

ADMINISTRATIVE COMMITTEE

Monday, March 28, 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 March 14, 2016.
3. **PUBLIC HEARING:** Consider approval of a Conditional Use Permit to allow for Solar Panels at 1286 East North Ridge Drive, Rodney and Marcia Ford, applicants.
4. **PUBLIC HEARING:** Consider approval of a Conditional Use Permit to allow for Solar Panels at 523 East 1400 North, Bruce Chapman, applicant.
5. **PUBLIC HEARING:** Consider approval of a Conditional Use Permit to allow for Solar Panels at 916 East 500 South, Brad and Julie Pace, applicants.
6. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 1203 East Canyon Creek Drive, Shirley Faerber, applicant.
7. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 1378 North 550 East, David Parker, applicant.
8. Consider approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Construction Business (road and concrete) at 1925 South 150 West, Ryan Barton, applicant.
9. Consider approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Contractor Business (flooring) at 513 North Davis Boulevard, Russell M. Hall, applicant.
10. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 3263 South Highway 89, #400, Curtis D. Trader (Trader Building South, LLC), applicant.

11. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 3263 South Highway 89, #100, Curtis D. Trader (Trader Building South, LLC), applicant.
12. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 256 East Summerwood Drive, Sharlene Nielson, applicant.
13. 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
March 14, 2016**

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

1. Welcome and Introductions.

Chairman Wilkinson opened the meeting at 5:01 p.m. and introduced all present.

2. Consider approval of minutes for February 29, 2016 and March 7, 2016.

Mr. Cheney made a motion to approve the minutes for February 29, 2016. Mr. Knight seconded the motion.

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

Motion passed 3-0.

Mr. Knight made a motion to approve the minutes for March 7, 2016. Mr. Wilkinson seconded the motion. (Alternate Committee Member Todd Christensen authorized Mr. Cheney to approve the February 29, 2016 minutes on his behalf.)

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

Motion passed 3-0.

3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 1203 East Canyon Creek Drive, Shirley Faerber, applicant.

Shirley Faerber, applicant, and Brad Schow (Green Ridge Builders – Solaroo Solar Energy), solar contractor, were 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-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 4.59 kilowatts (4,590 watts), requiring a conditional use permit.

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The application submitted indicates the proposed installation of 1 photovoltaic array with a total of 17 panels. The arrays will occupy approximately 210 square feet, which is smaller than the 50% maximum roof coverage. The south facing array has one row of 9 panels and another row of 8 panels. The panels will be connected to the roof by lag bolts and brackets. The roof is of truss construction, has a slope of 3:12, and the asphalt shingles will be replaced with a steel roof before installation. A review of information provided in the application indicates that all engineering requirements for the construction of solar panels in Bountiful City will be met. A reflection analysis of the roof pitch indicates that photovoltaic panels should not produce a reflection nuisance to surrounding properties.

Based on the findings, staff has determined that the applicant would comply with all requirements for the conditional use permit. Staff recommends approval of the conditional use permit with the following conditions:

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

Mr. Cheney asked Mr. Schow if his company had previously done business in Bountiful. Mr. Schow replied they have not, but they have completed many solar projects in other cities. Mr. Cheney verified that the city's wiring diagram page had been signed by the contractor.

PUBLIC HEARING: Chairman Wilkinson opened and closed the Public Hearing at 5:06 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 1203 East Canyon Creek Drive, Shirley Faerber, applicant. Mr. Cheney 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 1378 North 550 East, David Parker, applicant.**

Neal Barth (Go Solar Group), representing the 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

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photovoltaic system to be installed will produce 3.24 kilowatts (3,240 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 2 photovoltaic arrays with a total of 12 panels. The arrays will occupy approximately 210 square feet, which is smaller than the 50% maximum roof coverage. Each array has 6 panels and is situated on a south facing roof section. The panels will be connected to the roof by 5/16" lag bolts. The roof is of rafter construction, has a slope of 2:12, and the shingles 8-10 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.
4. Per the structural report from Vector Engineers, the following retrofit is required prior to installation of solar panels: Contractor to install 2x6 ceiling joist/collar tie at every other rafter with (5) 16d sinkers connecting rafters to collar tie.

Mr. Barth noted there is a tree on the Parker's property which will be trimmed back before the panels are installed. Additionally, he noted that six panels will be installed on a detached shed/garage/shop and another six will be installed on an addition to the home. Mr. Cheney noted that the structural engineer's report stated there are repairs to be completed prior to the solar installation, and he inquired regarding the location for those repairs. Mr. Barth stated those repairs would be made over the shed/garage/shop. Mr. Cheney inquired regarding the roof type for both array locations. Mr. Barth stated that the addition has trusses and the shop has rafters, which will need to be reinforced. Mr. Cheney referenced the engineer's report for repair details.

PUBLIC HEARING: Chairman Wilkinson opened and closed the Public Hearing at 5:10 p.m. with no comments from the public.

Mr. Knight suggested that language from the engineer's letter regarding repairs be included as one of the conditions for the Conditional Use Permit. [That language was subsequently included as condition #4 above.]

Mr. Cheney made a motion for approval of a Conditional Use Permit to allow for Solar Panels at 1378 North 550 East, David Parker, applicant, with conditions outlined by staff and with the additional condition regarding repairs. Mr. Knight seconded the motion.

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

Motion passed 3-0.

5. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for a Home Occupation Construction Business (road and concrete) at 1925 South 150 West, Ryan Barton, applicant.

Ryan Barton, applicant, was present.

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

The property where the Home Occupation Contractor Business is proposed is located in the R-4 Single Family Zone. Home Occupation Contractor Businesses in this zone are classified in the City Ordinance as requiring a Conditional Use Permit.

The application submitted indicates that the property will be used for a home occupation contractor business. One truck will be parked in the driveway and one room will be used as an office. The proposed office is approximately 200 square feet, which is less than 50% of the primary dwelling. There will be no employees working on site. The applicant states that a small tow-behind compressor and jackhammer will be stored on the side of the home. The applicant has indicated that no work will be performed on site, no product will be sold from the property, and no customers will visit the site. There will be no signage on the property associated with the business. The use appears to be incidental and secondary to the use of the dwelling and shall not change the appearance, character, or condition of the property.

Based on the findings, staff has determined that the applicant would comply with all requirements for the conditional use permit. Staff recommends approval of the Conditional Use Permit with the following conditions:

1. The applicant shall maintain an active Bountiful City business license.
2. The Home Occupation will not create nuisances discernible beyond the premises (e.g. noise, dust, fumes, glare, traffic, etc.).
3. The use will comply with all applicable fire, building, plumbing, electrical, and life safety and health codes in the State of Utah, Davis County, and Bountiful City.
4. Storage of equipment on site is limited to the one small trailer (tow-behind compressor/jackhammer) to be parked on the paved area to the side of the home.
5. The Conditional Use Permit is solely for this site and is non-transferable.

Mr. Hulka indicated he had received a telephone call from Mr. Barton's neighbor. The neighbor expressed concern that Mr. Barton had been keeping a trailer parked in front of his home and near a fire hydrant, and that employees had possibly been congregating at the home. A discussion ensued regarding these issues, and Mr. Barton explained that the trailer is for personal use as he remodels his home, and he will no longer be parking it on the street. Mr. Barton stated that employees meet him at job sites and not at the home. Mr. Wilkinson

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reiterated that the code prohibits employees from congregating at the residence. Mr. Barton indicated his understanding of this.

PUBLIC HEARING: Chairman Wilkinson opened and closed the Public Hearing at 5:16 p.m. with no comments from the public.

