

ADMINISTRATIVE COMMITTEE

Monday, August 15, 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 August 8, 2016.
3. **PUBLIC HEARING:** Consider approval of a Conditional Use Permit to allow for a Home Occupation Contractor Business at 670 North Main Street, Dan Garner, applicant.
4. **PUBLIC HEARING:** Consider approval of a Conditional Use Permit to allow for a New Single Family Dwelling in a Residential Multiple Family Zone at 173 West 400 South, Joel Hale, applicant.
5. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 18 West 1000 South, Clark Watson, applicant.
6. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 111 East North Canyon Road, Stephanie Jackson, 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
August 8, 2016**

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

Excused: Committee Member – John Marc Knight

1. Welcome and Introductions.

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

2. Consider approval of minutes for August 1, 2016.

Mr. Christensen made a motion to approve the minutes for August 1, 2016. Mr. Wilkinson seconded the motion.

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

Motion passed 2-0.

3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 18 West 1000 South, Clark Watson, applicant.

Brian Post (Intermountain Wind & Solar), representing the applicant, was present.

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

The property where the solar panels are to be installed is located in the R-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 10.00 kilowatts (10,000 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 1 photovoltaic array with a total of 33 panels. The arrays will occupy approximately 577 square feet, which is smaller than the 50% maximum roof coverage. The array will be located on south facing portion of the roof. The array will include all 33 panels in 2 rows. The roof is of truss construction and has a slope of 4:12. The applicant has indicated that the asphalt shingles were newly installed in July of this year. The panels will be connected to the roof with an Invisimount racking 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

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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 5:04 p.m. with no comments from the public.

Mr. Wilkinson made reference to a prior week's solar application in which the engineer's analysis letter did not include mention of reviewing roof photos. Mr. Post stated it is his practice to photograph the roof structure prior to engineering analysis. Mr. Wilkinson noted the solar system for this property will be fairly visible from the street. Mr. Christensen inquired if a two-story home exists across the street. Mr. Post stated his understanding that most homes in the neighborhood are one-story. Mr. Christensen noted the roof on the home seems ideal for solar panels.

Mr. Cheney made a motion for approval of a Conditional Use Permit to allow for Solar Panels at 18 West 1000 South, Clark Watson, applicant. Mr. Christensen seconded the motion.

A Mr. Wilkinson
A Mr. Cheney
A Mr. Christensen

Motion passed 3-0.

4. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 111 East North Canyon Road, Stephanie Jackson, applicant.

Stephanie Jackson, applicant, and her contractor, Luciano Salazar (One Solar), were present.

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

The property where the solar panels are to be installed is located in the R-4 Single Family Zone. Solar power panels are classified in the city ordinance as "private power plants" and require a conditional use permit if they are over 10 watts. The applicant has indicated that the photovoltaic system to be installed will produce 7.83 kilowatts (7,830 watts), requiring a conditional use permit.

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

The application submitted indicates the proposed installation of 1 photovoltaic array with a total of 29 panels. The arrays will occupy approximately 518 square feet, which is smaller than the 50% maximum roof coverage. The array will be located on southeast facing portion of the roof. The array will include all 29 panels in 2 rows. The roof is of truss construction and has a slope of 9:12. The applicant has indicated that the asphalt shingles are one year old and in excellent condition. The panels will be connected to the roof with an Ironridge mount 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.

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 5:09 p.m. with no comments from the public.

Mr. Christensen made a motion for approval of a Conditional Use Permit to allow for Solar Panels at 111 East North Canyon Road, Stephanie Jackson, applicant. Mr. Cheney seconded the motion.

A Mr. Wilkinson
A Mr. Cheney
A Mr. Christensen

Motion passed 3-0.

5. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 827 East 750 North, David Demille, applicant.

Mr. Cheney made a motion for approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 827 East 750 North, David Demille, applicant. Mr. Christensen seconded the motion.

A Mr. Wilkinson
A Mr. Cheney
A Mr. Christensen

Motion passed 3-0.

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

6. **Consider approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Handyman Contractor Business at 1640 South 200 West, Jonathan Graf, applicant.**

Mr. Cheney made a motion for approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Handyman Contractor Business at 1640 South 200 West, Jonathan Graf, applicant. Mr. Christensen seconded the motion.

A Mr. Wilkinson
A Mr. Cheney
A Mr. Christensen

Motion passed 3-0.

