

# ADMINISTRATIVE COMMITTEE

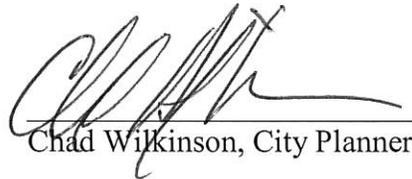
**Monday, April 25, 2016**

**5:00 p.m.**

NOTICE IS HEREBY GIVEN that the Bountiful City Administrative Committee will hold its regular meeting in the Conference Room at City Hall, 790 South 100 East, Bountiful, Utah, at the time and on the date given above. The public is invited. Persons who are disabled as defined by the Americans with Disabilities Act may request an accommodation by contacting the Bountiful City Planning Office at 298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

## AGENDA

1. Welcome and Introductions.
2. Consider approval of minutes for April 18, 2016.
3. **PUBLIC HEARING:** Consider approval of a Conditional Use Permit to allow for Solar Panels at 168 East 2450 South, Merrill Menlove, applicant.
4. Consider approval of a Conditional Use Permit, in written form, to allow for Home Occupation Contractor Business at 2179 Claremont Drive, Mas Nakaya, applicant.
5. Consider approval of a Conditional Use Permit, in written form, to allow for a Title Loan Business for Affordable Title Loans at 21 West 500 South, Stevan Vasic, applicant.
6. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 453 North 1250 East, Craig Noakes, applicant.
7. Miscellaneous business and scheduling.



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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  
April 18, 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 April 11, 2016.**

Mr. Cheney made a motion to approve the minutes for April 11, 2016. Mr. Wilkinson seconded the motion.

<u>  A  </u>	Mr. Wilkinson
<u>  A  </u>	Mr. Cheney
—	Mr. Knight [Mr. Knight was not present for the voting.]

Motion passed 2-0.

**3. Consider approval of a Lot Line Adjustment at 2922 Wood Hollow Way and 2956 Cave Hollow Way, Barbara Maudsley and Jay & Eleanor Jensen, applicants.**

Barbara Maudsley, applicant, was present. Also present were her daughter, Addie Maudsley, and her realtor, Sue Benson.

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

The applicants are applying for a Lot Line Adjustment between their properties at 2945 S Cave Hollow Way (Lots 116 and 117) and 2922 S Wood Hollow Way (Lot 122) in Bountiful, Utah. Both properties are located in the R-F Single-Family Foothill Zone. The purpose of the property line adjustment is to convey 601 square feet (0.014 acres) (Parcel A) from Lot 122 west to Lots 116 and 117, bringing Lots 116 and 117 to a total of 37,220 square feet (0.854 acres) and bringing Lot 122 to 19,647 square feet (0.451 acres).

No new lots are being created in this transfer so this does not need to be an amended subdivision plat.

The property at Lot 122 will meet the minimum lot size requirements of the original subdivision. The most restrictive minimum lot size requirement at the time of the subdivision was 8,000 square feet. Other lots in this subdivision are much smaller than Lot 122, with the smallest lot at 12,632 square feet (0.29 acres).

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No public easements will be affected on either property.

Based on findings, Staff recommends approval for a lot line adjustment, with the following condition:

1. The approved lot line adjustment is recorded with Davis County.

Mr. Hulka pointed out that recording the Notice of Approval with the county does not act as a conveyance of title to real property and appropriate conveyance documents must be prepared and recorded by the applicants.

Addie Maudsley, speaking on behalf of Barbara Maudsley, noted that the lot line adjustment is a consensual agreement between the two property owners and is largely to facilitate the sale of the Maudsley's home.

Mr. Knight made a motion for approval of a Lot Line Adjustment at 2922 Wood Hollow Way and 2956 Cave Hollow Way, Barbara Maudsley and Jay & Eleanor Jensen, applicants. Mr. Cheney seconded the motion.

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

Motion passed 3-0

Mr. Wilkinson reiterated that the city will record the Notice of Approval but the deed work needs to be taken care of by the property owners.

4. **PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Home Occupation Contractor Business at 2179 Claremont Drive, Mas Nakaya, applicant.**

Mas Nakaya, applicant, was present. Mark and Elaine Jaynes (2191 Claremont Drive, Bountiful) were present regarding this item, but did not speak or express concerns during the Public Hearing.

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-3 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 room inside the house will be used as an office. The proposed office is approximately 300 square feet, which is less than 50% of the primary dwelling. There will be no employees working on site. The applicant has indicated that no work will be performed

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on site, no product will be sold from the property, no equipment will be stored on site, 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. The Conditional Use Permit is solely for this site and is non-transferable.

Mr. Nakaya noted that he previously held a business license with Bountiful City, but he purposely let it lapse due to retirement. Mr. Nakaya recently decided to reinstate his business as a contractor. Mr. Knight clarified the importance of a home occupation business remaining invisible to the public. Mr. Nakaya noted his understanding of this.

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

Mr. Cheney made a motion for approval of a Conditional Use Permit to allow for Home Occupation Contractor Business at 2179 Claremont Drive, Mas Nakaya, applicant. Mr. Knight 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 a Title Loan Business for Affordable Title Loans at 21 West 500 South, Stevan Vasic, applicant.**

Stevan Vasic (Affordable Title Loans), applicant, was present.

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

The property where the Title Loan Business is proposed is located in the C-G General Commercial Zone. Title Loan Businesses in this zone are classified in the City Ordinance as requiring a Conditional Use Permit. Section 14-2-111 authorizes the Administrative

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Committee as the review authority for conditional use permits that do not include the construction of new buildings.

