

ADMINISTRATIVE COMMITTEE

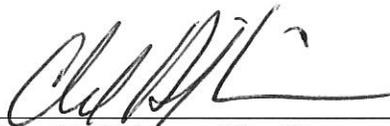
Monday, April 11, 2016

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 28, 2016.
3. **PUBLIC HEARING:** Consider approval of a Conditional Use Permit to allow for Solar Panels at 1214 East 1725 South, Ralph Pond, applicant.
4. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 1286 East North Ridge Drive, Rodney and Marcia Ford, applicants.
5. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 523 East 1400 North, Bruce Chapman, applicant.
6. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 916 East 500 South, Brad and Julie Pace, applicants.
7. Miscellaneous business and scheduling.



Chad Wilkinson, City Planner

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

**Bountiful City
Administrative Committee Minutes
March 28, 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 5:00 p.m. and introduced all present.

2. Consider approval of minutes for March 14, 2016.

Mr. Knight made a motion to approve the minutes for March 14, 2016. Mr. Cheney seconded the motion.

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

Motion passed 3-0.

[Due to Mr. Carney’s delayed arrival, item #4 was heard before item #3.]

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.

Ben Carney (Intermountain Wind & Solar), 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-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.

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

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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.

A discussion ensued regarding the roof pitch. Mr. Carney explained that the roof on the front of the home is more flat than the back of the home, which is quite steep. The panels will be placed on the backside of the roof (which has asphalt shingles).

PUBLIC HEARING: Chairman Wilkinson opened and closed the Public Hearing at 5:06 p.m. with no comments from the public.

Mr. Cheney made a motion for approval of a Conditional Use Permit to allow for Solar Panels at 1286 East North Ridge Drive, Rodney and Marcia Ford, applicants. Mr. Knight seconded the motion.

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

Motion passed 3-0.

4. **PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 523 East 1400 North, Bruce Chapman, applicant.**

Brad Schow (Green Ridge Builders – Solaroo Solar Energy), 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 photovoltaic system to be installed will produce 7.95 kilowatts (7,950 watts), requiring a conditional use permit.

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

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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 5:02 p.m. with no comments from the public.

Mr. Knight inquired regarding the pitch of the roof and the age of the shingles. Mr. Cheney responded that the roof is fairly flat. Mr. Hulka noted that the shingles are approximately 15 years old.

Mr. Knight made a motion for approval of a Conditional Use Permit to allow for Solar Panels at 523 East 1400 North, Bruce Chapman, applicant. Mr. Cheney seconded the motion.

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 Solar Panels at 916 East 500 South, Brad and Julie Pace, applicants.

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 photovoltaic system to be installed will produce 5.67 kilowatts (5,670 watts), requiring a conditional use permit.

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

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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.

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 asked if the two arrays would connect through the attic. Mr. Barth explained that the two arrays will not be connected but will have separate DC wire runs through the attic to the inverter.

PUBLIC HEARING: Chairman Wilkinson opened and closed the Public Hearing at 5:09 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 916 East 500 South, Brad and Julie Pace, applicants. Mr. Cheney seconded the motion.

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

Motion passed 3-0.

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.**

Mr. Knight made a motion for approval of a Conditional Use Permit, in written form, 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.

7. **Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 1378 North 550 East, David Parker, applicant.**

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Mr. Cheney made a motion for approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 1378 North 550 East, David Parker, applicant. Mr. Knight seconded the motion.

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

Motion passed 3-0.

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.

Mr. Knight made a motion for 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. Mr. Cheney seconded the motion.

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

Motion passed 3-0.

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.

Mr. Cheney made a motion for 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. 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 Solar Panels at 3263 South Highway 89, #400, Curtis D. Trader (Trader Building South, LLC), applicant.

Mr. Cheney made a motion for 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. Mr. Knight seconded the motion.

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

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

Motion passed 3-0.

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.**

Mr. Cheney made a motion for 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. Mr. Knight seconded the motion.

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

Motion passed 3-0.

12. **Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 256 East Summerwood Drive, Sharlene Nielson, applicant.**

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

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

Motion passed 3-0.

13. **Miscellaneous business and scheduling.**

Mr. Wilkinson ascertained there were no further items of business. The meeting was adjourned at 5:13 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 31, 2016
To: Administrative Committee
From: Andy Hulka, Assistant Planner
Re: Staff Report for the Administrative Committee Meeting on Monday, April 11, 2016

Overview

- 3. PUBLIC HEARING** - Consider approval of a Conditional Use Permit to allow for Solar Panels at 1214 East 1725 South, Ralph Pond, applicant.

