

ADMINISTRATIVE COMMITTEE

Monday, July 18, 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 July 11, 2016.
3. **PUBLIC HEARING:** Consider approval of a Conditional Use Permit to allow for Solar Panels at 671 East 350 North, Eric Blood, applicant.
4. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 4309 South Foothill Drive, Jeff Hawkes, applicant.
5. Miscellaneous business and scheduling.



Chad Wilkinson, City Planner

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

**Bountiful City
Administrative Committee Minutes
July 11, 2016**

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

Absent: Committee Member – Dave Badham

1. Welcome and Introductions.

Chairman Wilkinson opened the meeting at 5:03 p.m. and introduced all present.

2. Consider approval of minutes for June 27, 2016 and July 5, 2016.

[Note: Item #3 was heard before approval of the minutes.]

Mr. Wilkinson clarified that the committee would be considering approval of minutes from the June 27, 2016 and July 5, 2016 meetings, but the committee would not be reapproving any decisions made in those two meetings.

Mr. Christensen made a motion to approve the minutes for June 27, 2016. Mr. Knight seconded the motion.

___ Mr. Wilkinson (Abstained)
___ Mr. Cheney (Abstained)
A Mr. Knight
A Mr. Christensen

Motion passed 2-0. Messrs. Wilkinson and Cheney were not present for the June 27, 2016 Administrative Committee meeting and, therefore, abstained on this vote.

Mr. Cheney made a motion to approve the minutes for July 5, 2016. Mr. Knight seconded the motion.

A Mr. Wilkinson
A Mr. Cheney
A Mr. Knight
___ Mr. Christensen (Abstained)

Motion passed 3-0. Mr. Christensen was not present for the July 5, 2016 Administrative Committee meeting and, therefore, abstained on this vote. [Following approval of the minutes, Mr. Christensen excused himself from the meeting.]

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

3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 4309 South Foothill Drive, Jeff Hawkes, applicant.

Joshua Gravitt (Century 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-F Single Family Zone. Solar power panels are classified in the city ordinance as “private power plants” and require a conditional use permit if they are over 10 watts. The applicant has indicated that the photovoltaic system to be installed will produce 9.8 kilowatts (9,800 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 2 photovoltaic arrays with a total of 35 panels. The arrays will occupy approximately 922 square feet, which is smaller than the 50% maximum roof coverage. The first array will be located on the southwest facing portion of the roof and will include 8 panels. The second array will be located on the southeast facing portion of the roof and will include 27 panels. The roof is of rafter construction and has a slope of 6:12. The applicant has indicated that the asphalt shingles are 10 years old. The panels will be connected to the roof using lag bolts. 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 5:05 p.m. with no comments from the public.

Mr. Cheney inquired regarding panel placement location. A discussion ensued regarding why a certain segment of the south facing roof had not been utilized in the solar site plan. Mr. Gravitt explained that he was not certain regarding particulars of the plan designed but stated he believed that glare, system efficiency, and aesthetics might have all been taken into account.

Mr. Cheney made a motion for approval of a Conditional Use Permit to allow for Solar Panels at 4309 South Foothill Drive, Jeff Hawkes, 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
— Mr. Christensen (Abstained)

Motion passed 3-0.

4. Consider approval of Findings of Fact for approval of a variance to allow disturbance of areas with slopes greater than 30 percent for property addressed 2234 South Wood Hollow Way, Kristopher Clayton, applicant.

Mr. Preston Menlove (2190 Wood Hollow Way, Bountiful) was present for this agenda item.

Mr. Wilkinson explained that Findings of Fact are the written form of the committee's decision regarding Kristopher Clayton's variance application. He also stated that he had reviewed the Findings and found them to be an accurate reflection of the committee's findings in relation to this matter.

Mr. Cheney made a motion for approval of the Findings of Fact for approval of a variance to allow disturbance of areas with slopes greater than 30 percent for property addressed 2234 South Wood Hollow Way, Kristopher Clayton, applicant. Mr. Knight seconded the motion.

