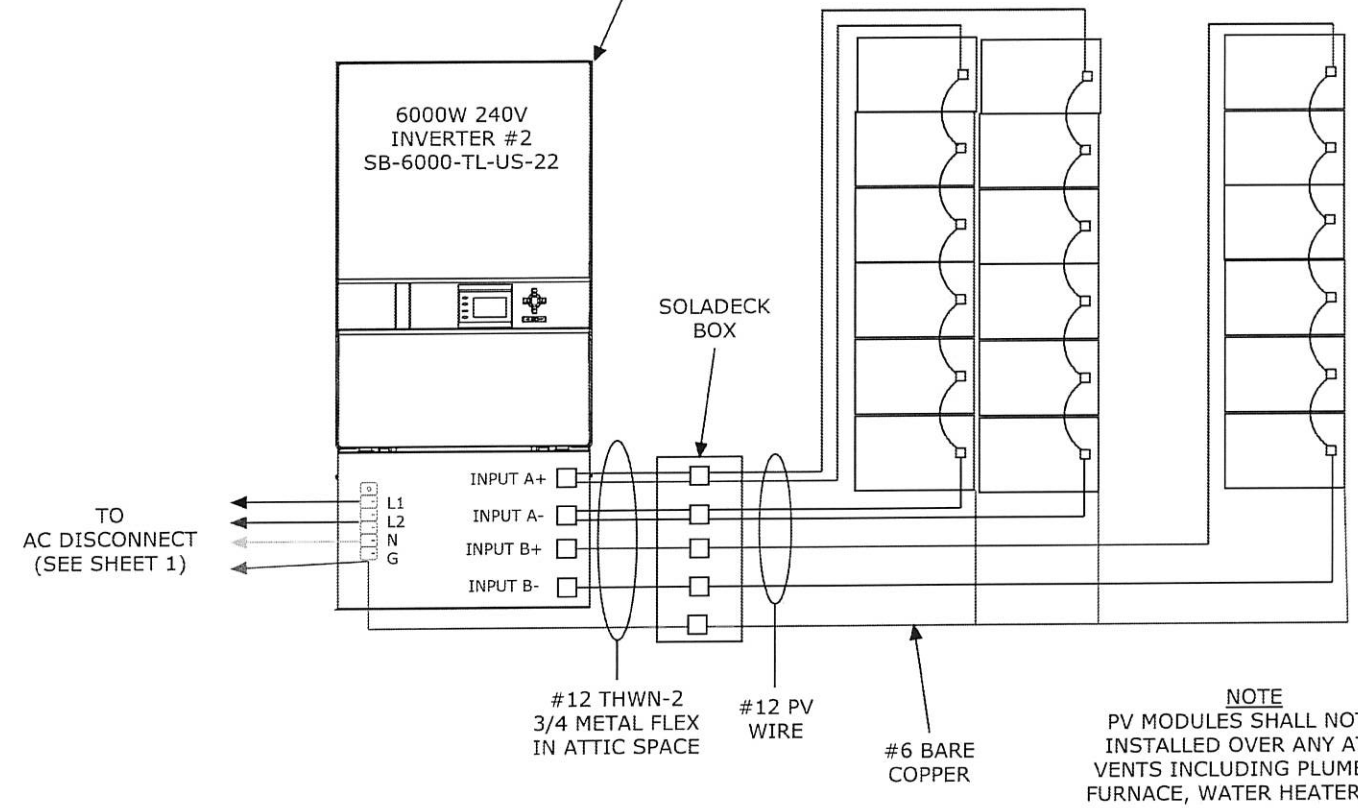
INSTALLED ON EACH DC SERVICEABLE BOX

-WARNING-
ELECTRIC SHOCK HAZARD
THE DC CONDUCTORS OF THIS PV SYSTEM ARE UNGROUNDED AND MAY BE ENERGIZED

INSTALLED ON INVERTER

PV DC DISCONNECT #2

MAX POWER VOLTAGE:	**328 VDC**
MAX POWER CURRENT:	**17.9 ADC**
OPEN CIRCUIT VOLTAGE:	**432 VDC**
SHORT-CIRCUIT CURRENT:	**19.4 ADC**



NOTE
PV MODULES SHALL NOT BE INSTALLED OVER ANY ATTIC VENTS INCLUDING PLUMBING, FURNACE, WATER HEATER, ETC.

LEGEND SOLAR
204 PLAYA DELLA ROSITA
WASHINGTON, UT 84780
435.319.4060

Project:
PAUL WHEELER
801-916-3353

Address:
2546 MAPLE HILLS DR
BOUNTIFUL, UT. 84010

Date: 12/22/2015

Design: MEB

Notes:

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Title: **1-LINE DIAGRAM**

Sheet: **3/3**

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 January 18, 2016, at Bountiful City Hall to consider the request of Gisgard B. Gonzalez, for a Conditional Use Permit allowing a Home Occupation business for Lawn Care (lawn and sprinkler care) at the following location:

370 East 1700 South, Bountiful City, Davis County, Utah

ALL OF LOT 13, ORCHARD PARK SUB. CONT. 0.16 ACRES.

Parcel 03-102-0013

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 lawn care 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 Gisgard B. Gonzalez to operate a landscaping business located at 370 East 1700 South, in Bountiful, Davis County, Utah, with the following conditions:

1. The applicant shall obtain a 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 use shall not include any outside storage at the residence.
5. The trailer and vehicles must be parked on paved surfaces meeting setbacks as required by the Bountiful City Zoning Ordinance.
6. The Conditional Use Permit is solely for this site and is non-transferable.
7. Only one employee may come to the home as allowed by §14-17-105(B), and any employee who picks up the additional business truck must park their personal vehicle in the driveway and not in the street.

The Conditional Use Permit was approved on January 18, 2016, and this written form was approved this 25th day of January, 2016.

Chad Wilkinson
Planning Director

ATTEST: Julie Holmgren
Recording Secretary