Item #3

Background

The property where the solar panels are to be installed is located in the R-3 Single Family Zone. Solar power panels are classified in the city ordinance as "private power plants" and require a conditional use permit if they are over 10 watts. The applicant has indicated that the photovoltaic system to be installed will produce 9.765 kilowatts (9,765 watts), requiring a conditional use permit.

Findings

The application submitted indicates the proposed installation of 1 photovoltaic array with 31 panels. The arrays will occupy approximately 547 square feet, which is smaller than the 50% maximum roof coverage. The south-facing array will include 3 rows of panels, with 12 panels on the first row, 10 panels on the second row, and 9 panels on the third row. The panels will be connected to the roof using lag bolts. The roof is of truss construction, has a slope of 5:12, and has asphalt shingles that are in fair condition. A review of information provided in the application indicates that all engineering requirements for the construction of solar panels in Bountiful City will be met. A reflection analysis of the roof pitch indicates that photovoltaic panels should not produce a reflection nuisance to surrounding properties.

Staff Recommendation

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

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

Bountiful Land Use Ordinance

14-14-126 PRIVATE POWER PLANTS

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

CONDITIONAL USE PERMIT APPLICATION

Date of Submittal: 3/30/16

Property Address: 1214 EAST 1725 SOUTH BOUNTIFUL, UT

Applicant Name: RALPH POND

Applicant Address: 1214 EAST 1725 SOUTH BOUNTIFUL, UT

Applicant Phone #: 801-381-2337

Applicant Email: RALPH @ PONDUTAH.COM
Shupe Electric - Kyle 801-440-9504
kp@shupecompanies.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



BOUNTIFUL

City of Beautiful Homes and Gardens

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)

Total Number of Panels	31
Array Dimensions	547 sq. ft.
Total rating of photovoltaic system:	9.765 KW
Mounting Location	
Roof/Wall/Other	Roof MOUNT
Roof Pitch (Rise/Run e.g. "5/12")	5/12
Roofing Material Asphalt Shingle/Tile/Steel/Other Age & Condition of Shingles	ASPHALT SHINGLE / FAIR CONDITION
Roof Construction Rafter/Truss/Joist	TRUSS
Engineering Analysis	
Connection to Roof	FLASHED FOOT ANCHORED WITH LAG BOLT INTO TRUSS.
Analysis of Existing Roof Structure with added Solar Equipment	WILL HAVE A STRUCTURAL ENGINEER SIGNED LETTER FOR THIS PROJECT
Adequate Uplift Resistance (120 mph Exp B)	RAIL AND ATTACHMENTS ENGINEERED BY MANUFACTURER FOR 120 MPH EXP B.



Formerly Mangum Engineering Consultants

635 West 5300 South, Suite 203 * Salt Lake City, Utah 84123 * Ph: 801-974-5101 * Fax: 801-974-5102

March 25, 2016

Job#: 16-055

**Shupe Companies
1214 E 1725 S
Bountiful, UT 84010**

To whom it may concern,

A proposed solar photovoltaic system is to be erected on the South face of the residence roof and will consist of 31 panels. The panels will add an additional load to the structure of 2.17 PSF, according to the installer's specifications. This loading will result in an increase in both gravity and lateral loads experienced by the structure.

According to IBC Section 3403.3-3403.4 structural strengthening is needed if alterations to the gravity load results in an increase of 5% or more of the current loads. Likewise, structural modification is required if alterations result in an increase of 10% or more of the current lateral loads.

The gravity loads experienced by the structure will increase by 3.9% with the addition of the proposed solar system. Therefore, no additional strengthening of the structure is required.

The lateral loads experienced by the structure will increase by 2.0% with the addition of the proposed solar system. Therefore, no additional shear strengthening is required.

Calculations specific to this project are attached.