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

Motion passed 3-0.

Mr. Wilkinson noted that the Findings of Fact would be signed by John Marc Knight who had served as Acting Chairman of the Administrative Committee at the June 27, 2016 and July 5, 2016 meetings. Further, he noted the process for appealing the variance decision was outlined in the Findings and emphasized that any appeal must be filed within 14 days of the written decision.

5. Miscellaneous business and scheduling.

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

Mr. Cheney made a motion to adjourn. Mr. Knight seconded the motion. The meeting was adjourned at 5:14 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: July 12, 2016
To: Administrative Committee
From: Andy Hulka, Assistant Planner
Re: Staff Report for the Administrative Committee Meeting on Monday, July 18, 2016

Overview

- 3. PUBLIC HEARING** - Consider approval of a Conditional Use Permit to allow for Solar Panels at 671 East 350 North, Eric Blood, 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 3.78 kilowatts (3,780 watts), requiring a conditional use permit.

Findings

The application submitted indicates the proposed installation of 1 photovoltaic array with a total of 14 panels. The array will occupy approximately 243 square feet, which is smaller than the 50% maximum roof coverage. The array will be located on the southeast facing portion of the roof. The array will include all 14 panels in one row. The roof is of truss construction and has a slope of 5:12. The applicant has indicated that the asphalt shingles are 3 years old and in excellent condition. The panels will be connected to the roof with an Ironridge mounting system. 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:

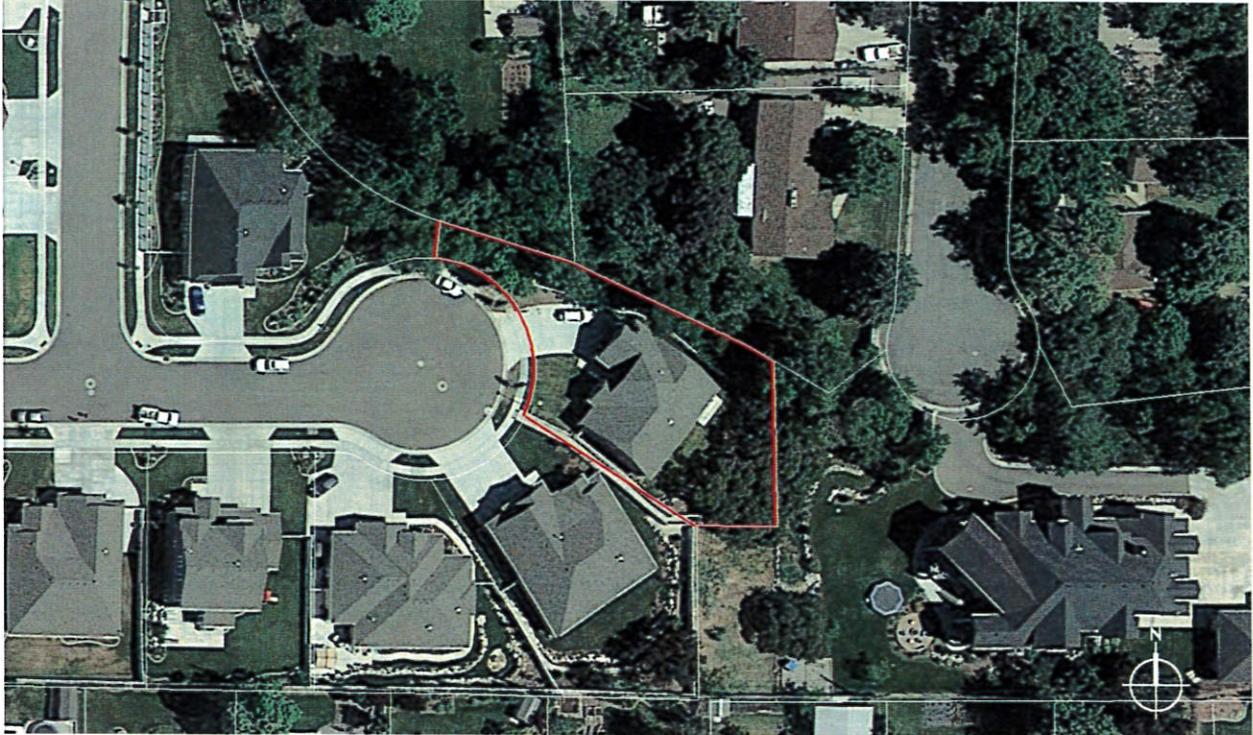
1. The applicant shall obtain a building permit.
2. The panels must be installed only as proposed in the application.
3. This conditional use permit is solely for this site and is non-transferable.