7. **Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 920 East 1500 South, Scott and Maren Radmall, applicants.**

Mr. Christensen made a motion for approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 920 East 1500 South, Scott and Maren Radmall, applicants. Mr. Cheney seconded the motion.

A Mr. Wilkinson
A Mr. Cheney
A Mr. Christensen

Motion passed 3-0.

8. **Miscellaneous business and scheduling.**

Mr. Wilkinson ascertained there were no further items of business. The meeting was adjourned at 5:12 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: August 9, 2016
To: Administrative Committee
From: Andy Hulka, Assistant Planner
Re: Staff Report for the Administrative Committee Meeting on Monday, August 15, 2016

Overview

- 3. PUBLIC HEARING** - Consider approval of a Conditional Use Permit to allow for a Home Occupation Contractor Business at 670 North Main Street, Dan Garner, applicant.

Item #3

Background

The property where the Home Occupation Contractor Business is proposed is located in the RM-13 Multi-Family Zone. Home Occupation Contractor Businesses in this zone are classified in the City Ordinance as requiring a Conditional Use Permit.

Findings

The application submitted indicates that the property will be used for a floor covering installation business. The applicant uses his personal pickup truck for the business, which will be parked on the driveway in front of the home. Some hand tools will be stored on the truck, but most of the tools will be stored in a storage unit in North Salt Lake, along with a trailer and additional supplies. There will be no employees or customers on site. The applicant has indicated that no work will be performed on site, no product will be sold from the property, and there will be no signage on the property or truck associated with the business. The applicant will also use his personal laptop for business use in the home. 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.

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 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.

Bountiful Land Use Ordinance

14-17-105 HOME OCCUPATION REQUIREMENTS

A proposed home occupation use shall meet the following criteria to qualify for a Home Occupation Business License:

- A. The use shall be clearly incidental and secondary to the use of the dwelling and shall not change the appearance, character, or condition thereof. There shall be no displays, advertisements, stock in trade, or signs related to the business except for: one (1) flat wall sign placed on the dwelling that shall not exceed four (4) square feet in size, and any sign required by State Law and/or which meet the provisions of this Title.
- B. The use shall be conducted entirely within a dwelling, except for work performed offsite. Only members of the family related by blood, marriage, or adoption, and who reside in the dwelling, may work onsite. The only exception is that one (1) additional person may be employed as a secretary, apprentice, or assistant where there are no more than five (5) family members actively engaged in the home occupation. Employees who are not family members and/or who do not reside at the dwelling shall not meet, park, or otherwise congregate at the home or in the general vicinity. Additional outside employees are not allowed if there is more than one home occupation at the property.
- C. The use shall not involve more than 50% of the entire dwelling.
- D. The use shall not involve the area of required, covered, off-street parking.
- E. No product or commodity shall be stored onsite, and no customer may physically visit the site of a home occupation to take delivery of a product or commodity. Commodities may be produced on the premises and sold offsite.
- F. The use shall not create noise, dust, odors, noxious fumes, glare, or other nuisances, including interruption of radio and/or television reception, which are discernible beyond the premises.
- G. The use shall not involve using or storing flammable material, explosives, or other dangerous materials, including gun powder.
- H. The use shall not involve mechanical or electrical apparatus, equipment, or tools not commonly associated with a residential use or as are customary to home crafts.
- I. The use shall not generate traffic in greater volumes than would normally be expected in a residential neighborhood nor involve the use of commercial vehicles other than standard delivery vehicles for delivery of materials to or from the premises.
- J. The use shall not involve the parking of equipment or motor vehicles having a gross weight of twelve thousand (12,000) pounds or more directly at the residence.
- K. The use shall be in compliance with all applicable fire, building, plumbing, electrical and life safety and health codes of the State of Utah, Davis County, and the City of Bountiful.
- L. The residence and property may be inspected from time to time to determine continued compliance with the provisions of this Ordinance and other applicable codes.