Mr. Knight explained that the spirit of conditions for home occupation businesses requires that neighbors see no visual indications that a business is operating at the home. There should be no signage, no gathering of employees, and equipment stored only as designated on the site plan. Mr. Wilkinson stressed that a trailer used for the business cannot be parked in the street. Mr. Barton explained it will be parked in Layton.

Mr. Knight made a motion for approval of a Conditional Use Permit to allow for a Home Occupation Construction Business (road and concrete) at 1925 South 150 West, Ryan Barton, applicant. Mr. Cheney seconded the motion.

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

Motion passed 3-0.

6. **PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for a Home Occupation Contractor Business (flooring) at 513 North Davis Boulevard, Russell M. Hall, applicant.**

Russell M. Hall, applicant, was present. His business partner, Robert Taylor, was also present.

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

The property where the Home Occupation Contractor Business is proposed is located in the R-4 Single Family Zone. Home Occupation Contractor Businesses in this zone are classified in the City Ordinance as requiring a Conditional Use Permit.

The application submitted indicates that the property will be used for a home occupation contractor business. One truck will be parked in the driveway and one room, approximately 12' x 10', will be used as an office. The proposed office is approximately 120 square feet, which is less than 50% of the primary dwelling. There will be no employees working on site. The applicant states that no equipment or tools will be stored on-site beyond the tools that are stored in the truck. The applicant has indicated that no work will be performed on site, no product will be sold from the property, and no customers will visit the site. There will be no signage on the property associated with the business. The use appears to be incidental and secondary to the use of the dwelling and shall not change the appearance, character, or condition of the property. There is an area of pavement located in the front yard. Section 14-4-110 prohibits parking within front yard areas (the area between the home and the front

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property line). As a condition of approval, parking of vehicles or trailers is not allowed in this paved area.

Based on the findings, staff has determined that the applicant would comply with all requirements for the conditional use permit. Staff recommends approval of the Conditional Use Permit with the following conditions:

1. The applicant shall maintain an active Bountiful City business license.
2. The Home Occupation will not create nuisances discernible beyond the premises (e.g. noise, dust, fumes, glare, traffic, etc.).
3. The use will comply with all applicable fire, building, plumbing, electrical, and life safety and health codes in the State of Utah, Davis County, and Bountiful City.
4. The Conditional Use Permit is solely for this site and is non-transferable.
5. No trailer or vehicle parking is allowed on the existing concrete pad in the front yard of the property, as restricted by 14-14-107(A-1) and 14-4-110.

Mr. Miles inquired regarding the parking pad restrictions. Mr. Wilkinson explained that the code, currently in effect and also in effect when the home was constructed, prohibits parking in the front yard, and this restriction is one of the conditions of the Conditional Use Permit.

PUBLIC HEARING: Chairman Wilkinson opened and closed the Public Hearing at 5:22 p.m. The following were present for this matter: Rich Anderson (555 North Davis Boulevard), Colin Miller (1027 East 450 North), and Doris Crowley (520 North Davis Boulevard).

Mr. Anderson noted that business activities have been occurring at the residence for some time, and asked regarding the necessity of the conditional use permit. Mr. Hall explained he is now working for himself which necessitates obtaining a business license. Mr. Hall also explained he will only be doing paperwork at the home and no tools will be stored there. Mr. Anderson explained his concern about parking difficulties in the neighborhood and an additional worry about neighborhood children and any additional traffic. Mr. Hall responded there will be no additional traffic due to the business.

Ms. Crowley asked if there would be an additional truck parked at the residence due to the business. Mr. Hall responded he would only be using the truck he currently drives. Ms. Crowley expressed her concern about the number of vehicles parked at the home and other concerns regarding vehicles parked at Mr. Hall's residence. A discussion ensued regarding her concerns and the possibility of Mr. Hall constructing a circular driveway in the future. Ms. Crowley inquired if there would be an increase in neighborhood traffic due to the business. Mr. Hall explained there would be no increase in traffic. Ms. Crowley expressed additional concerns about traffic, especially late-night traffic. Mr. Wilkinson noted Ms. Crowley's concerns but recommended that comments be directed to the matter at hand.

Mr. Miller explained that he is a back neighbor of Mr. Hall and expressed concern about noise coming from the backyard. Mr. Knight explained that is an issue to be discussed between neighbors. Mr. Taylor explained the home occupation business will not result in any

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increased neighborhood traffic. Mr. Miller explained he has grievances to be worked out with Mr. Hall, but noted his understanding that this is not the issue of the public hearing.

Mr. Wilkinson closed the public hearing at 5:31 p.m.

Mr. Hall said that he would talk with his neighbors regarding their grievances. The committee reiterated the importance of following the conditions of the Conditional Use Permit and that neighborhood traffic should not increase due to the business. Mr. Knight expressed that the business should be invisible to neighbors and to the public. Mr. Hall noted his understanding. Mr. Knight suggested that Mr. Hall talk to his neighbors regarding their concerns. Mr. Wilkinson explained that conditions of the Conditional Use Permit should be adhered to and that the business license can be revoked if conditions are not followed.

Mr. Knight made a motion for approval of a Conditional Use Permit to allow for a Home Occupation Contractor Business (flooring) at 513 North Davis Boulevard, Russell M. Hall, applicant. Mr. Cheney seconded the motion.

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

Motion passed 3-0.

7. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 3263 South Highway 89, #400, Curtis D. Trader (Trader Building South, LLC), applicant.

Richard Breitenbeker (Legend Electric), representing the 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 C-G General Commercial 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 10 kilowatts (10,000 watts), requiring a conditional use permit. Because there will be multiple systems at the same location, producing a combined amount over 10 kilowatts, the applicant was required to first receive approval from the Bountiful City power department. Staff has received approval from the power department for this application.

The application submitted indicates the proposed installation of 1 photovoltaic array with a total of 30 panels. The arrays will occupy approximately 555 square feet, which is smaller than the 50% maximum roof coverage. The south-facing array will include all 30 panels, with 2 rows of 5 panels and 5 rows of 4 panels each. The panels will be connected to the roof by a Sunmodo roof mount system. The roof is a metal roof of I-Beam construction that has a slope of 2:12. 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

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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. Breitenbeker explained that this project had been submitted to the city last November for approval, and the power company was unable to approve it. Since that time, other options were explored, and the present plan was created for suites 400 and 100. Mr. Breitenbeker pointed out some of the plan highlights and also noted that in the future Mr. Trader might want to add more panels to the building.

Mr. Cheney asked how close the project was to the 50% roof area restriction. Mr. Hulka stated that the project for both suites covers approximately $\frac{1}{4}$ of the roof and stated that any future projects would have to take this into consideration. Mr. Breitenbeker explained that Mr. Trader is aware of the restriction.

PUBLIC HEARING: Chairman Wilkinson opened and closed the Public Hearing at 5:40 p.m. with no comments from the public.

Mr. Knight noted that commercial project restrictions are a little different from residential. A discussion ensued regarding those differences and the possibility of including system size limitations in the code. Mr. Wilkinson explained that Bountiful City has their own power company, and they set those limitations. Mr. Knight noted that any change to the code would have to involve the power company.

Mr. Cheney made a motion for approval of a Conditional Use Permit to allow for Solar Panels at 3263 South Highway 89, #400, Curtis D. Trader (Trader Building South, LLC), applicant. Mr. Knight seconded the motion.

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

Motion passed 3-0.

8. **PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 3263 South Highway 89, #100, Curtis D. Trader (Trader Building South, LLC), applicant.**

Richard Breitenbeker (Legend Electric), representing the applicant, was present.

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

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 C-G General Commercial 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 10 kilowatts (10,000 watts), requiring a conditional use permit. Because there will be multiple systems at the same location, producing a combined amount over 10 kilowatts, the applicant was required to first receive approval from the Bountiful City power department. Staff has received approval from the power department for this application.