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

671 East 350 North





For Office Use Only

Date Rec'd 6/29

Admin Date 7/18

Application \$ 50

SOLAR PANEL - CONDITIONAL USE PERMIT APPLICATION

PROPERTY OWNER INFORMATION:

Property Owner Name(s): Eric Blood

Property Address: 671 E 350 N, Bountiful UT 84010

Property Owner Phone Number: 801-859-6600, 801-688-1910

Property Owner E-Mail: chefoftheyear@gmail.com

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

SOLAR CONTRACTOR INFORMATION:

Solar Company Name: TELT Ventures dba One Solar

Company Address: 2391 S 1560 W, #C, Woods Cross UT 84087

Company Phone Number: 801-683-8168 or Jim 801-884-6945

Contact Person for Solar Project: Jim Dowdy

E-Mail Address: Jim@onesolarutah.com

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.


Property Owner

Property Owner

July 18



MAYOR
 Randy C. Lewis
 CITY COUNCIL
 Kendalyn Harris
 Richard Higginson
 Beth Holbrook
 John M. Knight
 John Pitt
 CITY MANAGER
 Gary Hill

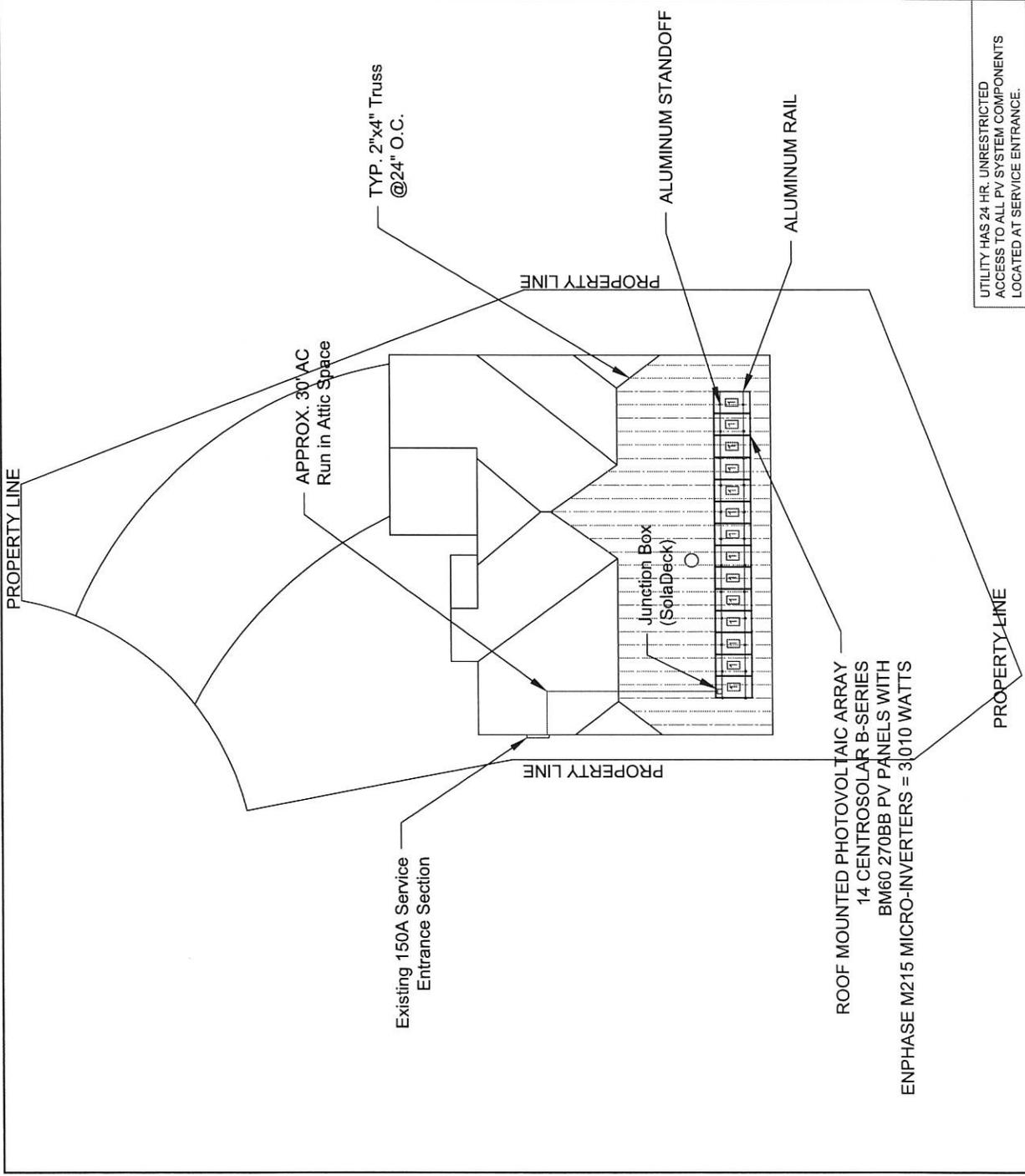
SOLAR PANEL QUESTIONS

Please completely answer all questions (do not simply refer to an attachment)

Size of Array	
	Eric Blood Residence
Array Dimensions Total Number of Panels Total rating of photovoltaic system:	14 panels 270 watt black mono = 3.780 kW <u>3.780</u> 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
Roof Construction Rafter/Truss/Joist	Truss
Engineering Analysis	
Connection to Roof	See engineering permit set, structural report and spec package for connection details and equipment <i>ironridge Flash Foot</i>
Analysis of Existing Roof Structure with added Solar Equipment	See structural report attached <i>Engineer found existing truss system will support load that panels and racking will create</i>
Adequate Uplift Resistance (120 mph Exp B)	Yes, 155 mph wind See structural report