Thank you,

Austin Greer

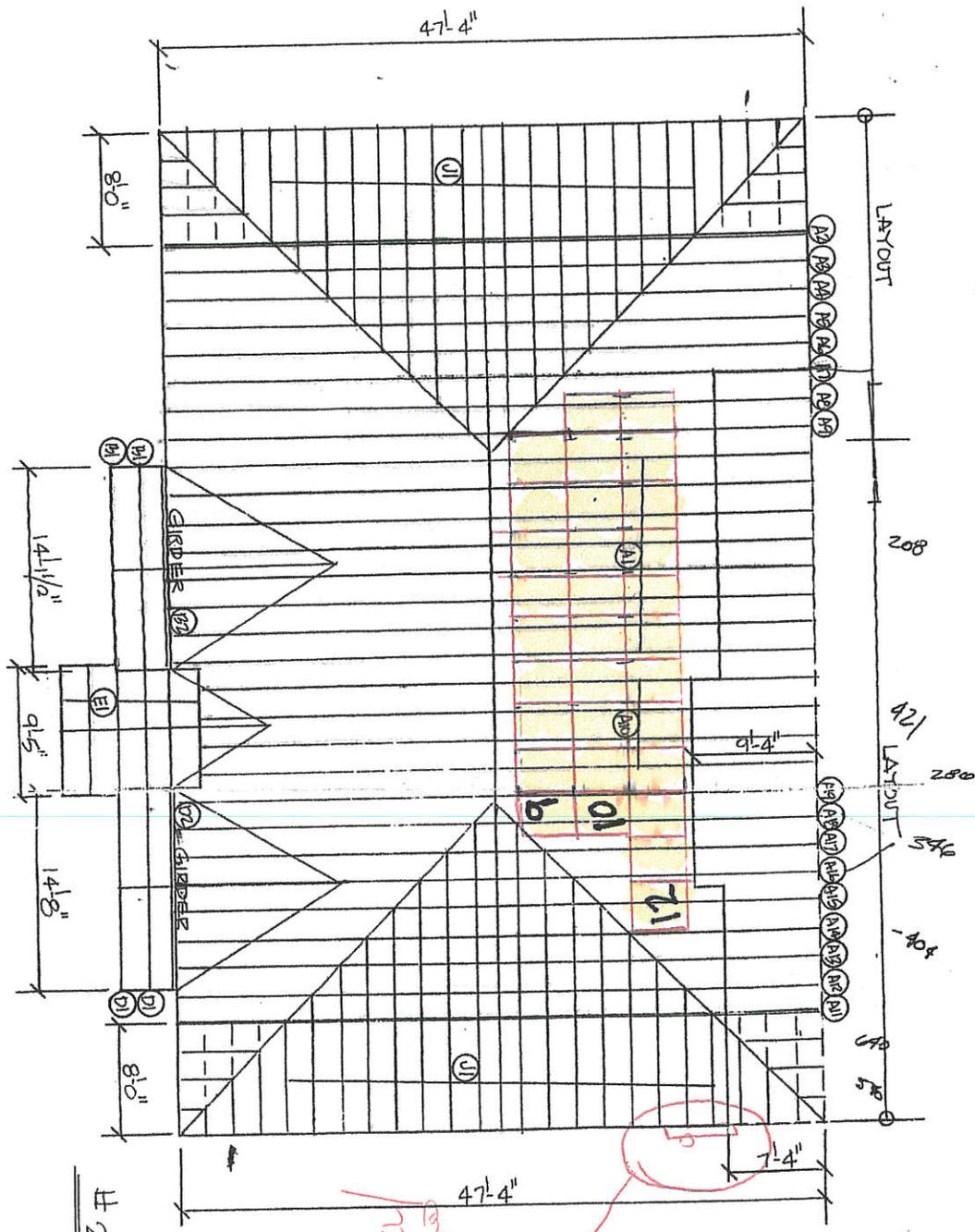


Kimly C. Mangum, A.I.A., S.P.E.