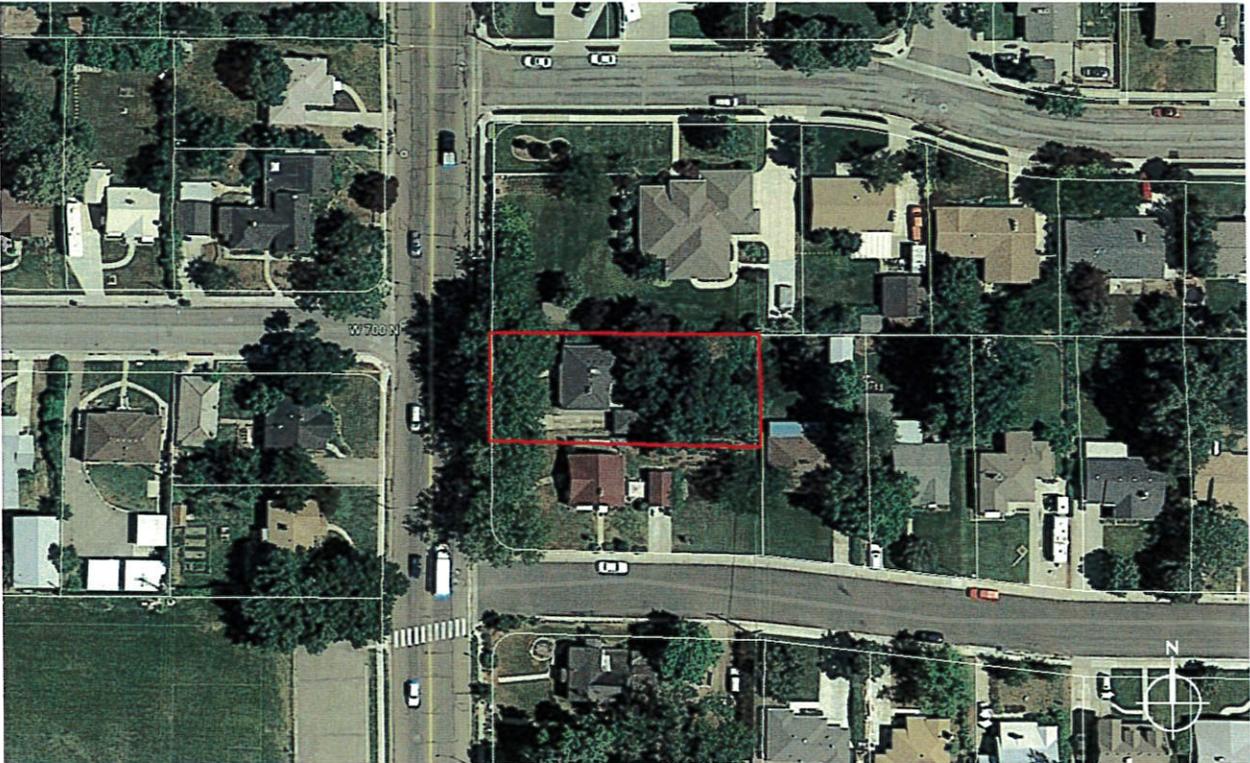
14-17-108 HOME OCCUPATION CONDITIONAL USES

Home occupations in the following areas of work are conditional uses, and licenses may be issued for them only if a conditional use permit is granted following notice and a public hearing:

- A. Lawn care and/or landscaping,
- B. Construction and/or contracting,
- C. Snow removal,
- D. Residential day care or group instruction facilities with more than eight (8) people,

- E. A home occupation office use may be allowed in a detached accessory structure in accordance with the following:
1. The total office area, including a restroom and any storage space, shall not exceed three hundred (300) square feet.
 2. The office shall not be located in an area of required, covered, off-street parking.
 3. No part of the office space shall be utilized if the required, covered, off-street parking is being utilized for a purpose other than parking.
 4. The only retail activity allowed is that transacted electronically or by mail. Any retail activity involving the physical delivery of goods or persons to the property is expressly prohibited.
 5. A home occupation office in a detached accessory structure shall be deemed unlawful and shall not be occupied unless the owner has recorded a deed restriction on the property stating that the use of the property is for a single family dwelling, and that the office space shall only be used in accordance with the provisions of the Bountiful City Land Use Ordinance as it may be amended from time to time.

670 N Main St





For Office Use Only

Date Rec'd _____

Application \$ _____

Zone _____

CONDITIONAL USE PERMIT APPLICATION

Date of Submittal: 8/3/2016

Property Address: 670 N. MAIN ST. BOUNTIFUL, UT. 84010

Applicant Name: DANE GARNER

Applicant Address: 670 N. MAIN ST. BOUNTIFUL, UT. 84010

Applicant Phone #: 801.815.0893

Applicant E-Mail: danemgarner@gmail.com

Authorization (Owner Signature): Dane Garner

(If applicant is not owner, applicant must submit notarized authorization from all property owners)

Project Name and Description: REVIVE FLOORING LLC. I WILL BE DOING FLOOR COVERING INSTALLATIONS FOR COMMERCIAL BUILDINGS. MAINLY CARPET. NO SIGNS ON MY HOME OR TRUCK. TRUCK IS USED FOR BUSINESS & PERSONAL. NO SIGNS ON TRUCK. THE ONLY THING AT MY HOME WILL BE THE TRUCK IN MY DRIVEWAY. TOOLS, TRAILER, & SUPPLIES ARE STORED IN A STORAGE BUILDING IN NORTH SALT LAKE. NO EMPLOYEES AT THE HOME.