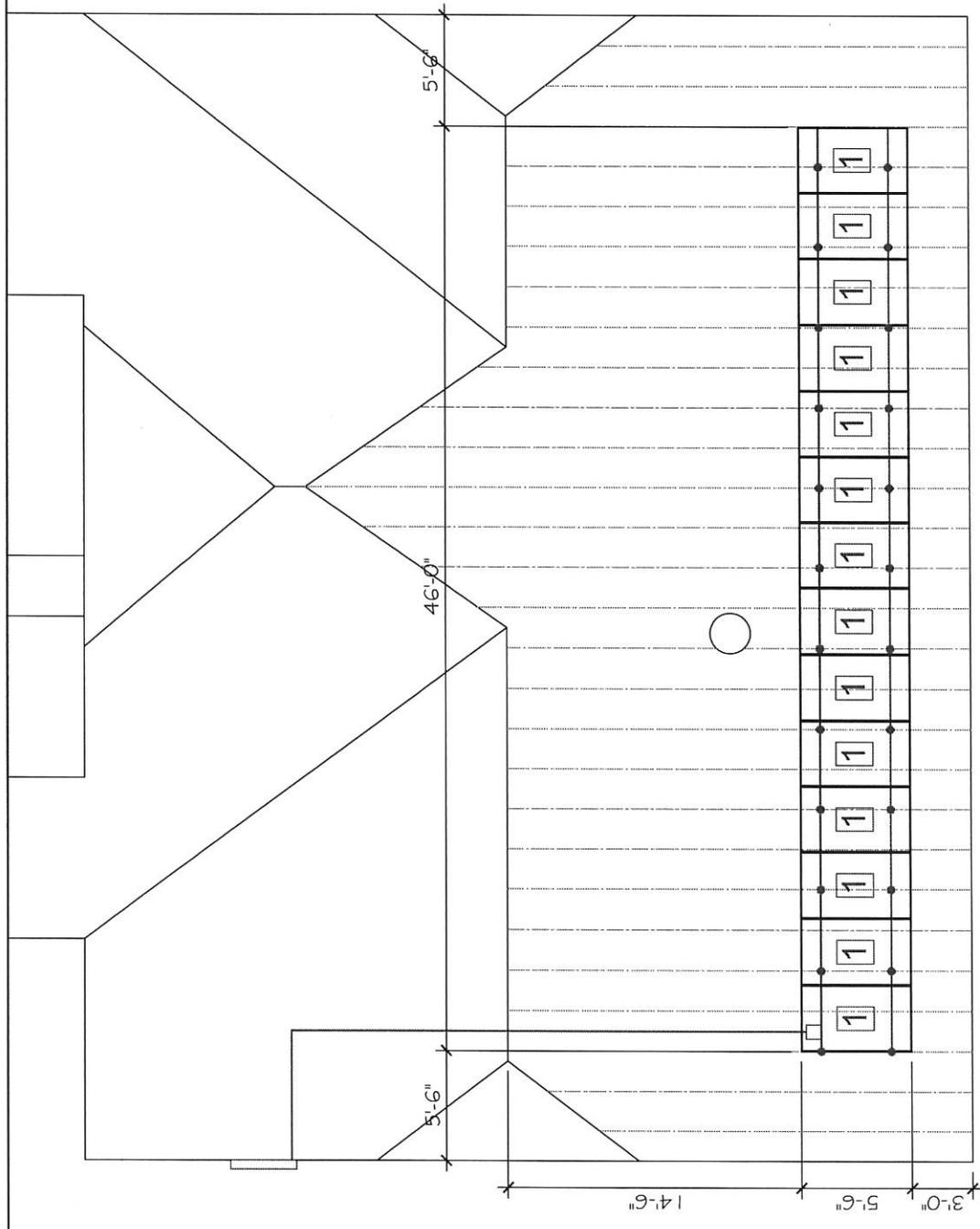
PROPERTY LINE



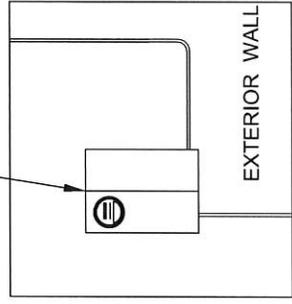
ROOF MOUNTED PHOTOVOLTAIC ARRAY
14 CENTROSOLAR B-SERIES
BM60 270BB PV PANELS WITH
ENPHASE M215 MICRO-INVERTERS = 3010 WATTS

SOLAR		14 CENTROSOLAR B-SERIES BM60 270BB PV PANELS	
BLOOD RESIDENCE		BLOOD RESIDENCE	
671 EAST 350 NORTH, BOUNTIFUL, UTAH 84010		671 EAST 350 NORTH, BOUNTIFUL, UTAH 84010	
DATE:	06/14/2016	SITE LAYOUT	
DRAWN:	JMB	3.01 KW AC PHOTOVOLTAIC SYSTEM	
CHECKER:		3.780 W/DC PHOTOVOLTAIC SYSTEM	
ENGINEER:		SCALE:	NTS
SALESMAN:	JM	SHEET 3 OF 6	
PROJECT:	BLOOD RESIDENCE		

UTILITY HAS 24 HR. UNRESTRICTED
ACCESS TO ALL PV SYSTEM COMPONENTS
LOCATED AT SERVICE ENTRANCE.



