

ADMINISTRATIVE COMMITTEE

Monday, May 9, 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 May 2, 2016.
3. **PUBLIC HEARING:** Consider approval of a Conditional Use Permit to allow for Solar Panels at 1475 E Mueller Park Rd, Scott Cummings, applicant.
4. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 1555 East Mueller Park Road, Paul and Charlene Moore, applicants.
5. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 1398 North 550 East, Jim Allred, applicant.
6. Consider approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Handyman Contractor Business at 375 West 400 North, Michael Muir, applicant.
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
May 2, 2016**

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

1. Welcome and Introductions.

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

2. Consider approval of minutes for April 25, 2016.

Mr. Cheney made a motion to approve the minutes for April 25, 2016. Mr. Knight seconded the motion.

 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 1555 East Mueller Park Road, Paul and Charlene Moore, applicants.

Kyle Paget (Shupe 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 R-3 Single Family Zone. Solar power panels are classified in the city ordinance as “private power plants” and require a conditional use permit if they are over 10 watts. The applicant has indicated that the photovoltaic system to be installed will produce 7.245 kilowatts (7,245 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 2 photovoltaic arrays with a total of 23 panels. The arrays will occupy approximately 362 square feet, which is smaller than the 50% maximum roof coverage. The arrays will be situated on the southeast facing portion of the roof above the garage and the home. The array over the garage will have 8 panels and the array over the home will have 15 panels. The panels will be connected to the roof using lag bolts. The roof is of truss construction, has a slope of 6:12, and has asphalt shingles that are 9 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.

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

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 5:05 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 1555 East Mueller Park Road, Paul and Charlene Moore, applicants. 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 1398 North 550 East, Jim Allred, applicant.**

Brian Adams (Rocky Mountain Renewable 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 5.3 kilowatts (5,300 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 2 photovoltaic arrays with a total of 20 panels. The arrays will occupy approximately 346 square feet, which is smaller than the 50% maximum roof coverage. The south facing array over the garage will have 14 panels and the east facing array over the home will have 6 panels. The panels will be connected to the roof using a Snap n Rack connection system. The roof is of truss construction, with a slope of 5:12 over the garage and 4:12 over the home, and has asphalt shingles that are 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.

Based on the findings, staff has determined that the applicant would comply with all

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

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.

Chairman Wilkinson confirmed that the house and the garage have a 5 foot setback separation.

Mr. Adams stated the systems will be connected with conduit to the meter.

PUBLIC HEARING: Chairman Wilkinson opened and closed the Public Hearing at 5:10 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 1398 North 550 East, Jim Allred, 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 Home Occupation Handyman Contractor Business at 375 West 400 North, Michael Muir, applicant.**

Michael Muir, applicant, was present.

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

The property where the Home Occupation Handyman Contractor Business is proposed is a single family residence located in the RM-13 Multifamily 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 handyman contractor business. The applicant has indicated that he will be using a space in the basement that is approximately 25% of dwelling for office and indoor storage use. The applicant uses his personal truck for the business, which will be parked in the driveway or under the carport. There will be no employees working on site. The applicant has indicated that no work will be performed 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.

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

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.

PUBLIC HEARING: Chairman Wilkinson opened and closed the Public Hearing at 5:14 p.m. with no comments from the public.

Mr. Knight made a motion for approval of a Conditional Use Permit to allow for a Home Occupation Handyman Contractor Business at 375 West 400 North, Michael Muir, applicant. 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 168 East 2450 South, Merrill Menlove, applicant.

Mr. Cheney made a motion for approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 168 East 2450 South, Merrill Menlove, applicant. Mr. Knight seconded the motion.

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

Motion passed 3-0

7. Miscellaneous business and scheduling.

Mr. Wilkinson ascertained there were no further items of business. The meeting was adjourned at 5:18 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: May 4, 2016
To: Administrative Committee
From: Andy Hulka, Assistant Planner
Re: Staff Report for the Administrative Committee Meeting on Monday, May 9, 2016

Overview

- 3. PUBLIC HEARING** - Consider approval of a Conditional Use Permit to allow for Solar Panels at 1475 E Mueller Park Road, Scott Cummings, applicant.