The application submitted indicates that the property will be used for a title loan business. The applicant is a “paper” loan company, which means they only accept paper documents as collateral (e.g. car title), and operate similarly to a bank. The use appears to fit in with the characteristics of the zone and the surrounding properties.

Section 14-18-105(B) requires parking areas to be striped, marked, and maintained according to approved plans. The property’s current parking area has fallen into a state of disrepair, with faded striping and numerous cracks and potholes that prevent the space from functioning as a safe parking area. In order for the parking area to provide orderly and safe circulation, new paving and striping must be installed.

The site does not currently meet the 15% minimum landscaping requirement. Because this is an existing nonconforming condition and the proposed plan does not expand or enlarge the degree of nonconformity, additional landscaping will not be required at this time. If there are plans for expansion or new development on this parcel in the future, then the property will need to meet the minimum landscaping requirements.

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 applicant shall pave and stripe the parking area as indicated on the submitted site plan prior to occupancy and/or approval of Business License.
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.

Mr. Vasic asked if the paving and striping needs to be completed before the business opens. Mr. Wilkinson answered in the affirmative and stressed that the parking lot is in great need of repair.

**PUBLIC HEARING:** Chairman Wilkinson opened and closed the Public Hearing at 5:13 p.m. Mr. Craig Noakes (453 North 1250 East, Bountiful) noted that there are many title loan companies in the city, but stated that he did not have a problem with this item. The Public Hearing was closed at 5:13 p.m.

Mr. Knight asked regarding the business which occupied 21 West 500 South prior to the title loan company. Mr. Vasic stated that it was a barber shop. Mr. Knight asked if the applicant operates title loan businesses at any other locations. Mr. Vasic noted that Affordable Title loan was previously located on 500 West but they lost their lease.

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Mr. Knight made a motion for approval of a Conditional Use Permit to allow for a Title Loan Business for Affordable Title Loans at 21 West 500 South, Stevan Vasic, 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 Solar Panels at 453 North 1250 East, Craig Noakes, applicant.**

Craig Noakes, 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 4.5 kilowatts (4,500 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 1 photovoltaic array with 18 panels. The array will occupy approximately 317 square feet, which is smaller than the 50% maximum roof coverage. The south-facing array will include 2 rows of panels, with 9 panels on the each row. The panels will be connected to the roof using an Iron Ridge racking system. The roof is of truss construction, has a slope of 6:12, 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.

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 5:19 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 453 North 1250 East, Craig Noakes, 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

A discussion ensued regarding the structural engineer's letter used for this project and for many of the other solar projects brought before the Administrative Committee. Mr. Noakes stated his concern that these engineers do not accept liability for projects for which they provide analysis. Mr. Cheney noted that most likely the structural engineer wants to limit his liability because he is only providing an analysis and there's much more to a potential failure than perhaps an analysis. Mr. Noakes stated that the cost of the engineer's letter is \$175. A discussion ensued between Mr. Noakes and Mr. Knight regarding the Conditional Use Permit process, net metering, and solar use in Bountiful City.

**7. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 1214 East 1725 South, Ralph Pond, applicant.**

Mr. Knight made a motion for approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 1214 East 1725 South, Ralph Pond, applicant. Mr. Cheney seconded the motion.

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

Motion passed 3-0.

**8. Miscellaneous business and scheduling.**

Mr. Wilkinson ascertained there were no further items of business. The meeting was adjourned at 5:28 p.m.

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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: April 20, 2016  
To: Administrative Committee  
From: Andy Hulka, Assistant Planner  
Re: Staff Report for the Administrative Committee Meeting on Monday, April 25, 2016

## Overview

- 3. PUBLIC HEARING** - Consider approval of a Conditional Use Permit to allow for Solar Panels at 168 East 2450 South, Merrill Menlove, applicant.

## Item #3

### 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 9.88 kilowatts (9,880 watts), requiring a conditional use permit.

### Findings

The application submitted indicates the proposed installation of 7 photovoltaic arrays with a total of 38 panels. The arrays will occupy approximately 658 square feet, which is smaller than the 50% maximum roof coverage. The arrays will be situated on the south portion of the roof on south, east, and west facing slopes. The arrays will be placed on different sections of the roof, with 3-11 panels on each array. The panels will be connected to the roof using an Iron Ridge racking system. The roof is of truss construction, has a slope of 5:12, and has asphalt shingles that are 15 years old and in good 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

# 168 E 2450 S





For Office Use Only

Date Rec'd 4-11-16  
Admin Date Apr 25  
Application \$ 50

### SOLAR PANEL - CONDITIONAL USE PERMIT APPLICATION

**PROPERTY OWNER INFORMATION:**

Property Owner Name(s): Merrill Menlove  
Property Address: 168 E. ~~240~~ 2450 S. Bountiful, UT, 84010  
Property Owner Phone Number: 801.856.4431  
Property Owner E-Mail: mmlvfan@hotmail.com

*(Property Owner(s) - please sign Authorization and Affidavit on page 2)*

**SOLAR CONTRACTOR INFORMATION:**

Solar Company Name: Evelar Inc.  
Company Address: 2170 E. 3600 W., West Valley, UT 84119  
Company Phone Number: 801.584.9023  
Contact Person for Solar Project: Anthony (Tony) Gonzalez  
E-Mail Address: tony.gonzalez@evelar.com

Tony

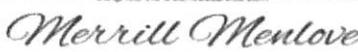
1. Please include the following with your application:

- \$50.00 Fee: Conditional Use Permit Application (Administrative Committee)

- SITE PLAN:** Two (2) 11"x17" sized sets 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:
- Plan view (bird's-eye) of site with placement of solar panels.
  - A north arrow, the scale of the drawing, and the date of the drawing.
  - Street names and addresses.
- FOR GROUND-MOUNTED SOLAR ARRAYS, THE FOLLOWING:**
- Property lines with dimensions.
  - All sidewalks, driveways, curbs and gutter, and parking areas.
  - All existing easements, rights-of-way, and any other restrictions on the use of the property.
  - Existing buildings, proposed buildings, and other significant features on the site.
  - Existing buildings and significant features located on adjacent properties within 50 feet (50') of the subject property boundaries.
  - 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.
- ONE-LINE DIAGRAM** (or electrical diagram or block diagram): Two (2) 11" x 17" sets (diagram must follow Bountiful City Light & Power sample diagram included in the solar packet – attachment 2, page 3).
- ENGINEER ANALYSIS LETTER** (including an analysis of the existing roof structure with added solar equipment and uplift resistance)
- COMPLETED SOLAR PACKET FORMS:**
- Solar Panel Questions
  - Photovoltaic System Net Metering Requirements (signed by property owner)
  - Bountiful City Light & Power - diagram form
  - Building Permit Application
- SPEC SHEETS:** Solar product information
- PHOTO:** Electrical service (meter main with disconnect)

## 2. Property Owner Authorization and Affidavit

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

eSigned via SeamlessDocs.com  
  
Key: 3af3a4284f1004657583ba08b518b3

\_\_\_\_\_  
 Property Owner

\_\_\_\_\_  
 Property Owner



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)

<b>Size of Array</b>	
Array Dimensions Total Number of Panels Total rating of photovoltaic system:	657.8218 sq. ft. 38 9.88 KW
<b>Mounting Location</b>	
Roof/Wall/Other	NE side of home (by garage door)
Roof Pitch (Rise/Run e.g. "5/12")	5/12 or ~22°
Roofing Material Asphalt Shingle/Tile/Steel/Other Age & Condition of Shingles	Shingle 15 years old; good condition
Roof Construction Rafter/Truss/Joist	Truss = <del>2x4</del> 2x4 @ 24" OC
<b>Engineering Analysis</b>	
Connection to Roof	see attached "Fron-Ridge" cut sheet
Analysis of Existing Roof Structure with added Solar Equipment	<del>N/A</del> Additional weight to roof is > 3.5 lbs <sup>2</sup> in.
Adequate Uplift Resistance (120 mph Exp B)	yes, see attached eng. letter



UTAH OFFICES  
Sandy  
Layton  
St. George

Project Number: U1881-0069-161

April 1, 2016

Evelar, Inc.  
2170 S. 3600 W.,  
Salt Lake City, UT 84119

ATTENTION: Thomas Higgs

REFERENCE: **Merrill Menlove Residence: 168 E 2450 S, Bountiful, UT 84010**  
**Solar Panel Installation**

Dear Thomas Higgs:

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 **if the roof rafters at the site of the panel installation are retrofitted as indicated below**. 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: 50 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

All rafters located under the solar panels shall have horizontal 2x8 collar ties added. The collar ties shall be approximately 18" below the bottom of the ridge beam and shall be connected to aligned rafters with (5) 16d Sinkers at each end.

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

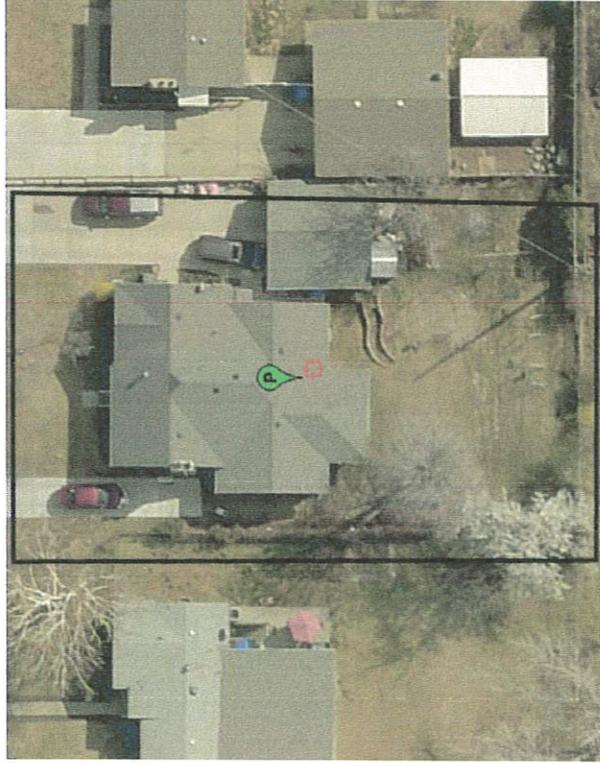
\_\_\_\_\_  
Brett D. Veazie, P.E.  
Project Manager