The application submitted indicates the proposed installation of 1 photovoltaic array with a total of 30 panels. The arrays will occupy approximately 589 square feet, which is smaller than the 50% maximum roof coverage. The south-facing array will include all 30 panels in 6 rows of 5 panels each. The panels will be connected to the roof by a Sunmodo roof mount system. The roof is a metal roof of I-Beam construction that has a slope of 2:12. 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.

PUBLIC HEARING: Chairman Wilkinson opened and closed the Public Hearing at 5:40 p.m. with no comments from the public. [Note: Due to the similarity of agenda items #7 and #8, the Public Hearing was simultaneously held for those items.]

Mr. Cheney made a motion for approval of a Conditional Use Permit to allow for Solar Panels at 3263 South Highway 89, #100, Curtis D. Trader (Trader Building South, LLC), applicant. Mr. Knight seconded the motion.

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

Motion passed 3-0.

9. **PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 256 East Summerwood Drive, Sharlene Nielson, applicant.**

Sharlene Nielson, applicant, was present along with Angie Higgs (Evelar, Inc.).

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

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-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 9.8 kilowatts (9,800 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 2 photovoltaic arrays with a total of 35 panels. The arrays will occupy approximately 611 square feet, which is smaller than the 50% maximum roof coverage. The first south-facing array includes 5 panels in one row and the second south-facing array has 5 rows of 6 panels each. The panels will be connected to the roof by an Iron Ridge rail mounting system. The roof is of truss construction, has a slope of 10:12, and the shingles 3 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.

Mr. Wilkinson noted this is a large project. Mr. Knight inquired regarding the design wind speed information in the engineer’s letter, and Mr. Cheney explained the formula conclusion indicates there is adequate uplift resistance.

PUBLIC HEARING: Chairman Wilkinson opened and closed the Public Hearing at 5:48 p.m. with no comments from the public.

Ms. Neilson inquired regarding the possibility of installing more panels on her home in the future. A discussion ensued regarding photovoltaic system size limitations in Bountiful and the possibility of increasing those limitations in the future. Mr. Knight noted that the City Council and Power Commission would need to be part of that discussion. A discussion ensued regarding energy consumption in Bountiful and associated costs, the benefits of solar energy, and that the solar industry is in its infancy. Mr. Knight inquired if there is currently a variance system for solar size limitations. Mr. Wilkinson responded that there is not a variance system since the limitations are city policy set by the power company. Regarding this, Mr. Knight said he would speak with Councilwoman Holbrook, who serves on the Power Commission.

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

Mr. Cheney made a motion for approval of a Conditional Use Permit to allow for Solar Panels at 256 East Summerwood Drive, Sharlene Nielson, applicant. Mr. Knight seconded the motion.

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

Motion passed 3-0.

10. Consider approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Landscaping Business at 314 West Center Street, Unit 83, Heath Forbush, applicant.

Mr. Knight made a motion for approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Landscaping Business at 314 West Center Street, Unit 83, Heath Forbush, applicant. Mr. Cheney seconded the motion.

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

Motion passed 3-0.

11. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 2949 Windsor Lane, Jeffrey Van Wagenen, applicant.

Mr. Cheney made a motion for approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 2949 Windsor Lane, Jeffrey Van Wagenen, applicant. Mr. Knight seconded the motion.

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

Motion passed 3-0.

12. Miscellaneous business and scheduling.

Mr. Wilkinson ascertained there were no further items of business. The meeting was adjourned at 6:01 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

Memo

Date: March 21, 2016
To: Administrative Committee
From: Andy Hulka, Assistant Planner
Re: Staff Report for the Administrative Committee Meeting on Monday, March 28, 2016

Overview

- 3. PUBLIC HEARING** - Consider approval of a Conditional Use Permit to allow for Solar Panels at 1286 East North Ridge Drive, Rodney and Marcia Ford, 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 6.21 kilowatts (6,210 watts), requiring a conditional use permit.

Findings

The application submitted indicates the proposed installation of 1 photovoltaic array with a total of 18 panels. The array will occupy approximately 307 square feet, which is smaller than the 50% maximum roof coverage. The south-facing array includes 3 rows of panels, with 6 panels on each row. The panels will be connected to the roof using lag screws. The roof is of joist construction, has a slope of 12:12, and the asphalt shingles are 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

1286 East North Ridge Dr



CONDITIONAL USE PERMIT APPLICATION

Date of Submittal: 3/11/14

Property Address: 1286 Northridge Drive, Bountiful, Utah 84010 (Ford)

Applicant Name: Intermountain Wind and Solar

Applicant Address: 1953 W 2425 S Woods Cross, UT 84087

Applicant Phone #: 801-298-5255

Applicant Email: permitting@imwindandsolar.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.



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	20.5' long x 15' wide
Total Number of Panels	18
Total rating of photovoltaic system:	6.21 KW
Mounting Location	
Roof/Wall/Other	Roof
Roof Pitch (Rise/Run e.g. "5/12")	12/12
Roofing Material Asphalt Shingle/Tile/Steel/Other Age & Condition of Shingles	Asphalt Shingle
Roof Construction Rafter/Truss/Joist	Joist
Engineering Analysis	
Connection to Roof	4 X 5/8 Lag Screw
Analysis of Existing Roof Structure with added Solar Equipment	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.
Adequate Uplift Resistance (120 mph Exp B)	Design wind speed for risk category II structures: 155 mph



UTAH OFFICES
Sandy
Layton
St. George

Project Number: U1678-0402-161

March 8, 2016

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

ATTENTION: Ryan Shaw

REFERENCE: **Rodney Ford Residence: 1286 E. Northridge Dr., Bountiful, UT 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: 53 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 17.0 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 7.1%. 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.

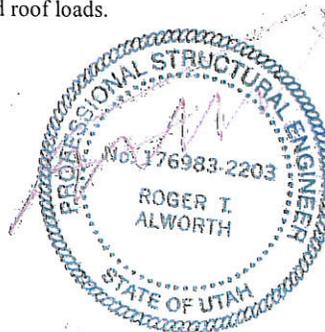
Very truly yours,

VECTOR STRUCTURAL ENGINEERING, LLC

Roger T. Alworth, S.E.
Principal

Enclosure

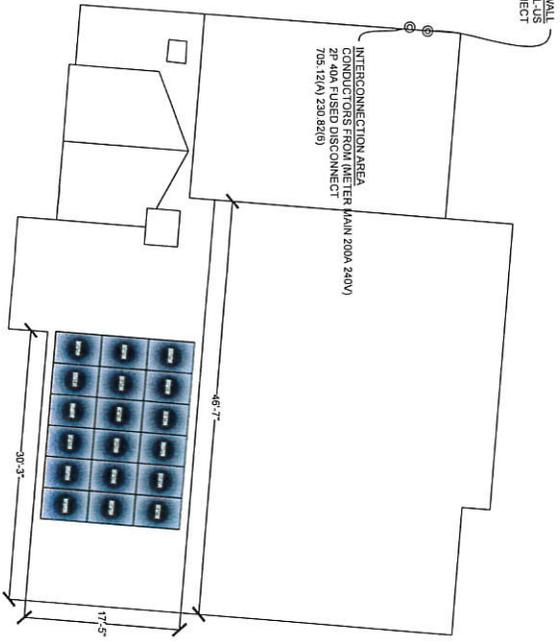
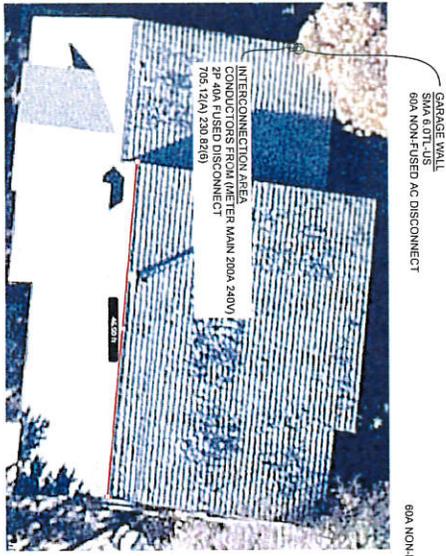
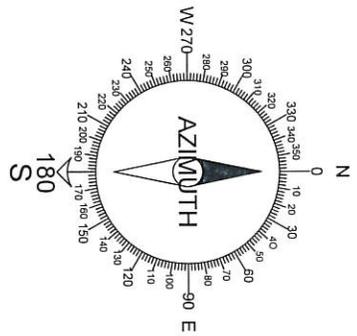
RTA/lcs