Item #3

Background

The property where the solar panels are to be installed is located in the R-3 Single Family Zone. A new home was constructed on this property within the last year. 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 1 photovoltaic array with a total of 21 panels. The arrays will occupy approximately 629 square feet, which is smaller than the 50% maximum roof coverage. The arrays will be situated on the south facing portion of the roof, with 4 panels on the first row, 6 panels on the second row, and 11 panels on the top row. The panels will be connected to the roof using galvanized lag bolts. The roof is of truss construction, has a slope of 6:12, and has asphalt shingles that are less than a year 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:

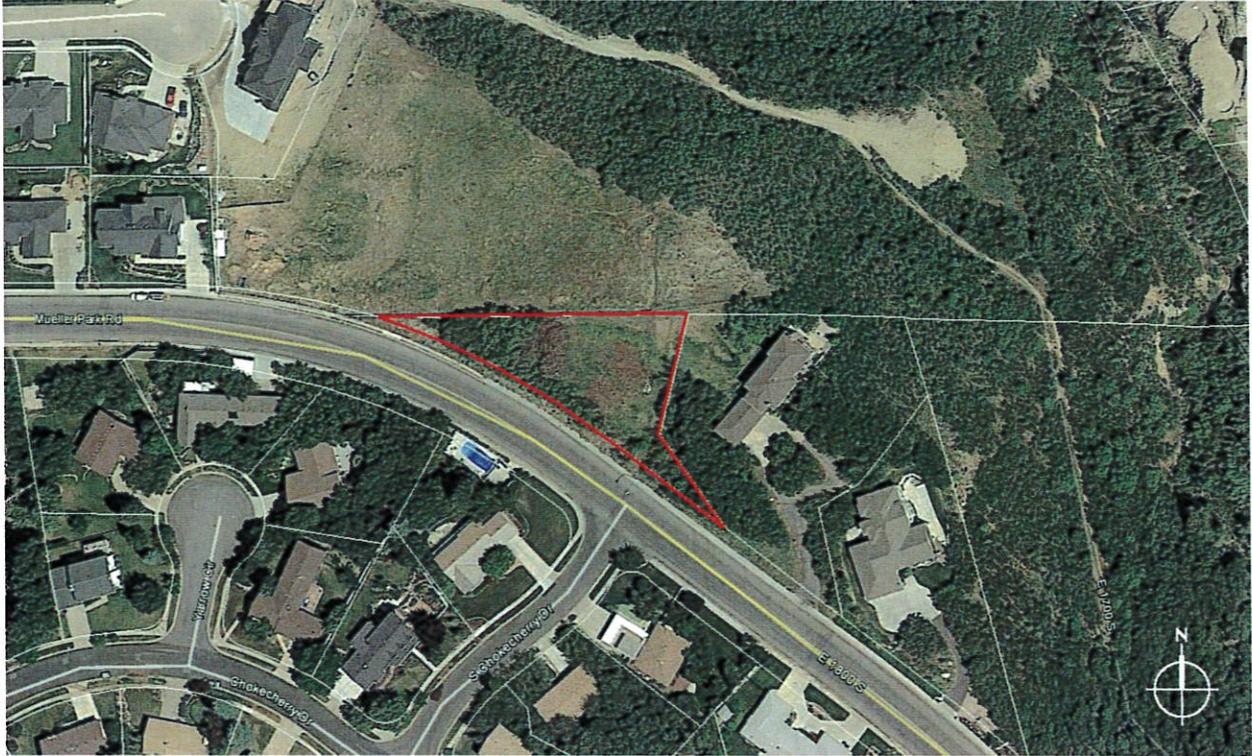
1. The applicant shall obtain a building permit.
2. The panels must be installed only as proposed in the application.
3. This conditional use permit is solely for this site and is non-transferable.

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/500mA (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

1475 E Mueller Park Rd



May 9

CONDITIONAL USE PERMIT APPLICATION

Date of Submittal: 4/25/2016

Property Address: 1475 E - MUELLER PARK RD

Applicant Name: SCOTT CUMMINGS

Applicant Address: 1475 E. MUELLER PARK RD

Applicant Phone #: 801. 910-992-1064

Applicant Email: SCUMMI01@YAHOO.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

04/22/2016

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	APPROX 37' x 17'
Total rating of photovoltaic system:	5.67 KW
Mounting Location	
Roof/Wall/Other	ROOF
Roof Pitch (Rise/Run e.g. "5/12")	6/12
Roofing Material Asphalt Shingle/Tile/Steel/Other Age & Condition of Shingles	ASPHALT SHINGLE LESS THAN 1-YEAR OLD, LIKE NEW
Roof Construction Rafter/Truss/Joist	TRUSS
Engineering Analysis	
Connection to Roof	5/16" x 3 1/2" GALVANIZED LAG BOLTS
Analysis of Existing Roof Structure with added Solar Equipment	ADDITION OF SOLAR WILL BE 9.3% DEAD LOAD
Adequate Uplift Resistance (120 mph Exp B)	YES



UTAH OFFICES
Sandy
Layton
St. George

Project Number: U1943-0061-161

April 22, 2016

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

**REFERENCE: Scott Cummings Residence: 1475 E. Mueller Park Road, 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: 58 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.