BDV/jcs

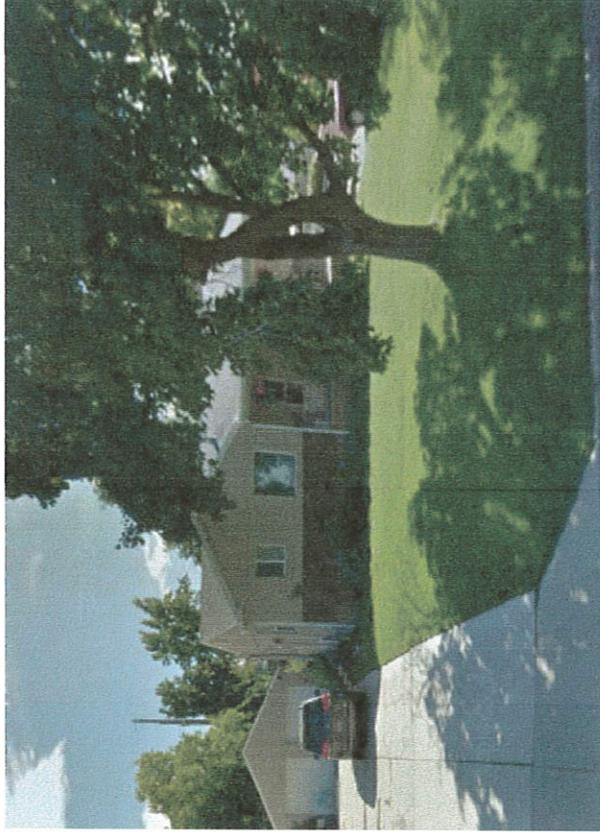


4-1-2016

AERIAL VIEW



STREET VIEW



2170 S 3600 W  
WEST VALLEY CITY, UT 84119  
P: (801) 203-0303  
WWW.EVELAR.COM

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CONTRACTOR INFORMATION:  
EVELAR, INC  
(801) 203 - 0303  
UTAH STATE LICENSE  
(S200) #9484173-5501  
2170 S 3600 W  
WEST VALLEY CITY UT, 84119

SHEET INDEX	
PAGE NUMBER	PAGE TITLE
PV01	TITLE PAGE
PV02	PROPERTY LINE
PV03	SITE PLAN
PV04	SINGLE LINE & ELECTRICAL
PV05	ARRAY & STRINGING DETAIL
PV06	LABEL PLAN
PV07	EQUIPMENT DETAIL

APPLICABLE CODES
2011 NATIONAL ELECTRIC CODE (NEC)
2012 INTERNATIONAL BUILDING CODE (IBC)

OCCUPANCY & CONSTRUCTION TYPE
OCCUPANCY - R3
CONSTRUCTION - V-B



GENERAL NOTES

- A. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES.
- B. DRAWINGS HAVE BEEN DETAILED ACCORDING TO UL LISTING REQUIREMENTS.
- C. PRIOR TO COMMENCEMENT OF WORK CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND NOTIFY DBM OF ANY INCONSISTENCIES.
- D. ALL EQUIPMENT SHALL BE INSTALLED AS SHOWN.
- E. WARNINGS PER NEC 680 AND IRC 2012.
- F. WIRING SHALL NOT BE INSTALLED WITHIN 10' OF ROOF DECKING EXCEPT WHERE DIRECTLY BELOW PV EQUIPMENT
- G. PV MODULES WILL NOT BE INSTALLED OVER OR BLOCK ANY ATTIC VENTS, PLUMBING VENTS, FURNACE OR WATER HEATER VENTS, ECT.
- H. ALL WIRING WILL BE PROPERLY SUPPORTED BY DEVICES OR MECHANICAL MEANS DESIGNED AND LISTED FOR SUCH USE, AND FOR ROOF MOUNT SYSTEMS. WIRING MUST BE PERMANENTLY AND COMPLETELY HELD OFF OF THE ROOF SURFACE PER NEC 710.2, 710.3(A), 710.3(B), AND 300.4.

SCOPE OF WORK
System Size: 9.88kW Asphalt/Comp shingle roof pitch: 5/12 Anchored on 48" centers using UL listed racking system UV resistant cable ties used for wire management - - Will use Heyco SunBundler Stainless steel cable ties every 4' minimum. Junction boxes mounted flush w/roof surface

DESIGN CRITERIA
WIND SPEED: 120 MPH EXPOSURE CATEGORY: C SEISMIC DESIGN CATEGORY: D

SYSTEM SUMMARY
MODULE: (38) Q-CELLS - Q-PRO-G4 260 INVERTER: (38) ENPHASE M215 MICRO INVERTERS RACKING: IRON RIDGE XR100 ROOF MOUNT RAIL <b>NOTE: METER UPGRADE REQUIRED - UPGRADE TO SQUARE-D SC816D200C</b>

SITE INFORMATION: Merrill Menlove 168 E. 2450 S. Bountiful, UT 84010	DESIGNED BY: A. Means
SYSTEM INFORMATION: 9.88 kW Residential Mount PV System	DATE: 03/29/2016
	PROJECT #: 0329.201600X1
	SHEET NAME: COVER PAGE
	PAGE #: 0



2170 S 3600 W  
WEST VALLEY CITY, UT 84119  
WWW.EVELAR.COM

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(801) 203 - 0303  
UTAH STATE LICENSE  
(S200) #9484173-5501  
2170 S 3600 W  
WEST VALLEY CITY UT, 84119

SYSTEM INFORMATION:  
9.88 kW Residential P  
Mount PV System

DESIGNED BY: A. Means  
DATE: 03/29/2016  
PROJECT#: 0329.201600X1  
SHEET NAME: PROPERTY DETAIL  
PAGE# PV02  
REVISION: 0

**LEGEND**

Q-CELLS - Q.PRO-G4 260 -  65.74" x 39.37"