EXISTING 150A SERVICE
ENTRANCE SECTION



14 CENTROSOLAR B-SERIES BM60 270BB PV PANELS
BLOOD RESIDENCE
671 EAST 350 NORTH, BOUNTIFUL, UTAH 84010



DATE:	06/14/2018
DRAWN:	JMB
DESIGNED:	
ENGINEER:	JM
SALESMAN:	
PROJECT:	BLOOD RESIDENCE

INSTALL SITE
3.01 KW AC PHOTOVOLTAIC SYSTEM
3.780 W.DC PHOTOVOLTAIC SYSTEM
SCALE: NTS
SHEET 2 OF 6

NOTE:
ALL CONSTRUCTION / INSTALLATION IS
TO COMPLY WITH THE FOLLOWING:
2012 IRC
2011 NEC
ALL DIMENSIONS ARE APPROXIMATE

UTILITY HAS 24 HR. UNRESTRICTED
ACCESS TO ALL PV SYSTEM COMPONENTS
LOCATED AT SERVICE ENTRANCE.

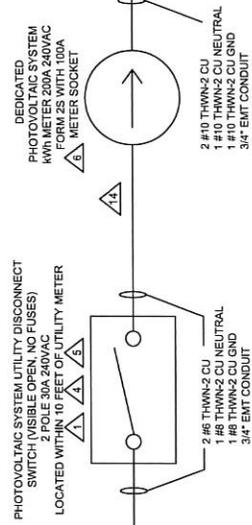
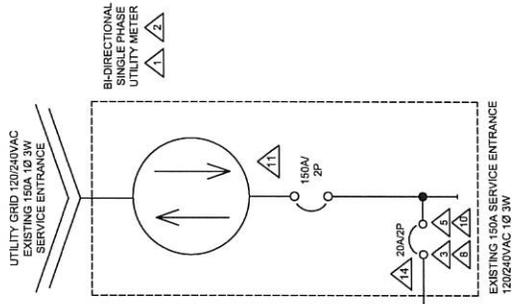
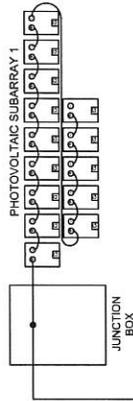
Each DC Panel:
CENTROSOLAR B-Series BM60 270BB
Power = 270 Watts dc
Vmp = 30.9 Vdc
Imp = 8.81 Adc
Voc = 39.2 Vdc
Isc = 9.44 Adc

Source Circuit:
14 Panels:
Power = 3010 Watts ac
Nominal Voltage = 240 V ac
Continuous Output Current = 12.6 A ac

SubArray #1 Specs:
14 Panels:
Power = 3010 Watts ac
Nominal Voltage = 240 V ac
Continuous Output Current = 12.6 A ac

Total Array Specs:
14 Panels:
Power = 3010 Watts ac

Each Panel:
CENTROSOLAR B-Series BM60 270BB
with Enphase M215 microinverter
Continuous Output Power = 215 Watts ac
Nominal Voltage = 240 V ac
Continuous Output Current = 0.9 A ac
Maximum Units Per Branch Circuit = 17
Maximum Overcurrent Protection = 20A ac

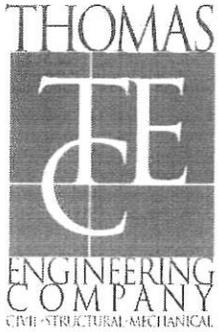


ROMEX #10-3 WITH GROUND

NOTES:

- 1 EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE 2011 NEC AND ALL APPLICABLE REQUIREMENTS OF THE SERVING ELECTRIC UTILITY COMPANY AND OF THE LOCAL AUTHORITY HAVING JURISDICTION.
 - 2 BI-DIRECTIONAL UTILITY METER TO BE INSTALLED BY UTILITY COMPANY WHEN REQUIRED.
 - 3 LABEL BREAKER "PHOTOVOLTAIC ELECTRIC POWER SOURCE" PER NEC 705-10 AND "BREAKERS ARE BACK-FEED" PER NEC 705.12(D)(6). LABEL WITH THE MAXIMUM AC OUTPUT OPERATING CURRENT AND THE OPERATING VOLTAGE PER NEC 690-54.
 - 4 LABEL "PHOTOVOLTAIC SYSTEM UTILITY DISCONNECT SWITCH". SWITCH TO BE LOCKED AT ALL TIMES. SWITCH TO BE VISIBLE BLADE AND ACCESSIBLE PER UTILITY REQUIREMENTS AND CONFORM TO NEC 705.22.
 - 5 PROVIDE WARNING SIGN PER NEC 690-17 READING "WARNING - ELECTRIC SHOCK HAZARD - DO NOT TOUCH TERMINALS. TERMINALS ON BOTH THE LINE AND THE LOAD SIDE MAY BE ENERGIZED IN THE OPEN POSITION".
 - 6 NOT USED
 - 7 ALL ROOF PENETRATIONS SHALL BE FLASHED IN ACCORDANCE WITH IRC M2302.2.2. MODULES SHALL NOT BE INSTALLED OVER OR BLOCK ANY ATTIC VENTS, PLUMBING VENTS, FURNACE OR WATER VENTS, ETC. ADDITIONALLY, ALL WIRING MUST BE COMPLETELY SUPPORTED ONLY BY DEVICES THAT ARE UL LISTED AND SUNLIGHT RESISTANT.
 - 8 PER 2011 NEC 705.12(D)(2): THE SUM OF THE AMPERE RATINGS OF OVERCURRENT DEVICES IN CIRCUITS SUPPLYING POWER TO THE BUS BAR SHALL NOT EXCEED 120% THE RATING OF THE BUS BAR OR CONDUCTOR.
 - 9 NOT USED
- PER ARTICLE 705.12(D)(7) INVERTER OUTPUT CONNECTION TO BE LOCATED AT OPPOSITE (LOAD) END FROM THE MAIN CIRCUIT LOCATION. LABEL TO READ "WARNING: INVERTER OUTPUT CONNECTION. DO NOT RELOCATE THIS OVERCURRENT DEVICE."
- LABELS ARE TO BE PERMANENTLY ETCHED, SECURELY MOUNTED IN PLACE, AND ABLE TO ENDURE THE ENVIRONMENT IN WHICH THEY ARE LOCATED.
- FOR THE PORTION OF THE AC RUN FROM THE ARRAY THAT RUNS FROM THE ATTIC SPACE TO THE AC COMBINER PANEL, THE ROMEX SHALL BE PROTECTED BY A 1" EMT CONDUIT.
- THERE SHALL BE A SIGN PROVIDED AT THE AC COMBINER PANEL STATING THAT IT IS DEDICATED ONLY TO THE PV SYSTEM, AND NO ADDITIONAL LOAD CONNECTIONS ARE ALLOWED TO BE CONNECTED IN ACCORDANCE WITH NEC ARTICLE 705.12(D).
- THERE SHALL BE A SIGN PROVIDED AT THE SERVICE PANEL STATING THE TOTAL RATED AC OUTPUT CURRENT IN AMPS (24.3 AMPS), AND THE VOLTAGE OF THE SYSTEM (240 VAC) PER NEC ARTICLE 690.54.

		PROJECT: BLOOD - RESIDENCE	
		NTS	
DATE:	06/14/2016	671 EAST 350 NORTH, BOUNTIFUL, UTAH 84010	
DRAWN:	JMB	ONE LINE WIRING DIAGRAM	
CHECKED:		3.01 KW AC PHOTOVOLTAIC SYSTEM	
DESIGNED:		3,780 W DC PHOTOVOLTAIC SYSTEM	
SALESMAN:	JM	SCALE:	
SHEET 5 OF 6			



380 NORTH
200 WEST
SUITE 207
BOUNTIFUL, UTAH
84010

PHONE
801-295-4897
FAX
801-299-0974

www.thomasengr.com

17 Jun 2016

16114

ONE SOLAR UTAH
2391 S 1650 W #C
Woods Cross, UT 84087

ATTENTION: Mr. Jake Kilgore

RE: Analysis of Roof Truss
SUBJECT: Load Summary Report for Roof Truss located at 671 E 350 N
Bountiful, UT (Blood Residence)

Pursuant to the request of One Solar Utah, Thomas Engineering Company (TEC) was asked to verify the capacity of truss on a home located at 671 E 350 N Bountiful, UT. TEC was to confirm that the addition of the proposed solar panels by One Solar Utah would not cause any of the existing truss members to support the proposed solar panels to become overstressed.