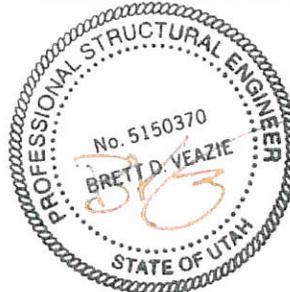
Please note that a representative of Vector Structural Engineering has not physically observed the roof framing of this home. Our conclusions are based upon the assumption that all structural roof components and other supporting elements are in good condition and are sized and spaced such that they can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

Very truly yours,

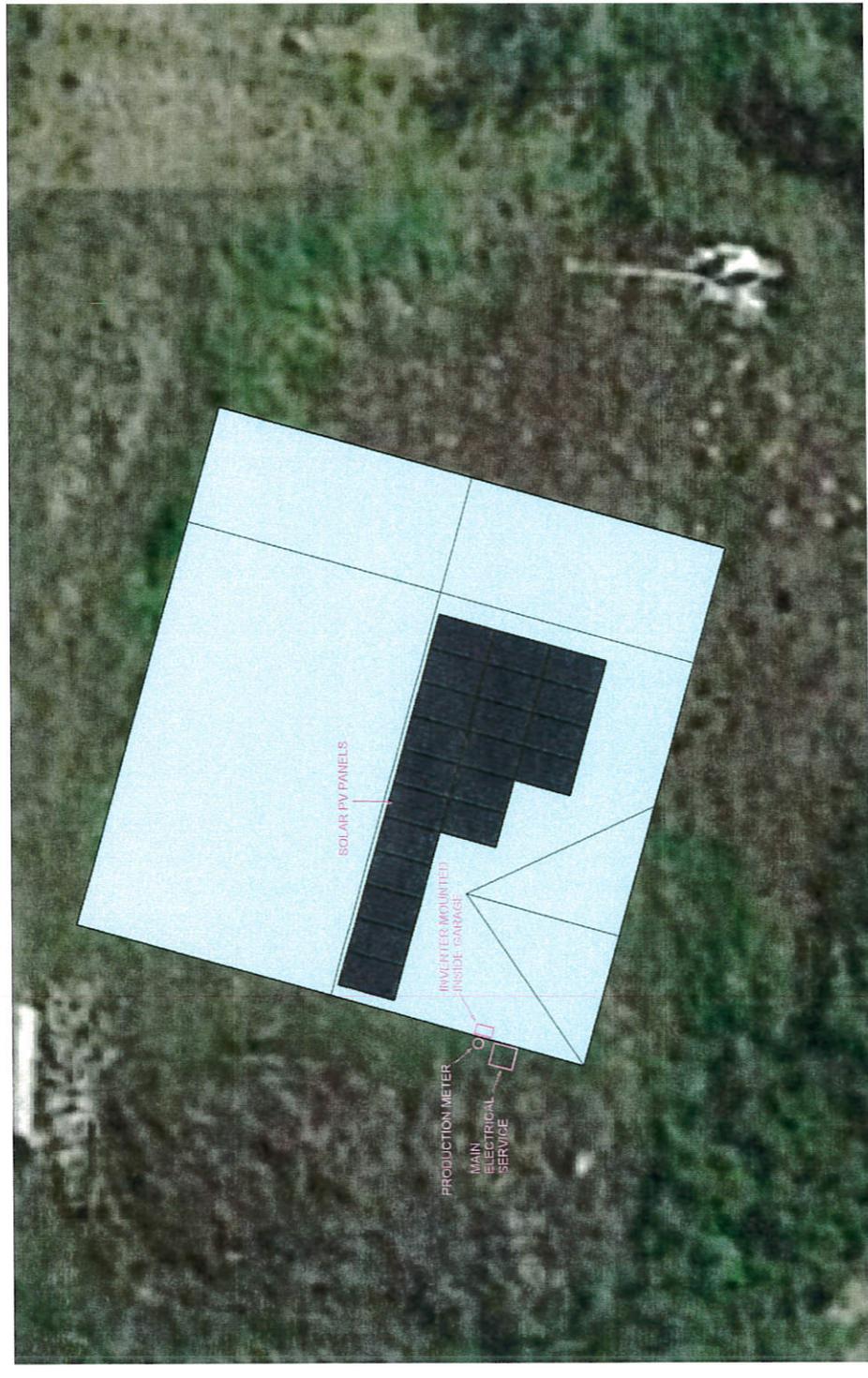
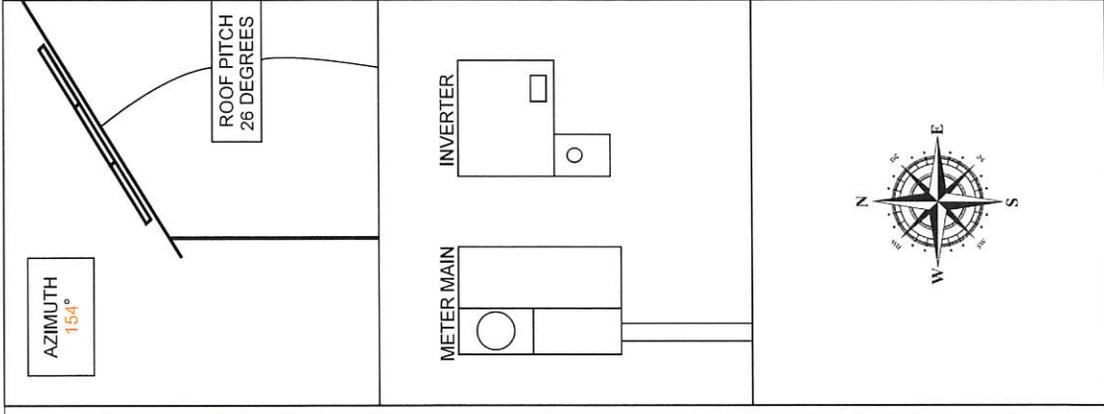
VECTOR STRUCTURAL ENGINEERING, LLC