METER WALL EQUIPMENT - 

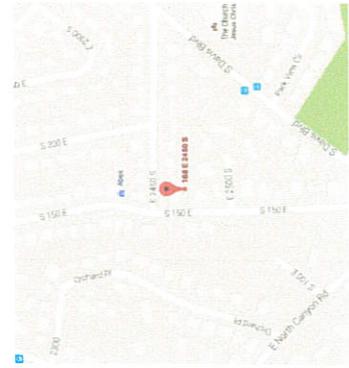
SOLADECK - 

AZIMUTH COMPASS - 

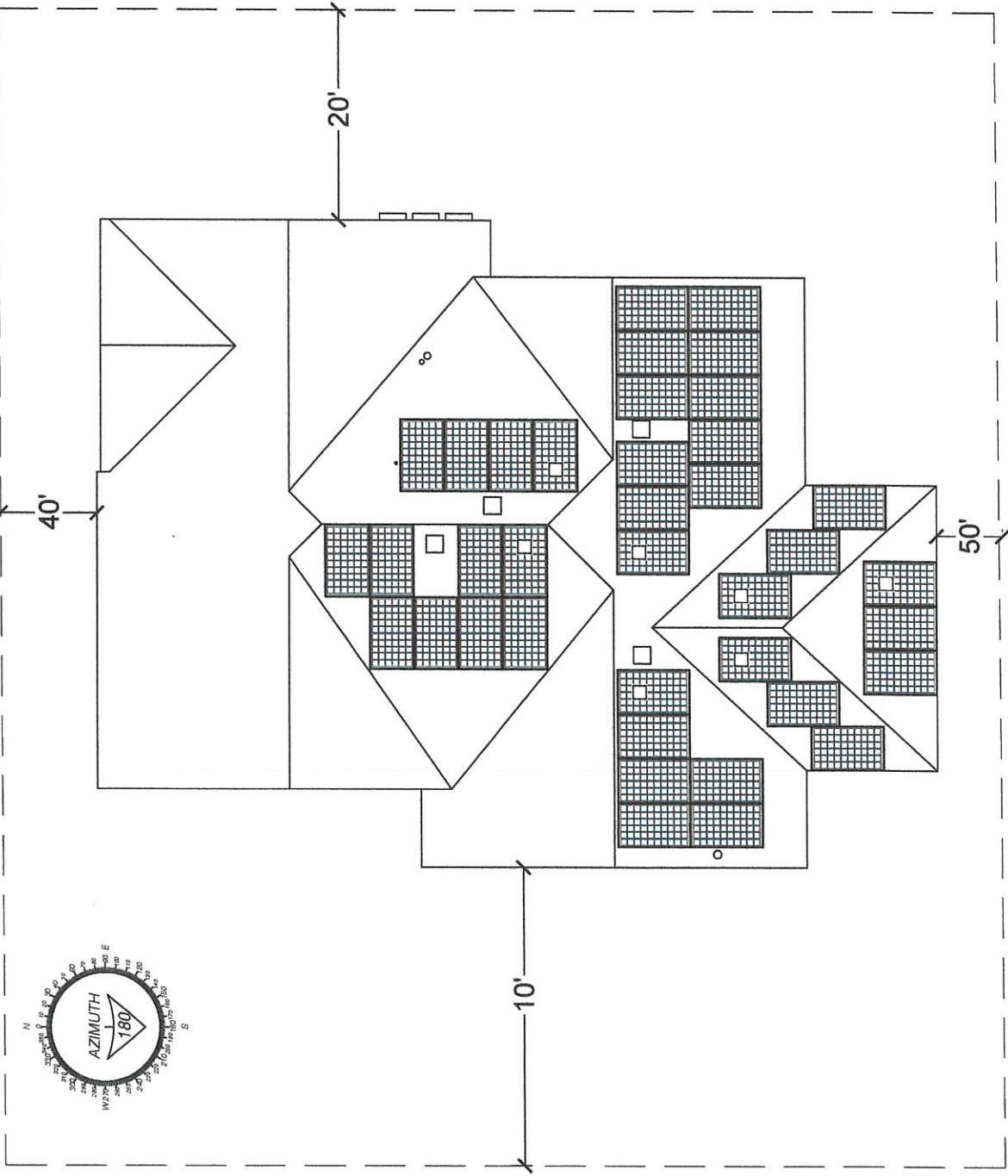
TURTLE VENT (ON ROOF) - 

DISTANCE FROM PROPERTY LINE TO CLOSEST EDGE -  #

**VICINITY MAP**



**PROPERTY LINE**





2170 S 3600 W  
WEST VALLEY CITY, UT 84119  
P: (801) 203-0303  
WWW.EVELAR.COM

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CONTRACTOR INFORMATION:  
EVELAR, INC  
(801) 203 - 0303  
UTAH STATE LICENSE (S200) #9484173-5501  
2170 S 3600 W  
WEST VALLEY CITY UT, 84119

SYSTEM INFORMATION:  
9.88 kW Residential  
Mount PV System  
Bountiful, UT 84010