3/8/2016

SCOPE OF WORK	
System Size: 6.210KW	
Standard Asphalt Shingle Roof	
Total Area of Array(s): 288ft ²	
Anchored on 48" Centers using UL Listed InvisiMount Racking System	
Sun Resistant Ties Used for Wire Management Under Array(s)	
Pass Through Boxes Mounted Flush on Installation Surface (45°)	
Meter Upgrade: NO	

MODULE AND INVERTERS	
(18)	SunPower 345w
(1)	SMA 6.0 - 1-SP-US-22
NOTES	
PLEASE REFER TO LABEL PLAN FOR WARNINGS PER NEC 690 & IRC 2012	
WIRING SHALL NOT BE INSTALLED WITHIN 10" OF ROOF DECKING EXCEPT WHERE DIRECTLY BELOW THE ROOF SURFACE COVERED BY PV MODULES AND/OR EQUIPMENT	



ATTIC DETAIL



ATTIC DETAIL



ATTIC DETAIL

DATE:	03/04/2016
Permit Designer	Chris
PROJECT #	2016-215
SYSTEM SIZE:	6.210W
AHJ:	Bountiful
Revision	

Rodney Ford
1286 Northridge Dr
Bountiful UT 84010

INTERMOUNTAIN WIND & SOLAR
1953 WEST 2425 SOUTH
WOODS CROSS UT 84007
P 801-298-5255
F 801-296-5355



CERTIFIED
PV Installation
Professional

Professional Seal
The National Board of Certified Electrical
Installers and Technicians (NABCEP) is the
leading authority in the industry for the
certification of electrical installers and
technicians.



SHEET # PV02
SCALE: N.T.S.

PV MODULE SPECIFICATIONS	
MANUFACTURER	SUNPOWER
MODEL	X21-345
MAX POWER-POINT CURRENT (I _{mp})	6.02 A
MAX POWER-POINT VOLTAGE (V _{mp})	57.3 V
OPEN CIRCUIT VOLTAGE (V _{oc})	68.2 V
SHORT CIRCUIT CURRENT (I _{sc})	6.39 A
MAX SERIES FUSE (OC-PPD)	20 A
MAX POWER (P _{max})	345 W
MAX VOLTAGE (V _{oc})	600 V

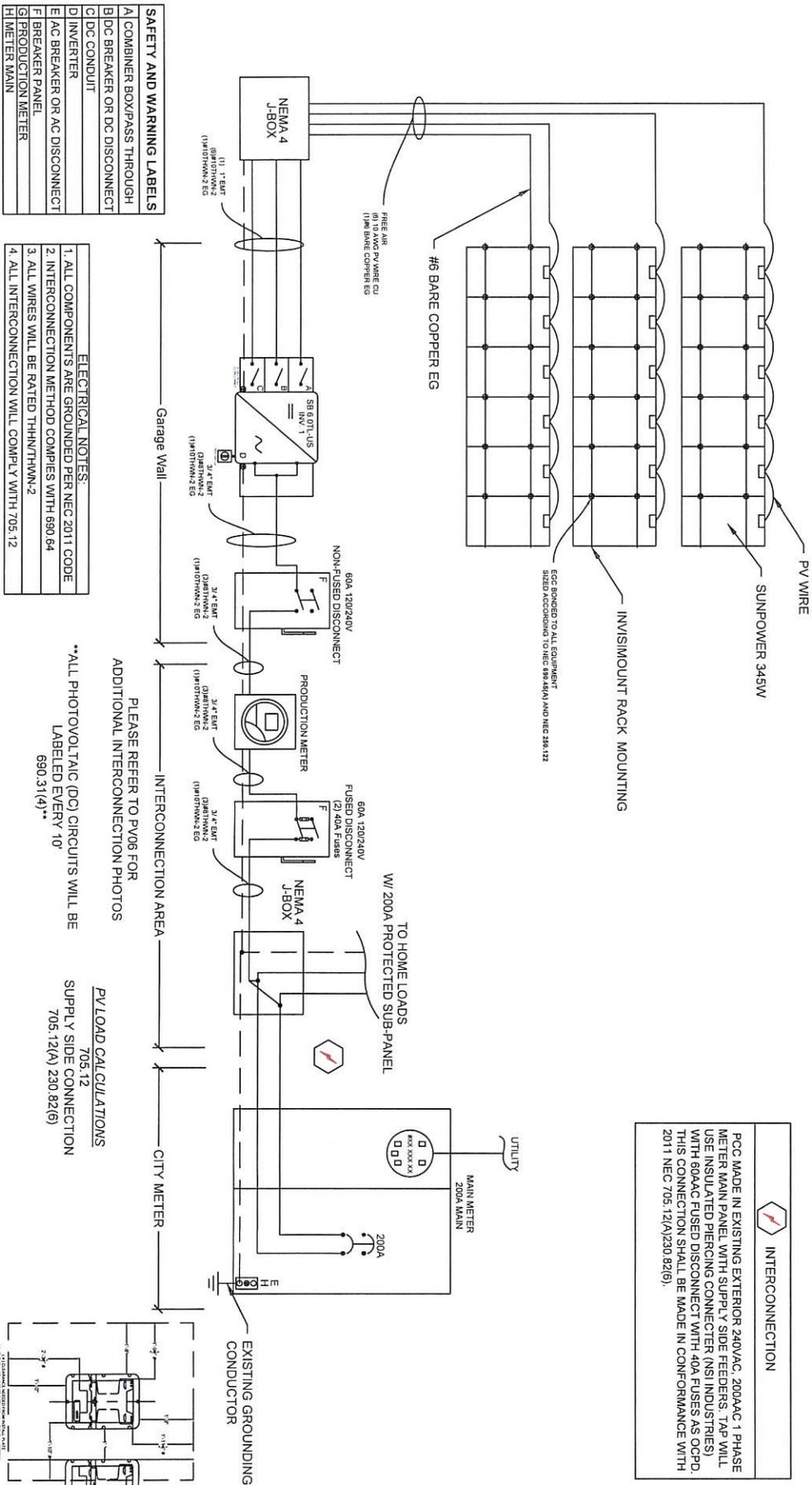
INVERTER SPECIFICATIONS	
MANUFACTURER	SMA AMERICA (TU)
MODEL	SB6.0 SP-US-40 (240V)
MAX DC INPUT VOLTAGE	600 V
MAX OUTPUT POWER	6000 W
NOMINAL AC OUTPUT VOLTAGE	240 V
NOMINAL AC OUTPUT CURRENT	25 A
MAX FUSE (OC-PPD)	40 A

SECURE POWER SUPPLY TECHNICAL DATA	
MAXIMUM AC VOLTAGE	125V
MAXIMUM AC CURRENT	16A
MAXIMUM POWER OUTPUT	2000W
PHOTOVOLTAGE AC OUTPUT LABEL	
AC OUTPUT CURRENT	25A
NOMINAL AC VOLTAGE	240V

PV POWER SOURCE LABEL	
RATED MAXIMUM PP CURRENT (I _{mp})	7A
RATED MAXIMUM PP VOLTAGE (V _{mp})	345V
MAXIMUM SYSTEM VOLTAGE (V _{oc})	483V
SHORT-CIRCUIT CURRENT (I _{sc})	8A

INTERCONNECTION

PCB MADE IN EXISTING EXTERIOR 240VAC, 200AAC 1 PHASE METER MAIN PANEL WITH SUPPLY SIDE FEEDERS. TAP WILL USE INSULATED PIERCING CONNECTOR (INSI INDUSTRIES) WITH 60AAC FUSED DISCONNECT WITH 40A FUSES AS OC-PPD. THIS CONNECTION SHALL BE MADE IN CONFORMANCE WITH 2011 NEC 705.12(A)(230.82(6)).