Brett D. Veazie, P.E.
Project Engineer

BDV/jsp



April 22, 2016



01
Site Info

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

PROJECT
Solar Photovoltaic

SYSTEM SIZE
5.67KW

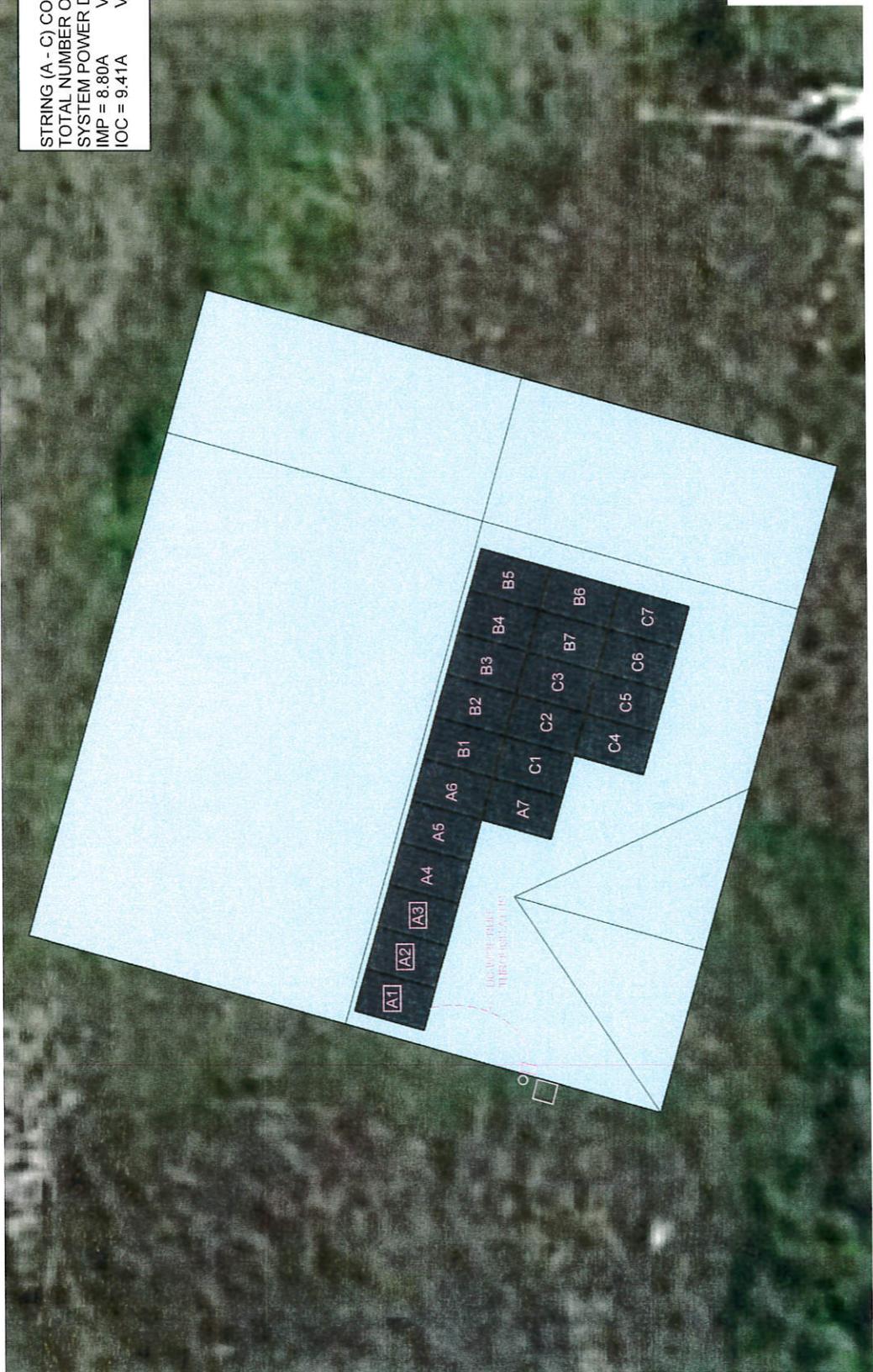
ISSUE
April 22, 2016

DRAWN BY
NB

SCOTT CUMMINGS