SITE INFORMATION:  
Merrill Mentlove  
168 E. 2450 S.  
Bountiful, UT 84010

DESIGNED BY: A. Means  
DATE: 03/29/2016  
PROJECT #: 0329.201600X1  
SHEETNAME: SITE PLAN  
PAGE #: P103  
REVISION: 0

SITE INDEX

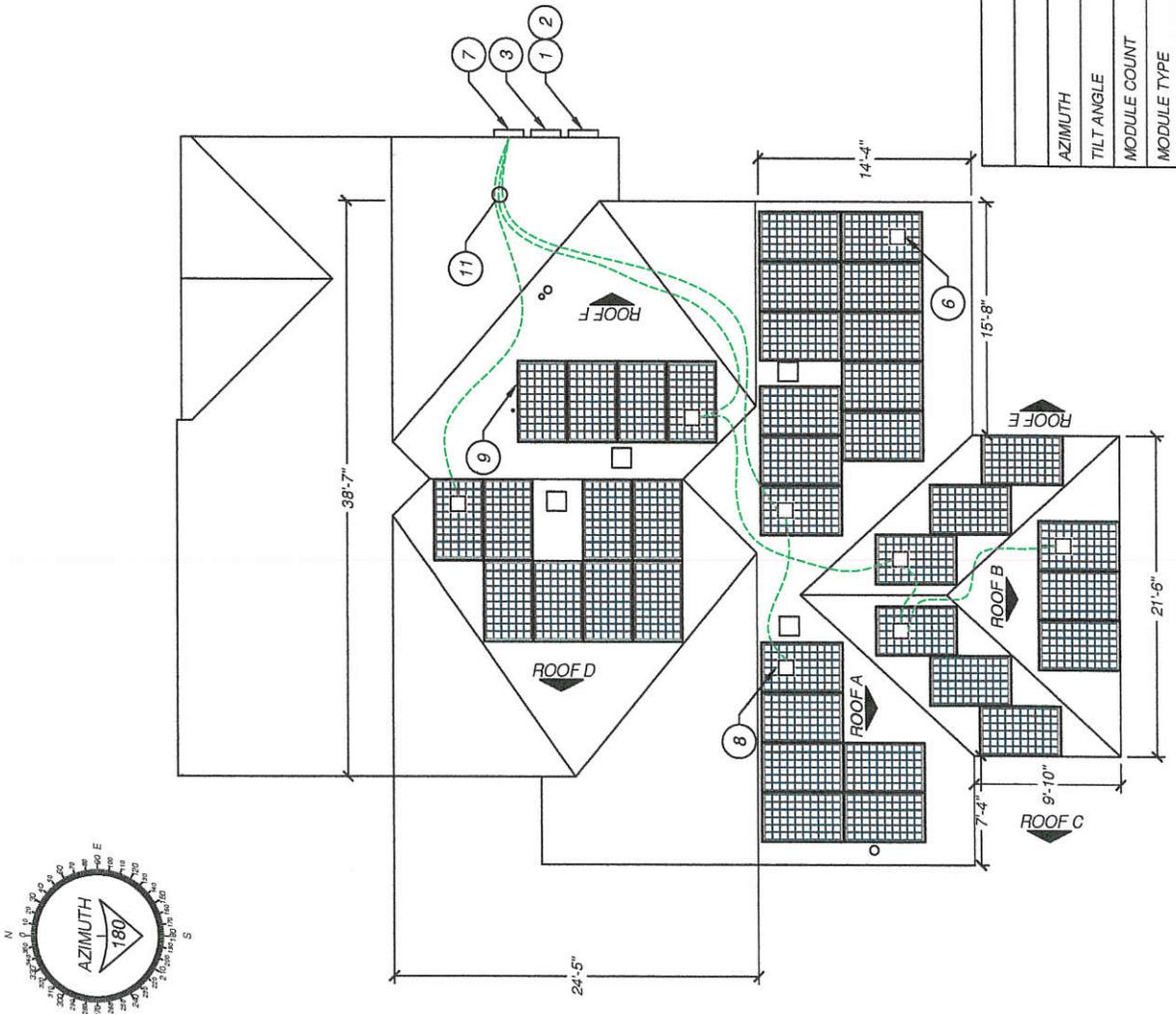
- 1 MAIN SERVICE PANEL
- 2 UTILITY METER
- 3 PRODUCTION METER (IF USED)
- 4 AC DISCONNECT
- 5 NOT USED
- 6 INVERTER
- 7 SOLAR LOAD CENTER
- 8 SOLADECK ("JUNCTION BOX")
- 9 PV MODULES
- 10 NOT USED
- 11 CONDUIT RUN (ACTUAL CONDUIT RUNS DETERMINED IN THE FIELD)

SCOPE OF WORK

System Size: 9.88kW  
Asphalt/Comp shingle roof pitch: 5/12  
Anchored on 48 centers using UL listed racking system  
UV resistant cable ties used for wire management -  
- Will use Heyco SunBundler Stainless steel cable ties every 4' minimum.  
Junction boxes mounted flush w/roof surface  
MODULE: (36) Q-CELLS - Q.PRO-G4 260  
INVERTER: (36) ENPHASE M215 MICRO INVERTERS  
RACKING: IRON RIDGE XR100 ROOF MOUNT RAIL  
**NOTE: METER UPGRADE REQUIRED - UPGRADE TO SQUARE-D SCE16D200C**

ROOF DETAIL

	A	B	C	D	E	F
AZIMUTH	180°	180°	270°	270°	90°	90°
TILT ANGLE	22.5°	22.5°	22.5°	22.5°	22.5°	22.5°
MODULE COUNT	17	3	3	8	3	4
MODULE TYPE	Q-CELLS - Q.PRO-G4 260					
ROOF SUPPORT DETAIL	ROOF SUPPORT DETAIL_Truss = 2X4 @ 24" O.C.					