- 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

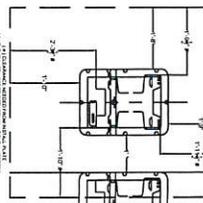
- ELECTRICAL NOTES:**
1. ALL COMPONENTS ARE GROUNDED PER NEC 2011 CODE
 2. INTERCONNECTION METHOD COMPLIES WITH 690.64
 3. ALL WIRES WILL BE RATED THHN/THWN-2
 4. ALL INTERCONNECTION WILL COMPLY WITH 705.12

PLEASE REFER TO PV06 FOR ADDITIONAL INTERCONNECTION PHOTOS

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

PV LOAD CALCULATIONS

705.12
SUPPLY SIDE CONNECTION
705.12(A) 230.82(6)





MAYOR
RANDY LEWIS

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

CITY MANAGER
GARY R. HILL

Memo

Date: March 21, 2016
To: Administrative Committee
From: Andy Hulka, Assistant Planner
Re: Staff Report for the Administrative Committee Meeting on Monday, March 28, 2016

Overview

4. **PUBLIC HEARING** - Consider approval of a Conditional Use Permit to allow for Solar Panels at 523 East 1400 North, Bruce Chapman, 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 7.95 kilowatts (7,950 watts), requiring a conditional use permit.

Findings

The application submitted indicates the proposed installation of 2 photovoltaic arrays with a total of 28 panels. The arrays will occupy approximately 490 square feet, which is smaller than the 50% maximum roof coverage. Both arrays will be south-facing, with one array over the garage with 6 panels and one array over the front of the home with 22 panels. The panels will be connected to the roof using lag bolts and brackets. The roof is of truss construction, has a slope of 4:12, and shingles that are approximately 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

523 E 1400 N



CONDITIONAL USE PERMIT APPLICATION

Date of Submittal: _____

Property Address: 523 E 1400 N Bountiful, UTAH 84010

Applicant Name: Bruce Chapman

Applicant Address: 523 E 1400N Bountiful, UTAH 84010

Applicant Phone #: 801-837-8862

Applicant Email: brucewc7@gmail.com

.....

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

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

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

2. Property Owner Authorization and Affidavit

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



Owner/Agent

Owner/Agent



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 7.95 KW
Mounting Location	
(Roof)/Wall/Other	Roof
Roof Pitch (Rise/Run e.g. "5/12")	16°
Roofing Material Asphalt Shingle/Tile/Steel/Other Age & Condition of Shingles	Shingles
Roof Construction Rafter/Truss/Joist	
Engineering Analysis	
Connection to Roof	Lag Bolts and Brackets
Analysis of Existing Roof Structure with added Solar Equipment	Installation of Solar Panels will not adversely affect structure of roof
Adequate Uplift Resistance (120 mph Exp B)	Flush-mounted panel system, low profile, adequate resistance



UTAH OFFICES
Sandy
Layton
St. George

Project Number: U1866-0057-151

December 8, 2015

Solaroo Solar Energy
893 Baxter Drive,
West Jordan, UT 84095

ATTENTION: Sami Church

REFERENCE: **Bruce Chapman Residence: 523 East 1400 North, Bountiful, UT 84010
Solar Panel Installation**

Dear Sami Church:

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: 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 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.

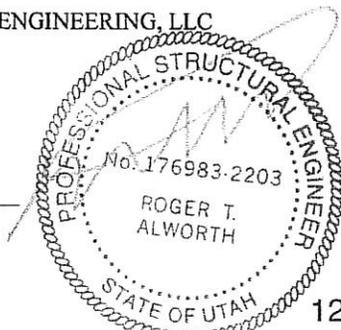
Please note that we have reviewed photos taken of the existing roof framing, but a representative of Vector Structural Engineering has not physically observed the roof framing of this home. Our conclusions are based upon our review of the photos and the assumption that all structural roof components 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

RTA/ess



12/8/15



Green Ridge Builders
8400 S State Street
Midvale, UT 84041
Tel: 801.214.0008

CLIENT
Bruce Chapman
523 East 1400 North
Bountiful, UT, 84010

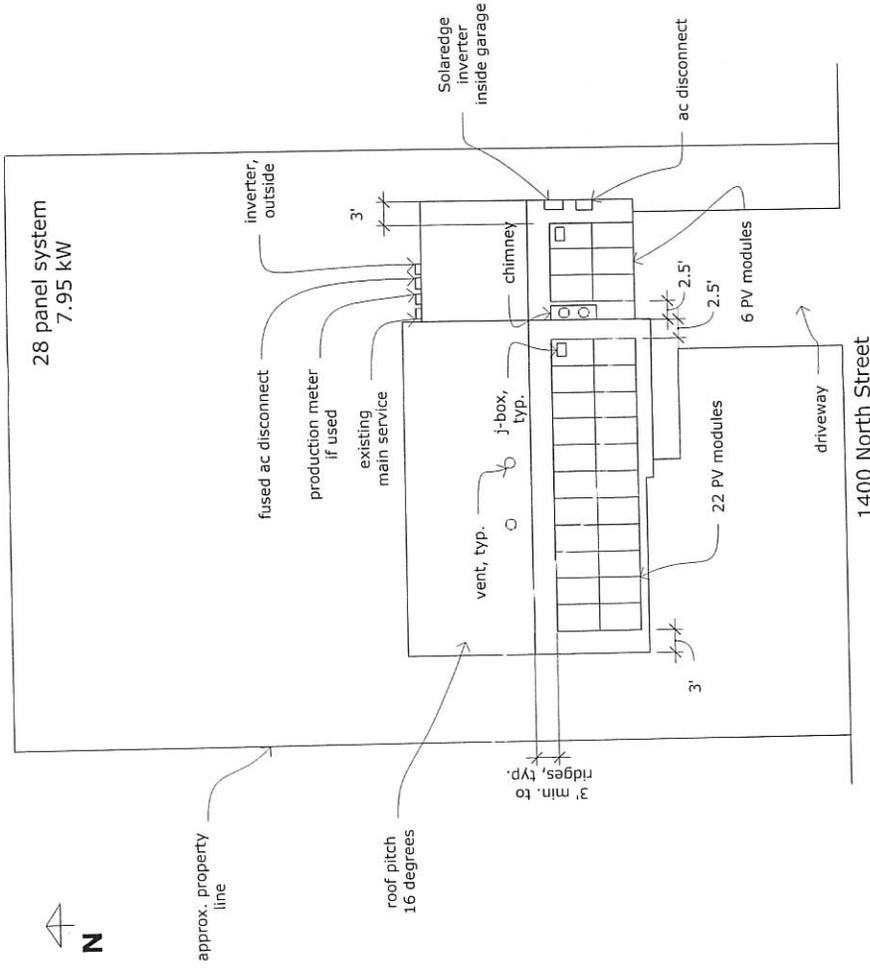
PROJECT
Chapman Solar Permit

DRAWN BY
MID

03/08/16

SCALE
1/16"