Committee

- Administrative Committee \$50.00 (application fee)
- Planning Commission \$250.00 (application fee)

- The Site Plan Review Committee will review complete applications prior to review by the Planning Commission.

Bountiful City
 Miscellaneous - 6060 - 2017
 004865-0003 Darlene - 08/03/2016 02:42PM
 City Land Use Application
 Department of Planning and Economic Development
 790 South 100 East • Bountiful, Utah 84010
 Phone 801.298.6190
 Transaction Amount: 50.00
 CREDIT-PLN: *****7474



Google earth

feet
meters

100

50



Google earth

© 2016 Google

**ONE COMPUTER IN
KITCHEN FOR BILLING.**

TRUCK



MAYOR
RANDY LEWIS

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

CITY MANAGER
GARY R. HILL

Memo

Date: August 9, 2016
To: Administrative Committee
From: Andy Hulka, Assistant Planner
Re: Staff Report for the Administrative Committee Meeting on Monday, August 15, 2016

Overview

- 4. PUBLIC HEARING** - Consider approval of a Conditional Use Permit to allow for a New Single Family Dwelling in a Residential Multiple Family Zone at 173 West 400 South, Joel Hale, applicant.

Item #4

Background

The property where the new Single Family Dwelling is proposed is located in the RM-19 Multi-Family Zone. Section 14-5-102 requires that new Single Family Dwellings in this zone require a Conditional Use Permit. Section 14-2-505 requires that Conditional Use Permits be issued either by the Planning Commission or Administrative Committee. Section 14-2-111 states that Staff are the final review authority for a residential single family dwelling.

Findings

The application submitted includes plans for a single family dwelling on a lot in the RM-19 Multi-Family Zone that is 0.21 acres (9,147 sq. ft.). The property is considered to be an existing legal nonconforming buildable parcel. Bountiful Zoning Ordinance requires any lot in an RM zone smaller than 0.25 acres in size to be "developed and used in accordance with the standards for the (R-4) subzone" (Section 14-5-103). The plans submitted appear to meet all the zoning regulations for a single family home in the (R-4) subzone, including setbacks, height, and parking requirements.

The surrounding properties include a single family home to the east, an office building to the north, an auto shop to the northwest, a laundromat and office building to the west, Del Taco to the southwest, and Mrs. Cavanaugh's Chocolates to the south.

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. This conditional use permit is solely for this site and is non-transferable.

Bountiful Land Use Ordinance

14-5-103 MAXIMUM DENSITY AND MINIMUM LOT STANDARDS

- A. Areas within the (RM) Residential Multiple Family Zone are divided into subzones based on the maximum permitted density and the minimum lot size. The maximum density is indicated by the number following the Zone designation. For example, RM-13 means Single Family Residential with a maximum of thirteen (13) units per acre on a minimum lot size of one (1) acre. Any lot or parcel that is smaller than the minimum required lot size and that is at least one-quarter (0.25) acre in area shall have a maximum density of seven (7) units per acre, regardless of the subzone in which it is located. Density and minimum lot size are based on the net buildable area. Areas within floodplains or with slopes steeper than thirty percent (30%), and/or areas that are otherwise encumbered such that they cannot be used for project improvements are considered unbuildable. In addition to the maximum density requirement, each subzone has a standard for minimum lot size and width. Any lot or parcel smaller than one-quarter (0.25) acre in size shall be developed and used in accordance with the standards for the (R-4) subzone.
- D. Any existing lot or parcel that is smaller than the minimum lot size requirement and that has been approved as a buildable lot may have only one (1) single family dwelling unit.