16-055

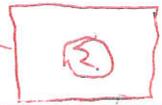
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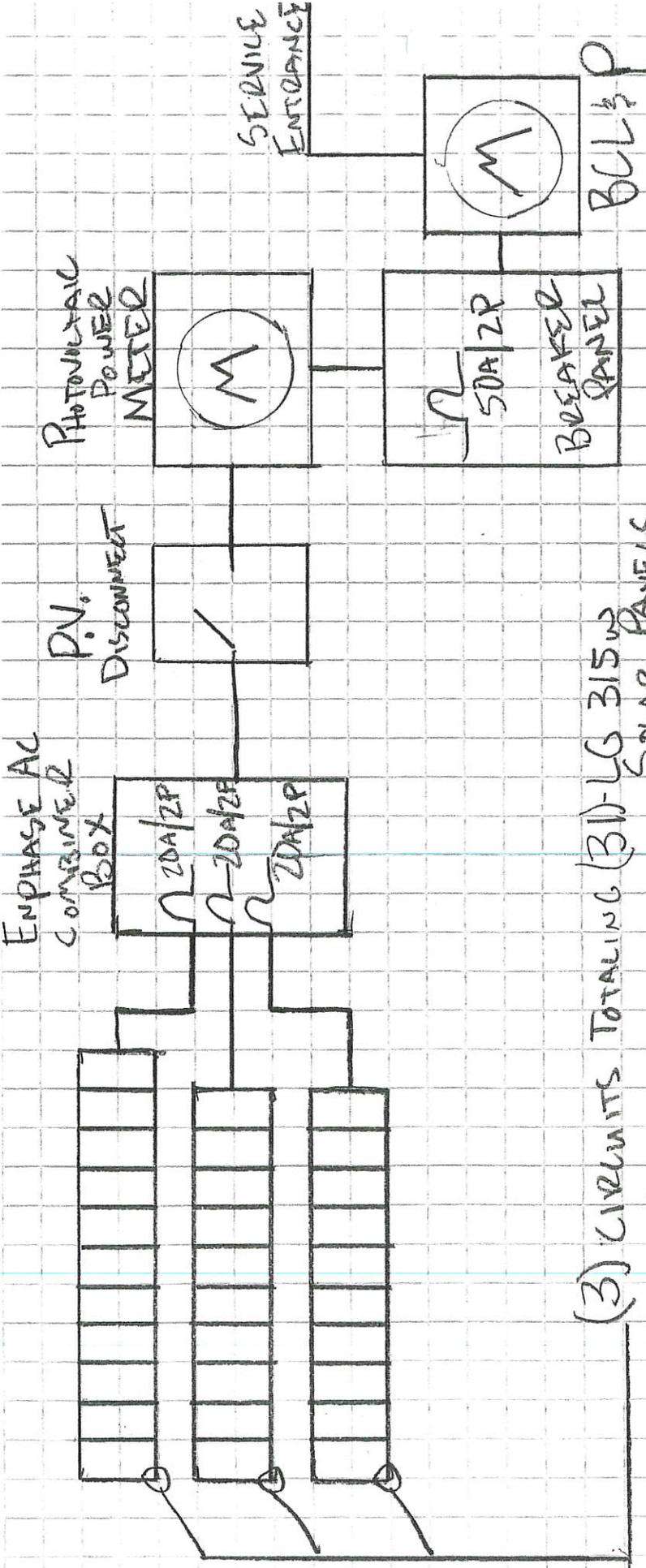
BREAKER PANEL
P.N. DISCONNECT AND
METER
LOCATION

1st FLOOR STAIR
DUNFRAE CITY
IN NETWORK



TOTAL 31 SOLAR PANELS

1700 Feet



(3) CIRCUITS TOTALING (31)-LG 315w
 SOLAR PANELS
 w/ 31 ENPHASE S280 MICRO INVERTERS

(31) 315w PANELS = 9765 WATTS

RAUPH POND

1214 EAST 1725 SOUTH CIRCLE

Bountiful, UT



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 28, 2016, at Bountiful City Hall to consider the request of Rodney and Marcia Ford for a Conditional Use Permit allowing for a Private Power Plant (Solar Panels) at the following location:

1286 East North Ridge Drive, Bountiful City, Davis County, Utah

ALL OF LOT 38, NORTHERN HILLS PLAT B. CONT. 0.85 ACRES.

Parcel: 04-015-0038

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 1286 East North Ridge 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 28, 2016, and this written form was approved this 11th day of April, 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 28, 2016, at Bountiful City Hall to consider the request of Bruce Chapman for a Conditional Use Permit allowing for a Private Power Plant (Solar Panels) at the following location:

523 East 1400 North, Bountiful City, Davis County, Utah

ALL OF LOT 24, ALTA HEIGHTS SUB PLAT A, AMD & EXT. CONT. 0.20 ACRES.

Parcel: 02-082-0024

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

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

The Bountiful City Administrative Committee hereby grants this Conditional Use Permit for a Private Power Plant (Solar Panels) to be located at 523 East 1400 North, 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 28, 2016, and this written form was approved this 11th day of April, 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 28, 2016, at Bountiful City Hall to consider the request of Brad and Julie Pace for a Conditional Use Permit allowing for a Private Power Plant (Solar Panels) at the following location:

916 East 500 South, Bountiful City, Davis County, Utah

ALL OF LOT 10, WOODLAND HILLS ESTATES. CONT. 0.28 ACRES

Parcel: 04-079-0010

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 916 East 500 South, in Bountiful, Davis County, Utah, with the following conditions:

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

The Conditional Use Permit was approved on March 28, 2016, and this written form was approved this 11th day of April, 2016.

Chad Wilkinson
Planning Director

ATTEST: Julie Holmgren
Recording Secretary