DESCRIPTION
Solar Site Plan

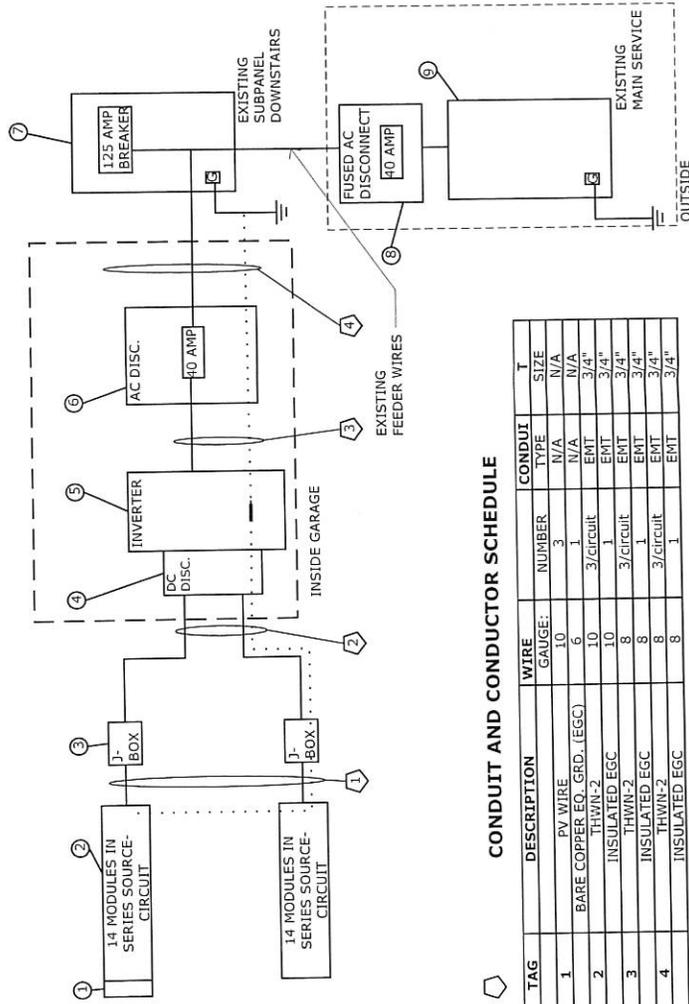


ELECTRICAL DIAGRAM SHEET

EQUIPMENT SCHEDULE

TAG	DESCRIPTION	PART NUMBER	NOTES
1	OPTIMIZER	P400	
2	SUNEDISON SILVANTIS	F270	
3	JUNCTION BOX	SD-0786-41	SOLADECK NEMA 3 INCLUDED WITH INVERTER
4	DC DISCONNECT	SE7600A-US	WITH 40 AMP BREAKER - HOM240
5	SOLAREDGE INVERTERS	HOM24L70RBCP	WITH NEW 125 AMP MAIN BREAKER- SEE ATTACHE
6	AC DISCONNECT	S2030L1150	WITH 40 AMP BREAKER - HOM240
7	EXISTING RESIDENCE SUBPANEL	HOM24L70RBCP	SEE ATTACHED PICTURES
8	FUSED AC DISCONNECT		
9	EXISTING MAIN SERVICE		

* TAP INTERCONNECTION BY NEC 705-12, AND WIRE AMPACITY BY NEC 310.15B AND 16 B.



CONDUIT AND CONDUCTOR SCHEDULE

TAG	DESCRIPTION	WIRE GAUGE	NUMBER	CONDUIT TYPE	SIZE
1	PV WIRE	10	3	N/A	N/A
2	BARE COPPER EQ. GRD. (EGC) THWN-2	6	1	N/A	N/A
3	INSULATED EGC THWN-2	10	3/circuit	EMT	3/4"
4	INSULATED EGC THWN-2	8	3/circuit	EMT	3/4"
	INSULATED EGC THWN-2	8	1	EMT	3/4"
	INSULATED EGC THWN-2	8	3/circuit	EMT	3/4"
	INSULATED EGC THWN-2	8	1	EMT	3/4"



Green Ridge Builders
8490 S State Street
Midvale, UT 84041
Tel: 801.214.0608

CLIENT:
Bruce Chapman
523 East 1400 North
Bountiful, UT, 84010

PROJECT:
Chapman Solar Permit

DRAWN BY:
MD

03/08/16

SCALE:
1/16"



MAYOR
RANDY LEWIS

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

CITY MANAGER
GARY R. HILL

Memo

Date: March 21, 2016
To: Administrative Committee
From: Andy Hulka, Assistant Planner
Re: Staff Report for the Administrative Committee Meeting on Monday, March 28, 2016

Overview

5. **PUBLIC HEARING** - Consider approval of a Conditional Use Permit to allow for Solar Panels at 916 East 500 South, Brad and Julie Pace, applicants.

Item #5

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 5.67 kilowatts (5,670 watts), requiring a conditional use permit.

Findings

The application submitted indicates the proposed installation of 2 photovoltaic arrays with a total of 21 panels. The arrays will occupy approximately 367 square feet, which is smaller than the 50% maximum roof coverage. The south-facing array on the west side of the home over the garage will include 3 rows of 3 panels, and the south-facing array on the east side of the home will include 3 rows of 4 panels. The panels will be connected to the roof using lag bolts. The roof is of truss construction, has a slope of 10:12, and has asphalt shingles that are 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

916 E 500 S



CONDITIONAL USE PERMIT APPLICATION

Date of Submittal: 3/14/2016

Property Address: 916 E 500 S BNTFL UT 84010

Applicant Name: BRAD & JULIE FACE / GO SOLAR GROUP

Applicant Address: 916 E 500 S BNTFL UT 84010

Applicant Phone #: 801.938.8805

Applicant Email: nbarth@go.solargroup.com

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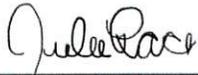
1. Items that shall be included with any Conditional Use Permit application:

- 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.

- 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

03/13/2016

Owner/Agent



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	
Array Dimensions 3x3=9 PANELS	1) 3x3 = 9 PANELS
Total rating of photovoltaic system:	2) 3x4 = 12 PANELS } 21 PANELS TOTAL
	5.67 KW
Mounting Location	
Roof/Wall/Other	ROOF
Roof Pitch (Rise/Run e.g. "5/12")	10/12
Roofing Material Asphalt Shingle/Tile/Steel/Other Age & Condition of Shingles	ASPHALT SHINGLE → ROUGHLY 10 YEARS OLD
Roof Construction Rafter/Truss/Joist	TRUSS, 2x4, 24" O.C.
Engineering Analysis	
Connection to Roof	5/16" x 3/4" LAG BOLTS, 48" O.C.
Analysis of Existing Roof Structure with added Solar Equipment	ADDITIONAL DEAD LOAD OF 9.3% SOLAR DEAD LOAD OF 3.5 PSF
Adequate Uplift Resistance (120 mph Exp B)	120 MPH ✓



UTAH OFFICES
Sandy
Layton
St. George

Project Number: U1943-0037-161

March 9, 2016

Go Solar
4892 S. Commerce Drive Ste. C
Murray UT 84107

**REFERENCE: Brad & Julie Pace Residence: 916 E 500 S, 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: 43 psf per Utah amendments to the IBC (verify with local building department)
- Design wind speed for risk category II structures: 120 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 90 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, effective snow loads will 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 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.