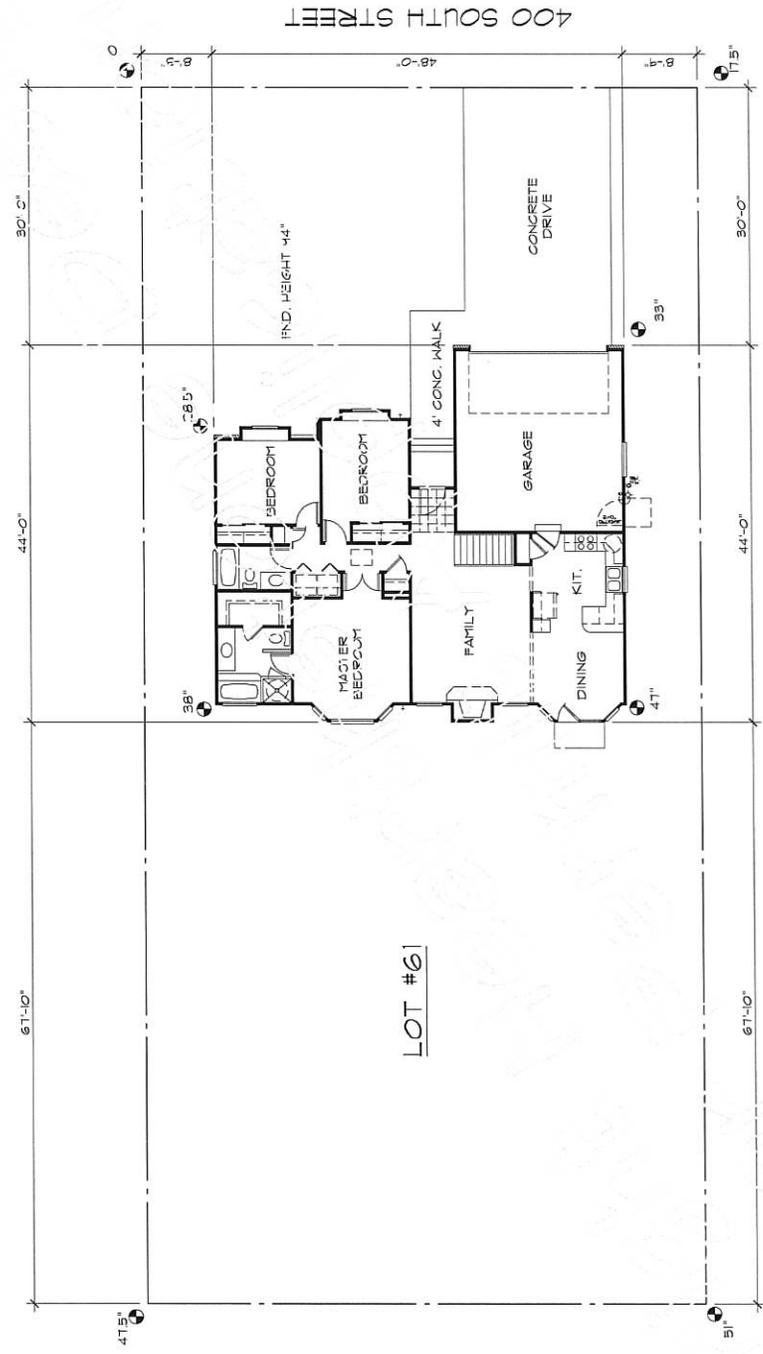
173 W 400 S



THIS SITE PLAN IS BASED ON INFORMATION PROVIDED BY THE CLIENT. HEARTYSTONE DESIGN, INC. ASSUMES NO LIABILITY FOR THE PLACEMENT OF THE HOUSE ON THE LOT. IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY ALL ACTUAL SITE CONDITIONS AS WELL AS COMPLIANCE WITH ALL LOCAL ORDINANCES, EASEMENTS, SETBACKS ETC.

THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (3M)