2170 S 3600 W  
WEST VALLEY CITY, UT 84119  
P: (801) 203-5501  
WWW.EVELAR.COM

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CONTRACTOR INFORMATION:  
EVELAR, INC  
(801) 203 - 0303  
UTAH STATE LICENSE (S200) #9484173-5501  
2170 S 3600 W  
WEST VALLEY CITY UT, 84119

SITE INFORMATION:  
Merrill Menlove  
168 E. 2450 S.  
Bountiful, UT 84010  
SYSTEM INFORMATION:  
9.88 kW Residential PV System  
Mount PV System

DESIGNED BY: A. Means  
DATE: 03/29/2016  
PROJECT #: 0329.201600X1  
SHEET NAME: SLD/ ELECTRICAL DETAIL  
AC OUTPUT CURRENT: 34.2A  
NOMINAL AC VOLTAGE: 240V  
PAGE #: PV04  
REVISION: 0

**PV LOAD CALCULATIONS**

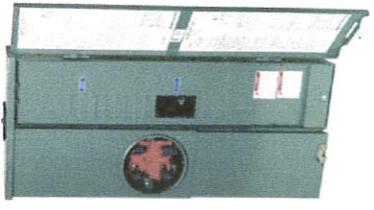
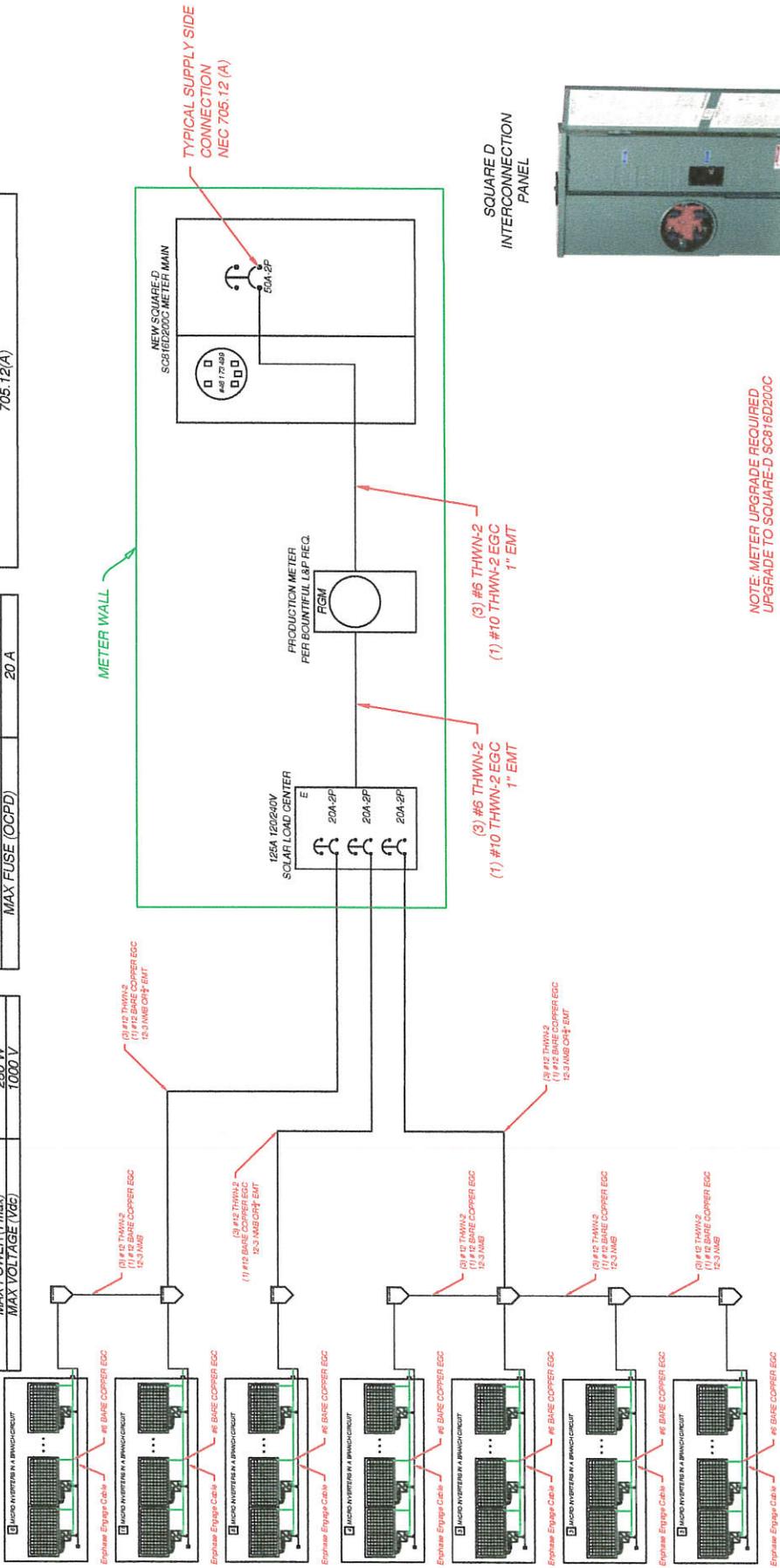
200A RATED MAIN PANEL
200A * 120% = 240A
240A * 100A = 140A (MAIN BUS ALLOWABLE SOLAR)
140A + 50A (SERVICE DISCONNECT)
190A AVAILABLE FOR SOLAR
705.12(A)