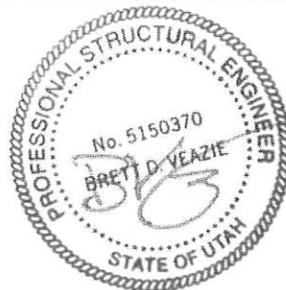
Please note that a representative of Vector Structural Engineering has not physically observed the roof framing of this home. Our conclusions are based upon the assumption that all structural roof components and other supporting elements are in good condition and are sized and spaced such that they can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

Very truly yours,

VECTOR STRUCTURAL ENGINEERING, LLC

Brett D. Veazie, P.E.
Project Engineer

BDV/jsp



March 9, 2016



STRING (A) CONFIGURATION
 TOTAL NUMBER OF MODULES=9
 SYSTEM POWER DC (STC) =2430W
 IMP = 8.80A VMP = 336.9V
 IOC = 9.41A VOC = 427.5V

STRING (B) CONFIGURATION
 TOTAL NUMBER OF MODULES=12
 SYSTEM POWER DC (STC) =3120W
 IMP = 8.80A VMP = 449.2V
 IOC = 9.41A VOC = 570.0V



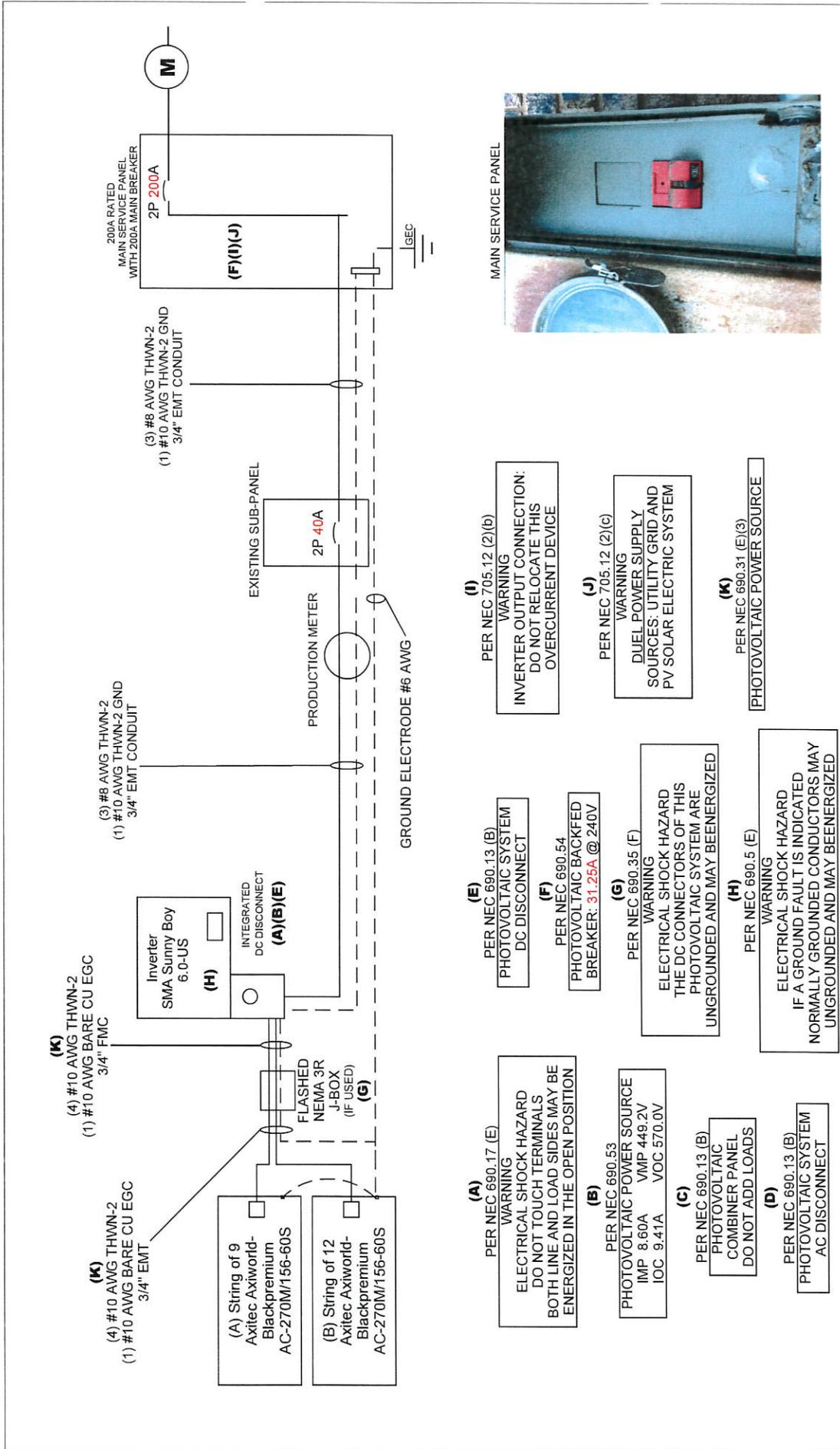
Brad & Julie Pace
 916 E. 500 S
 BOUNTIFUL, UT
 84010

ISSUE March 9, 2016
DRAWN BY NB

PROJECT Solar Photovoltaic
SYSTEM SIZE 5.67kW

Go Solar Group
 4892 S Commerce Dr. #C
 Murray, UT 84107
 License# 8543016-5501

02
 PV Layout



Brad & Julie Pace
916 E 500 S
BOUNTIFUL, UT
84010

ISSUE
March 9, 2016

DRAWN BY
NB

PROJECT
Solar Photovoltaic

SYSTEM SIZE
5.67kW

Go Solar Group
4892 S Commerce Dr. #C
Murray, UT 84107
License# 8543016-5501



MAYOR
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CITY COUNCIL
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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 March 14, 2016, at Bountiful City Hall to consider the request of Shirley Faerber for a Conditional Use Permit allowing for a Private Power Plant (Solar Panels) at the following location:

1203 East Canyon Creek Drive, Bountiful City, Davis County, Utah

ALL OF LOT 8, CREEKWOOD OF INDIAN SPRINGS PLAT "A". CONT 1.02 ACRES.

Parcel: 01-134-0008

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 1203 East Canyon Creek Drive, 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 March 14, 2016, and this written form was approved this 28th day of March, 2016.

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 March 14, 2016, at Bountiful City Hall to consider the request of David Parker for a Conditional Use Permit allowing for a Private Power Plant (Solar Panels) at the following location:

1378 North 550 East, Bountiful City, Davis County, Utah

ALL OF LOT 11, NORTH PARK SUB PLAT B. CONT. 0.24 ACRES.

Parcel: 02-087-0011

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 1378 North 550 East, 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.
4. Per the structural report from Vector Engineers, the following retrofit is required prior to installation of solar panels: Contractor to install 2x6 ceiling joist/collar tie at every other rafter with (5) 16d sinkers connecting rafters to collar tie.

The Conditional Use Permit was approved on March 14, 2016, and this written form was approved this 28th day of March, 2016.

Chad Wilkinson
Planning Director

ATTEST: Julie Holmgren
Recording Secretary



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 March 14, 2016, at Bountiful City Hall to consider the request of Ryan Barton, for a Conditional Use Permit allowing a Home Occupation Construction Business (road and concrete) at the following location:

1925 South 150 West, Bountiful City, Davis County, Utah
ALL OF LOT 123, BOUNTIFUL ACRES SUB NO 2. CONT. 0.225 ACRES
Parcel 05-011-0123

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 construction 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 Ryan Barton to operate a contractor business located at 1925 South 150 West, in Bountiful, Davis County, Utah, 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. Storage of equipment on site is limited to the one small trailer (tow-behind compressor/jackhammer) to be parked on the paved area to the side of the home.
5. The Conditional Use Permit is solely for this site and is non-transferable.