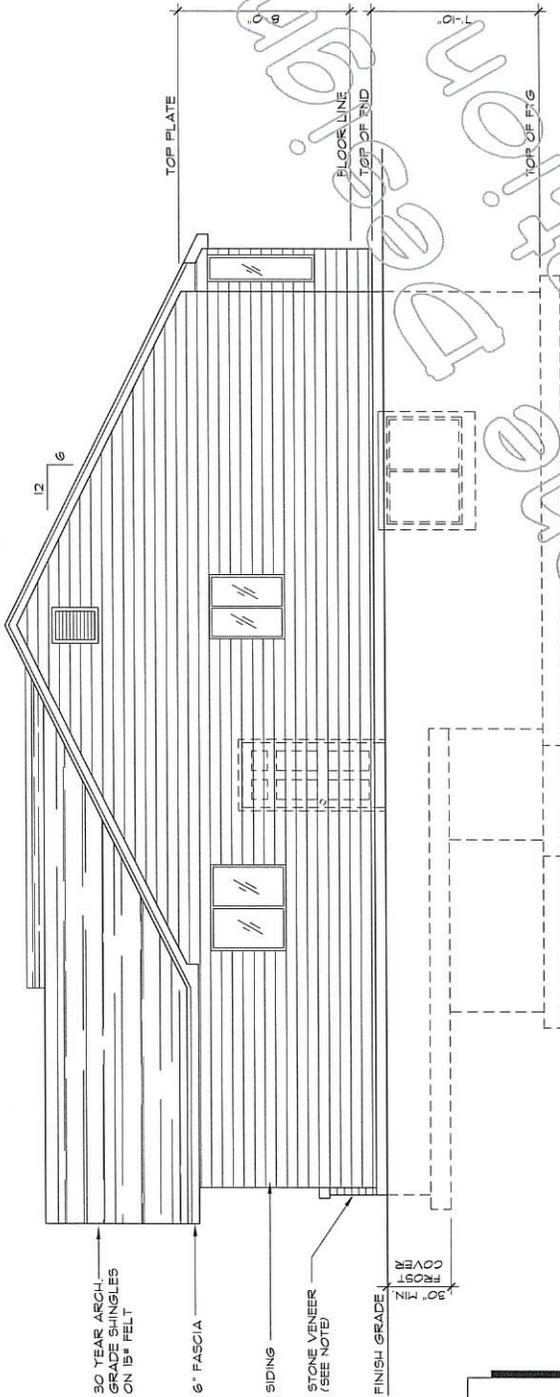
ELEVATIONS (ASSUMED)
TOP OF FTG = 91'-0"
GARAGE = 98'-6"
TOP OF FND. = 99'-0"
MAIN FLOOR = 100'-0"



THIS PLAN IS SPECIFIC TO THE LOT INDICATED IN THE TITLED BLOCK. ANY OTHER USE IS PROHIBITED.

SITE PLAN
SCALE: 1"=10'



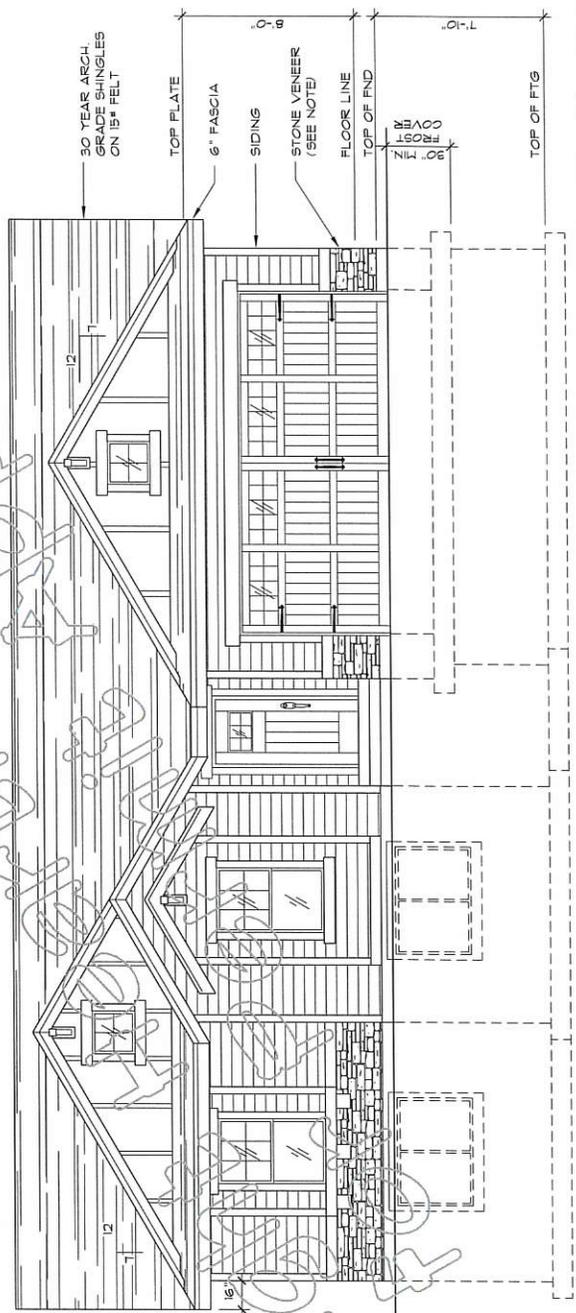


RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"

PROVIDE CAULKING AND MINIMUM 4" COUNTER FLASHING AT ALL EXTERIOR DOOR/Windows PER MANUFACTURER INSTALLATION REQUIREMENTS.