1475 E MUELLER PARK ROAD
BOUNTFUL, UT
84010



STRING (A - C) CONFIGURATION
 TOTAL NUMBER OF MODULES=21
 SYSTEM POWER DC (STC) =56670
 IMP = 8.80A VMP = 262.1V
 IOC = 9.41A VOC = 332.5V

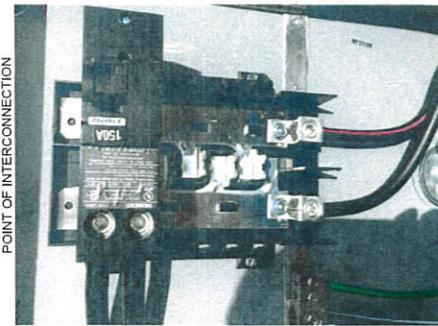
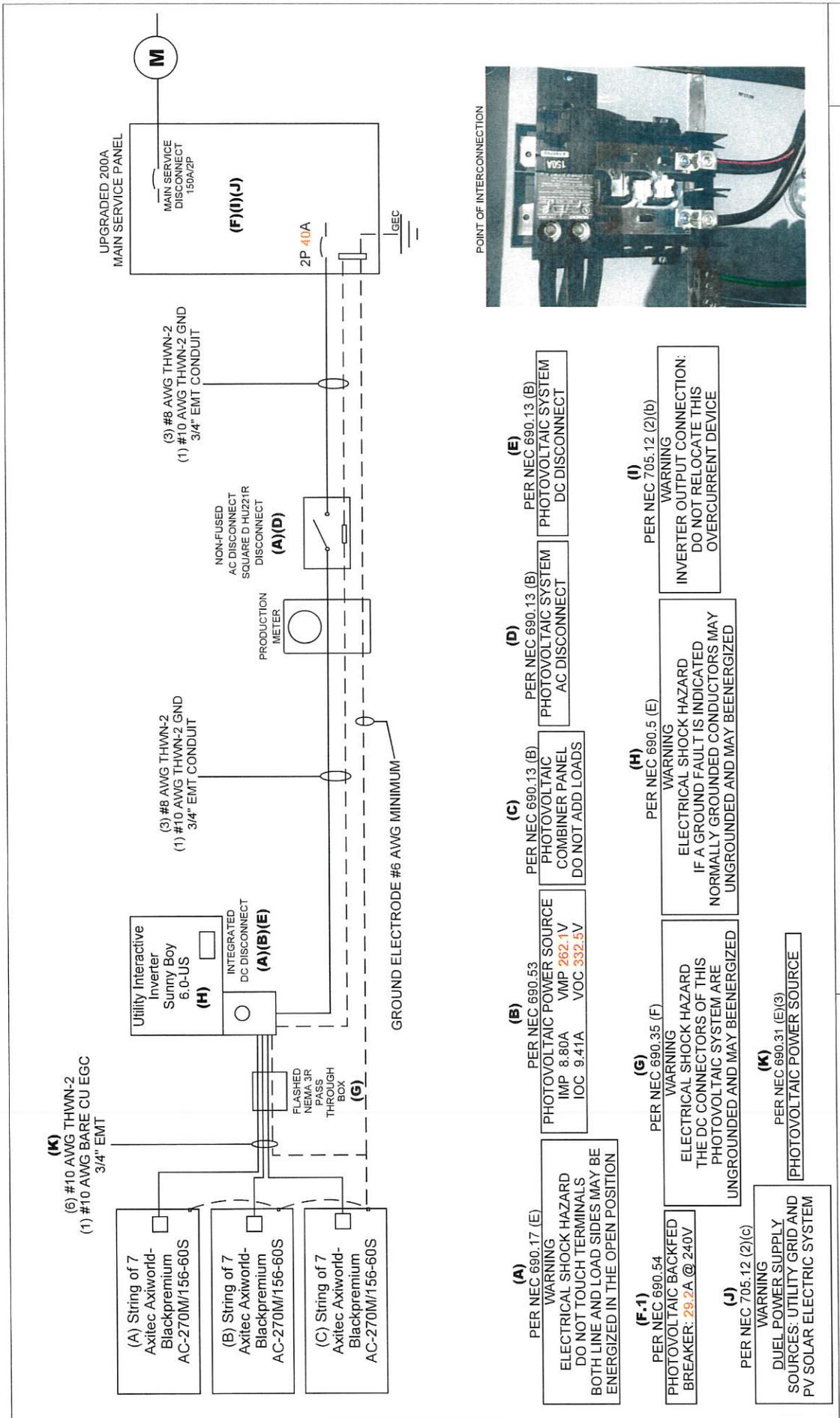