The Conditional Use Permit was approved on March 14, 2016, and this written form was approved this 28th day of March, 2016.

Chad Wilkinson
Planning Director

ATTEST: Julie Holmgren
Recording Secretary



RANDY C. LEWIS
MAYOR

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CITY MANAGER
Gary R. Hill

Bountiful City, Utah Conditional Use Permit

A public hearing was held on March 14, 2016, at Bountiful City Hall to consider the request of Russell M. Hall, for a Conditional Use Permit allowing a Home Occupation Contractor Business (flooring) at the following location:

513 North Davis Boulevard (513 North 1050 East), Bountiful City, Davis County, Utah
ALL OF LOT 44, ELLIS PARK SUB BLK B. CONT. 0.48 ACRES

Parcel 04-018-0008

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 handyman 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 Russell M. Hall to operate a contractor business located at 513 North Davis Boulevard, in Bountiful, Davis County, Utah, with the following conditions:

1. The applicant shall maintain an active Bountiful City business license.
2. The Home Occupation will not create nuisances discernible beyond the premises (e.g. noise, dust, fumes, glare, traffic, etc.).
3. The use will comply with all applicable fire, building, plumbing, electrical, and life safety and health codes in the State of Utah, Davis County, and Bountiful City.
4. The Conditional Use Permit is solely for this site and is non-transferable.
5. No trailer or vehicle parking is allowed on the existing concrete pad in the front yard of the property, as restricted by 14-14-107(A-1) and 14-4-110.

The Conditional Use Permit was approved on March 14, 2016, and this written form was approved this 28th day of March, 2016.

Chad Wilkinson
Planning Director

ATTEST: Julie Holmgren
Recording Secretary



MAYOR
RANDY LEWIS

CITY COUNCIL
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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 March 14, 2016, at Bountiful City Hall to consider the request of Curtis Trader (Trader Building South LLC) for a Conditional Use Permit allowing for a Private Power Plant (Solar Panels) at the following location:

3263 South Highway 89, #400, Bountiful City, Davis County, Utah

BEG AT A PT ON THE S LINE OF BROWN SUB AT A PT WH IS THE POB OF CORRECTIVE BNDRY LINE AGMT RECORDED 01/09/2009 AS E# 2414949 BK 4689 PG 1013, SD PT BEING S 02[^]17'30" E 794.95 FT ALG 1/4 SEC LINE & W 9.82 FT FR THE N 1/4 COR OF SEC 1-T1N-R1W, SLB&M, SD PT ALSO BEING ON THE EXTENSION OF WEST LINE OF A CONCRETE FOOTING; TH ALG SD BNDRY LINE AGMT THE FOLLOWING TWO COURSES: S 01[^]45'30" W 116.32 FT TO THE INTERSECTION OF SD W LINE OF CONCRETE FOOTING & THE N LINE OF AN EXIST CONCRETE FOOTING & N 89[^]23'36" W 187.87 FT ALG S N LINE OF EXIST FOOTING TO THE E'LY R/W LINE OF 800 WEST STR & THE PT OF TERMINUS OF SD BNDRY LINE AGMT; TH N'LY ALG E'LY R/W LINE OF 800 WEST STR TO A PT W OF THE POB; TH E 200 FT, M/L, TO THE POB. LESS & EXCEPT: BEG AT THE GRANTOR'S SW PPTY COR, WH IS LOC ON THE E LINE OF 800 WEST STR, A 66.00 FT WIDE RD, SD COR ALSO BEING S 2[^]17'30" E ALG THE 1/4 SEC LINE 908.12 FT & W 219.69 FT FR THE N 1/4 COR OF SEC 1-T1N-R1W, SLB&M; & RUN TH N 0[^]01'08" W 49.05 FT ALG SD E LINE OF 800 WEST STR; TH S'LY 52.20 FT ALG A 79.00 FT RAD CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 37[^]51'30" (CHORD BEARS S 16[^]52'39" E) TO A PT ON THE GRANTOR'S S LINE; TH W 14.86 FT TO THE POB. CONT. 0.515 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

Parcel: 01-046-0079

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 3263 South Highway 89, #400, 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 March 14, 2016, and this written form was approved this 28th day of March, 2016.

Chad Wilkinson
Planning Director

ATTEST: Julie Holmgren
Recording Secretary



MAYOR
RANDY LEWIS

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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 March 14, 2016, at Bountiful City Hall to consider the request of Curtis Trader (Trader Building South LLC) for a Conditional Use Permit allowing for a Private Power Plant (Solar Panels) at the following location:

3263 South Highway 89, #100, Bountiful City, Davis County, Utah

BEG AT A PT ON THE S LINE OF BROWN SUB AT A PT WH IS THE POB OF CORRECTIVE BNDRY LINE AGMT RECORDED 01/09/2009 AS E# 2414949 BK 4689 PG 1013, SD PT BEING S 02[^]17'30" E 794.95 FT ALG 1/4 SEC LINE & W 9.82 FT FR THE N 1/4 COR OF SEC 1-T1N-R1W, SLB&M, SD PT ALSO BEING ON THE EXTENTION OF WEST LINE OF A CONCRETE FOOTING; TH ALG SD BNDRY LINE AGMT THE FOLLOWING TWO COURSES: S 01[^]45'30" W 116.32 FT TO THE INTERSECTION OF SD W LINE OF CONCRETE FOOTING & THE N LINE OF AN EXIST CONCRETE FOOTING & N 89[^]23'36" W 187.87 FT ALG S N LINE OF EXIST FOOTING TO THE E'LY R/W LINE OF 800 WEST STR & THE PT OF TERMINUS OF SD BNDRY LINE AGMT; TH N'LY ALG E'LY R/W LINE OF 800 WEST STR TO A PT W OF THE POB; TH E 200 FT, M/L, TO THE POB. LESS & EXCEPT: BEG AT THE GRANTOR'S SW PPTY COR, WH IS LOC ON THE E LINE OF 800 WEST STR, A 66.00 FT WIDE RD, SD COR ALSO BEING S 2[^]17'30" E ALG THE 1/4 SEC LINE 908.12 FT & W 219.69 FT FR THE N 1/4 COR OF SEC 1-T1N-R1W, SLB&M; & RUN TH N 0[^]01'08" W 49.05 FT ALG SD E LINE OF 800 WEST STR; TH S'LY 52.20 FT ALG A 79.00 FT RAD CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 37[^]51'30" (CHORD BEARS S 16[^]52'39" E) TO A PT ON THE GRANTOR'S S LINE; TH W 14.86 FT TO THE POB. CONT. 0.515 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

Parcel: 01-046-0079

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 3263 South Highway 89, #100, 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 March 14, 2016, and this written form was approved this 28th day of March, 2016.

Chad Wilkinson
Planning Director

ATTEST: Julie Holmgren
Recording Secretary



MAYOR
RANDY LEWIS

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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 March 14, 2016, at Bountiful City Hall to consider the request of Sharlene Nielson for a Conditional Use Permit allowing for a Private Power Plant (Solar Panels) at the following location:

256 East Summerwood Drive, Bountiful City, Davis County, Utah

ALL OF LOT 238, BOUNTIFUL RIDGES SUBDIVISION PHASE 2. CONTAINS 0.79 ACRES.

Parcel: 01-262-0238

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 256 East Summerwood Drive, 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 March 14, 2016, and this written form was approved this 28th day of March, 2016.

Chad Wilkinson
Planning Director

ATTEST: Julie Holmgren
Recording Secretary