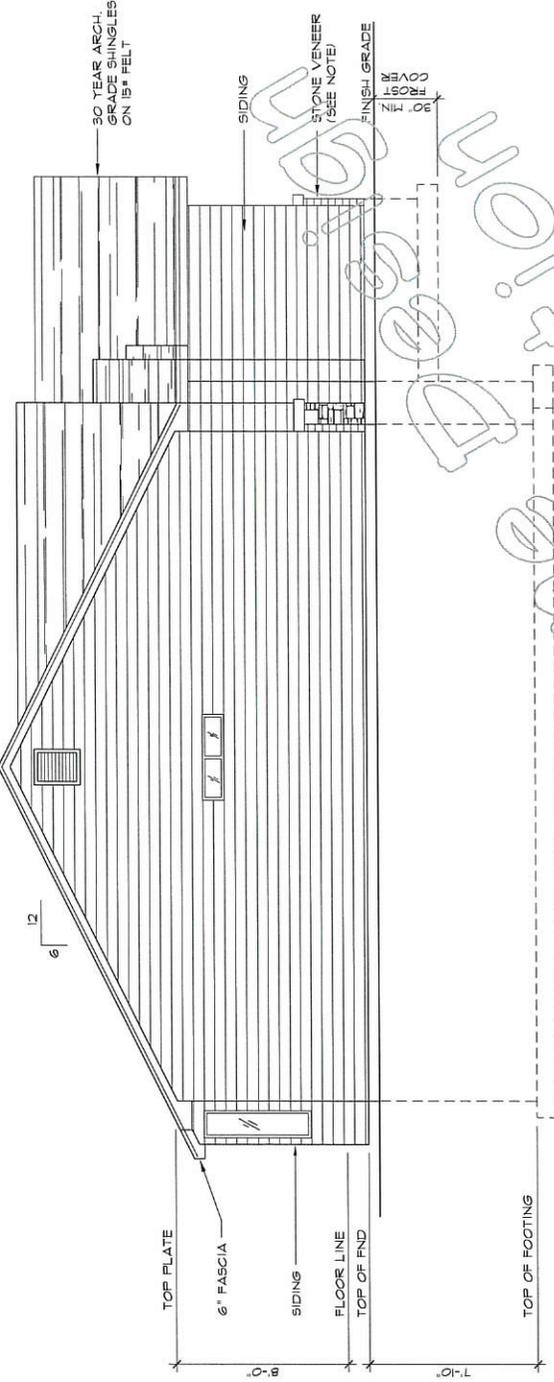
MASONRY NOTE:

- MASONRY VENEER SHALL HAVE CORROSION RESISTANT ANCHOR TIES OF NOT LESS THAN 22 GAGE, 1/2" DIA. AND SUPPORT A MAXIMUM OF 2 SQUARE FEET OF WALL AREA. AROUND WALL OPENINGS GREATER THAN 16" ADDITIONAL TIES ARE REQUIRED TO BE SPACED A MAXIMUM OF 56" o.c. AND BE WITHIN 12" OF THE OPENING. PROVIDE 26 GAGE FLASHING PER FOUNDATION REQUIREMENTS. FLASHING SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
- FOR BRICK SUPPORT OVER OPENINGS, SEE VENEER LINTEL TABLE ON SHEET 51
- KEEPHOLES SHALL BE PROVIDED IN THE OUTSIDE WALLS OF MASONRY WALLS @ 24" o.c. AND BE NO LESS THAN 3/16" LOCATED IMMEDIATELY ABOVE FLASHING. FLASHING TO BE 26 GAGE FROM FOUNDATION UP FIRST THREE COURSES.