SCOTT CUMMINGS
 1475 E MUELLER PARK ROAD
 BOUNTIFUL, UT
 84010

ISSUE
 April 22, 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



SCOTT CUMMINGS
1475 E MUELLER PARK ROAD
BOUNTIFUL, UT
84010

ISSUE
April 25, 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

03
Electrical



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 May 2, 2016, at Bountiful City Hall to consider the request of Paul and Charlene Moore for a Conditional Use Permit allowing for a Private Power Plant (Solar Panels) at the following location:

1555 East Mueller Park Road, Bountiful City, Davis County, Utah

ALL OF LOT 3, EAST PETERSON SUBDIVISION. CONT. 0.65000 ACRES.

Parcel: 05-135-0003

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 1555 East Mueller Park Road, 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 May 2, 2016, and this written form was approved this 9th day of May, 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 May 2, 2016, at Bountiful City Hall to consider the request of Jim Allred for a Conditional Use Permit allowing for a Private Power Plant (Solar Panels) at the following location:

1398 North 550 East, Bountiful City, Davis County, Utah

ALL OF LOT 27, ALTA HEIGHTS SUB PLAT A, AMD & EXT. CONT. 0.26 ACRES.

Parcel: 02-082-0027

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 1398 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.

The Conditional Use Permit was approved on May 2, 2016, and this written form was approved this 9th day of May, 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 May 2, 2016, at Bountiful City Hall to consider the request of Michael Muir, for a Conditional Use Permit allowing a Home Occupation Handyman Contractor Business at the following location:

375 West 400 North, Bountiful City, Davis County, Utah

BEG 16.5 FT S & 382 FT W FR NE COR LOT 5, BLK 3, NMC PLAT, BOUNTIFUL TS SURVEY; N 89°40' W 72 FT; TH S 83.5 FT; TH E 72 FT; TH N 83.5 FT TO BEG. CONT. 0.137 ACRES

Parcel 03-024-0019

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 Michael Muir to operate a handyman contractor business located at 375 West 400 North, in Bountiful, Davis County, Utah, with the following conditions:

1. The applicant shall obtain a business license.
2. Areas used for the home occupation shall not exceed 50% of the entire dwelling.
3. The Home Occupation will not create nuisances discernible beyond the premises (e.g. noise, dust, fumes, glare, traffic, etc.).
4. 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.

The Conditional Use Permit was approved on May 2, 2016, and this written form was approved this 9th day of May, 2016.

Chad Wilkinson
Planning Director

ATTEST: Julie Holmgren
Recording Secretary