**INVERTER SPECIFICATIONS**

MANUFACTURER	Empress Energy
MODEL	ME15-60-2LL-SZ2-IG
MAX DC INPUT VOLTAGE	48 V
MAX OUTPUT POWER	225 W
NOMINAL AC OUTPUT VOLTAGE	240 V
NOMINAL AC OUTPUT CURRENT	9. A
MAX FUSE (OCPD)	20 A

**PV MODULE SPECIFICATIONS**

MANUFACTURER	CANADIAN SOLAR
MODEL	C56P-260P
MAX POWER-POINT CURRENT (Imp)	8.56 A
MAX POWER-POINT VOLTAGE (Vmp)	30.2 V
OPEN CIRCUIT VOLTAGE (Voc)	37.5 V
SHORT CIRCUIT CURRENT (Isc)	9.12 A
MAX SERIES FUSE (OCPD)	15 A
MAX POWER (Pmax)	260 W
MAX VOLTAGE (Vbe)	1000 V



SQUARE D INTERCONNECTION PANEL

NOTE: METER UPGRADE REQUIRED UPGRADE TO SQUARE-D SC816D200C

**ELECTRICAL NOTES**

F. ALL EXPOSED METAL PARTS SHALL BE GROUNDED USING TIN PLATED COPPER LAY IN LUGS OR GROUNDING CLIPS LISTED FOR THE PURPOSE.

G. MIN #10 BARE COPPER EGC AT SOURCE CIRCUITS SHALL BE ROUTED SECURELY TO MOUNTING HARDWARE THAT PROTECTS FROM PHYSICAL DAMAGE.

H. #6 FOR AREAS THAT MAY BE SUBJECT TO DAMAGE.

I. BOTH ENDS OF ALL METALLIC CONDUIT SHALL BE BONDED PER NEC 250.

J. INTERCONNECTION PER NEC 690.64; 705.12.

K. ALL WIRES WILL BE RATED AT THHN/THWN-2.

**ELECTRICAL NOTES**

A. ALL COMPONENTS SHALL COMPLY WITH NEC AS AMENDED.

B. PHASE CONDUCTORS SHALL BE IDENTIFIED.

C. ALL WIRES SHALL BE PROVIDED WITH STRAIN RELIEF UPON ENTRY INTO BOXES, REFER TO MANUFACTURERS INSTALLATION MANUAL FOR REQUIRED TORQUE VALUES.

D. THE DC GEC SHALL BE CONTINUOUS FROM THE INVERTER GROUND BUS TO THE MAIN SERVICE GROUNDING ELECTRODE SYSTEM.

E. ATTACHMENT TO GROUND ELECTRODE SHALL USE IRREVERSIBLE CLAMP.



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 April 18, 2016, at Bountiful City Hall to consider the request of Mas Nakaya, for a Conditional Use Permit allowing a Home Occupation Contractor Business at the following location:

### 2179 Claremont Drive, Bountiful City, Davis County, Utah

BEG ON E LINE OF 60 FT STR (CLAREMONT DR) AT A PT S 0°40' E 24.0 FT FR SW  
COR OF LOT 150, OAKRIDGE MANOR SUB PLAT G; TH N 89°20' E 100 FT; TH S 0°40' E  
100 FT; TH S 89°20' W 100 FT; TH N 0°40' W 100 FT TO POB. CONT. 0.23 ACRES

### Parcel 05-054-0230

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 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 Mas Nakaya to operate a contractor business located at 2179 Claremont Drive, 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.

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

---

Chad Wilkinson  
Planning Director

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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 April 18, 2016, at Bountiful City Hall to consider the request of Affordable Title Loans, Steven Vasic, applicant, for a Conditional Use Permit allowing Loan Center business at the following location:

### 21 West 500 South, Bountiful City, Davis County, Utah

BEG ON THE S LINE OF A STR AT A PT 1074.15 FT E OF THE NW COR OF LOT 4, BLK "L", NMC PLAT, BOUNTIFUL TS SURVEY; & RUN TH S 204.6 FT; TH E 54.44 FT, M/L, TO A PT 157.85 FT W OF THE W LINE OF MAIN STR; TH N 100.0 FT TO A PT 104.60 FT S OF THE S LINE OF 500 SOUTH STR; TH E 53.69 FT, M/L, TO A PT 104.85 FT W OF THE W LINE OF MAIN STR; TH N 0°36'12" W 104.62 FT PARALLEL TO THE W LINE OF MAIN STR TO THE S LINE OF 500 SOUTH STR; TH W 108.0 FT ALG THE S LINE OF 500 SOUTH STR TO THE POB. CONT. 0.383 ACRES.

**Parcel: 03-036-0122**

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 Loan Center meets the letter and the intent of the specific requirements in §14-2 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 Affordable Title Loans, Steven Vasic, applicant, to be located at 21 West 500 South, Bountiful, Davis County, Utah, with the following conditions:

1. The applicant shall maintain an active Bountiful City business license.
2. The applicant shall pave and stripe the parking area as indicated on the submitted site plan prior to occupancy and/or approval of Business License.
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.

The Conditional Use Permit was approved on April 18, 2016, and this written form was approved this 25th 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 April 18, 2016, at Bountiful City Hall to consider the request of Craig Noakes for a Conditional Use Permit allowing for a Private Power Plant (Solar Panels) at the following location:

**453 North 1250 East, Bountiful City, Davis County, Utah**

**ALL OF LOT 12, EASTWOOD PARK SUB PLAT B. CONT. 0.30 ACRES.**

**Parcel: 04-113-0012**

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 453 North 1250 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.

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

---

Chad Wilkinson  
Planning Director

---

ATTEST: Julie Holmgren  
Recording Secretary