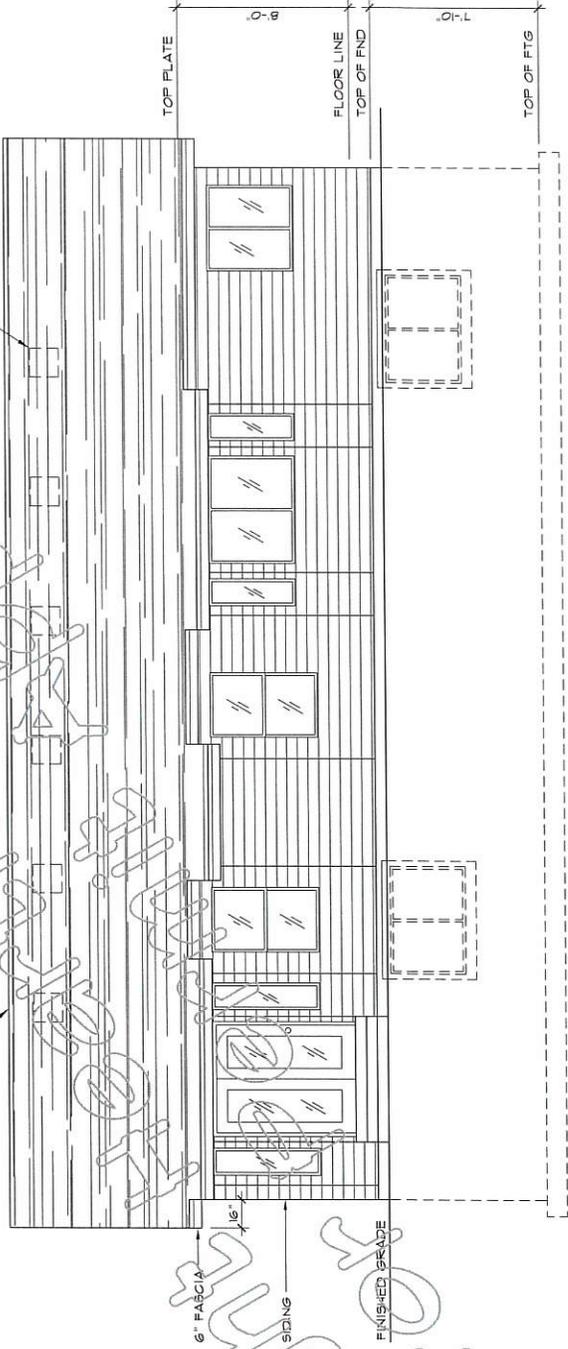
FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

THIS PLAN IS SPECIFIC TO THE LOT INDICATED IN THE TITLEBLOCK. ANY OTHER USE IS PROHIBITED.



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

30 YEAR ARCH. GRADE SHINGLES ON 15" FELT



REAR ELEVATION
SCALE: 1/4" = 1'-0"

THIS PLAN IS SPECIFIC TO THE LOT INDICATED IN THE TITLEBLOCK. ANY OTHER USE IS PROHIBITED.

FLASHING SHALL BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT ALL PENETRATIONS, JOINTS, AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS AND AT BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER WALL ASSEMBLIES. FLASHING SHALL BE INSTALLED UNDER BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTED TRIM. A FLASHING SHALL BE INSTALLED AT THE INTERSECTION OF THE FOUNDATION TO STUCCO, MASONRY, SIDING OR BRICK VENEER. THE FLASHING SHALL BE AN APPROVED CORROSION-RESISTANT MATERIAL EXTENDING PAST THE EXTERIOR SIDE OF THE FOUNDATION.





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 August 8, 2016, at Bountiful City Hall to consider the request of Clark Watson for a Conditional Use Permit allowing for a Private Power Plant (Solar Panels) at the following location:

18 West 1000 South, Bountiful City, Davis County, Utah

BEG AT SW COR LOT 17, COOPER SUB; TH S 89°40' E 108.0 FT ALG N LINE OF A STR; TH N 0°23' W 130 FT; TH N 89°40' W 108 FT; TH S 0°23' E 130 FT TO BEG. CONT. 0.323 ACRES

Parcel: 03-076-0017

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 18 West 1000 South, in Bountiful, Davis County, Utah, with the following conditions:

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

The Conditional Use Permit was approved on August 8, 2016, and this written form was approved this 15th day of August, 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 August 8, 2016, at Bountiful City Hall to consider the request of Stephanie Jackson for a Conditional Use Permit allowing for a Private Power Plant (Solar Panels) at the following location:

111 East North Canyon Road, Bountiful City, Davis County, Utah

ALL OF LOT 10, PINES AT NORTH CANYON, THE. CONT. 0.23000 ACRES.

Parcel: 05-144-0010

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

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

The Bountiful City Administrative Committee hereby grants this Conditional Use Permit for a Private Power Plant (Solar Panels) to be located at 111 East North Canyon 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 August 8, 2016, and this written form was approved this 15th day of August, 2016.

Chad Wilkinson
Planning Director

ATTEST: Julie Holmgren
Recording Secretary