SUMMARY

TEC reviewed documents from a site visit to obtain truss spacing, member size, member grade, dimensions, and overall site observation of the condition of the existing trusses. The proposed solar panels are to be installed per the layout provided to TEC by One Solar Utah. TEC created a mathematical model of each truss and determined that none of the existing truss members became overstressed due to the additional load from the solar panels.

BASIS OF ANALYSIS

TEC based their analysis on the following:

1. Documents from One Solar Utah. Said documents included 3 pdfs titled: E3 SITE LAYOUT.pdf, E5 ONE LINE WIRING DIAGRAM.pdf, and E7 MOUNTING DETAILS AND WEIGHT LOAD CALCS.pdf. Documents also included truss layout with dimensions, grade of lumber, and pictures of home and trusses.

ANALYSIS

TEC created a STAAD Pro (mathematical modeling software) of an existing truss in which the solar panels were to be added in order to obtain anticipated stresses in the model. TEC used allowable stresses for the truss members based on stamps observed on the truss members during the site visit. TEC assumed that the lateral seismic and wind loads acting perpendicular to the truss were distributed to the roof sheathing and into the walls and were not included in the model. TEC did include seismic and wind loads that were acting parallel to the trusses. TEC's analysis was

ONE SOLAR UTAH

Mr. Jake Kilgore
Roof Truss Analysis for Solar Panels
Blood Residence
671 East 350 North, Bountiful, UT 84010
TEC Project No. 16114
17 Jun 2016

Page 2

limited to each single roof truss and did not include any analysis of the wall, footing, etc. TEC used the ASD method as outlined in the latest edition of the NDS (National Design Specification for Wood Construction for their analysis. TEC's analysis consisted of the following loads:

- | | |
|--------------------------------|-------------|
| 1. Dead Load | |
| a. Truss Members | Self-weight |
| b. Roof Load | 10 psf |
| c. Solar Panel | 3.1 psf |
| d. Ceiling Loads | 5 psf |
| 2. Live Load | 20 psf |
| 3. Ground Snow Load | 43 psf |
| 4. Wind | |
| a. 3 Second Wind Gust Velocity | 155 mph |
| b. Importance Factor | 1.0 |
| c. Exposure | B |
| 5. Seismic | |
| a. Site Classification | D |
| b. Design Spectral Reponses | |
| i. SDS | 0.891 |
| ii. SD1 | 0.505 |
| c. Importance Factor | 1.0 |

Based on TEC's analysis of the existing trusses, the additional loading from the solar panels did not cause any of the truss members to become overstressed.

If you should need any additional assistance, please contact TEC at your convenience

Sincerely,

THOMAS ENGINEERING COMPANY

Prepared By:

Brent F. Thomas

Brent F. Thomas, S.E., P.E., SECB

Professional Engineer

State of Utah

License No. 165765-2203

Expires 31 Mar 2017





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 July 11, 2016, at Bountiful City Hall to consider the request of Jeff Hawkes for a Conditional Use Permit allowing for a Private Power Plant (Solar Panels) at the following location:

4309 South Foothill Drive, Bountiful City, Davis County, Utah

ALL OF LOT 224, BOUNTIFUL RIDGES SUBDIVISION PHASE 2. CONTAINS 1.32 ACRES.

Parcel: 01-262-0224

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 4309 South Foothill 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 July 11, 2016, and this written form was approved this 18th day of July, 2016.

Chad Wilkinson
Planning Director

ATTEST: Julie Holmgren
Recording Secretary