

ADMINISTRATIVE COMMITTEE

Monday, August 22, 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 15, 2016.
3. **PUBLIC HEARING:** Consider approval of a Conditional Use Permit to allow for Solar Panels at 3578 South 100 West, John Olmedo, applicant.
4. **PUBLIC HEARING:** Consider approval of a Conditional Use Permit to allow for Solar Panels at 3894 South Bountiful Boulevard, Eric and Julie Hattabaugh, applicants.
5. Consider approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Contractor Business at 670 North Main Street, Dane Garner, applicant.
6. Consider approval of a Conditional Use Permit, in written form, to allow for a New Single Family Dwelling in a Residential Multiple Family Zone at 173 West 400 South, Joel Hale, 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 15, 2016**

Present: Chairman – Chad Wilkinson; Committee Member – Lloyd Cheney; 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 8, 2016.

Mr. Cheney made a motion to approve the minutes for August 8, 2016. Mr. Wilkinson seconded the motion.

 A Mr. Wilkinson
 A Mr. Cheney

Motion passed 2-0.

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

Dane Garner, applicant, was present.

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 RM-13 Multi-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 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.

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.

Mr. Wilkinson noted he had received a telephone call from a concerned neighbor regarding possible storage of equipment on site. Mr. Wilkinson explained to the caller that the Mr. Garner's conditional use permit application showed no plans to store any equipment on site, and Mr. Wilkinson informed the caller that if there ever was equipment stored on site to contact the city's code enforcement.

PUBLIC HEARING: Chairman Wilkinson opened and closed the Public Hearing at 5:04 p.m. with no comments from the public.

Mr. Cheney asked the applicant if he had questions regarding signage, parking, or employee congregation. Mr. Garner acknowledged his understanding of the code restrictions for the home occupation contractor business. Mr. Wilkinson pointed out that when some home businesses experience growth that employees start congregating at the home, and he cautioned the applicant against this practice. Mr. Garner stated he feels fortunate to have an off-site location in North Salt Lake for that purpose. Mr. Cheney summarized the idea behind home occupation businesses is that neighbors are not aware the business is there.

Mr. Cheney made a motion for approval of a Conditional Use Permit to allow for a Home Occupation Contractor Business at 670 North Main Street, Dane Garner, applicant. Mr. Wilkinson seconded the motion.

A Mr. Wilkinson

A Mr. Cheney

Motion passed 2-0.

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.**

Joel Hale, applicant, was present. Marilyn Hale, the applicant's wife, was also present.

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

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

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.

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.

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.

Mr. Hale noted the property already has water and sewer. Mr. Wilkinson explained he had been hopeful that staff could issue the permit but code requires a conditional use permit. He noted there is a discrepancy in the code and said he will work on changing it. Mr. Wilkinson expressed his desire to do all he could to help Mr. Hale move forward in obtaining his building permit.

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 a New Single Family Dwelling in a Residential Multiple Family Zone at 173 West 400 South, Joel Hale, applicant. Mr. Wilkinson seconded the motion.

A Mr. Wilkinson
A Mr. Cheney

Motion passed 2-0.

5. **Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 18 West 1000 South, Clark Watson, applicant.**

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

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

A Mr. Wilkinson
A Mr. Cheney

Motion passed 2-0.

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.

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

Motion passed 2-0.

7. 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 15, 2016
To: Administrative Committee
From: Andy Hulka, Assistant Planner
Re: Staff Report for the Administrative Committee Meeting on Monday, August 22, 2016

Overview

- 3. PUBLIC HEARING** - Consider approval of a Conditional Use Permit to allow for Solar Panels at 3578 South 100 West, John Olmedo, applicant.

Item #3

Background

The property where the solar panels are to be installed is located in the R-3 Single Family Zone. Solar power panels are classified in the city ordinance as "private power plants" and require a conditional use permit if they are over 10 watts. The applicant has indicated that the photovoltaic system to be installed will produce 6.90 kilowatts (6,900 watts), requiring a conditional use permit.

Findings

The application submitted indicates the proposed installation of 5 photovoltaic arrays with a total of 20 panels. The arrays will occupy approximately 332 square feet, which is smaller than the 50% maximum roof coverage. The arrays will be located on the flat roof, angled towards the south. The first two arrays will include 3 panels each, the third array will include 5 panels, the fourth array will include 4 panels, and the fifth array will include 5 panels. The roof is of joist construction and has a slope of 0:12 (flat roof). The applicant has indicated that the roofing membrane is in good condition. 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 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

3578 S 100 W





For Office Use Only

Date Rec'd 8/8/16

Admin Date 8/22/16

Application \$ 50

SOLAR PANEL - CONDITIONAL USE PERMIT APPLICATION

PROPERTY OWNER INFORMATION:

Property Owner Name(s): John Olmedo

Property Address: 3578 S. 100 W. Bountiful, UT. 84010

Property Owner Phone Number: 801-668-3288

Property Owner E-Mail: olmedo.john@yahoo.com

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

SOLAR CONTRACTOR INFORMATION:

Solar Company Name: Legend Solar

Company Address: 204 Playa Della Costa Washington, UT 84760

Company Phone Number: 801-792-9369

Contact Person for Solar Project: Monique Richart

E-Mail Address: Monique.Richart@legend-solar.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:

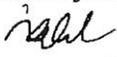
- Solar Panel Questions
- Photovoltaic System Net Metering Requirements (signed by property owner)
- Bountiful City Light & Power - diagram form
- Building Permit Application

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.

DocuSigned by:

00886FA0040F4D1

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)

Size of Array	
Array Dimensions	33x 56 ft
Total Number of Panels	20
Total rating of photovoltaic system:	6.9 KW
Mounting Location	
Roof/Wall/Other	Roof
Roof Pitch (Rise/Run e.g. "5/12")	0 (Flat roof)
Roofing Material Asphalt Shingle/Tile/Steel/Other Age & Condition of Shingles	Membrane (roof)
Roof Construction Rafter/Truss/Joist	Joist
Engineering Analysis	
Connection to Roof	invisible
Analysis of Existing Roof Structure with added Solar Equipment	Based upon review it's concluded that the installation of solar panels on the existing roof will not adversely affect the structure.
Adequate Uplift Resistance 120 mph Exp B ASCE 7-05 155 mph Exp B ASCE 7-10	155 mph



UTAH OFFICES
Sandy
Layton
St. George

Project Number: U1675-0875-161

August 8, 2016

Legend Solar
3292 E Deseret Dr.
Bld A Ste. 101B
St. George UT 84790

**REFERENCE: John Olmedo Residence: 3578 South 100 West, 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, 2015 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: 47 psf per Utah amendments to the IBC (verify with local building department)
- Design wind speed for risk category II structures: 155 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 120 mph, Exposure C.

The existing roof is built with 11 7/8" TJI 250 timber i-joint rafters spaced at 24" O.C with a maximum span between supports/bearing walls of 21'-0". The roof deck is a membrane roof system over plywood/O.S.B roof sheathing over the roof rafters. With a roof dead load of 13 psf, roof snow load per above, and with a solar panel of 3.0 psf. This is less than the total allowable load for the existing roof rafters. The live load is unchanged from the original design. Regarding wind loads, we conclude that any additional forces will be negligible due to the low profile of the ballasted panel system. Regarding seismic loads, we conclude that any additional forces will be small. With an affected roof area of 40% (maximum), the additional dead load (and consequential seismic load) will be 8.3%. 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 2015 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 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 Engineer

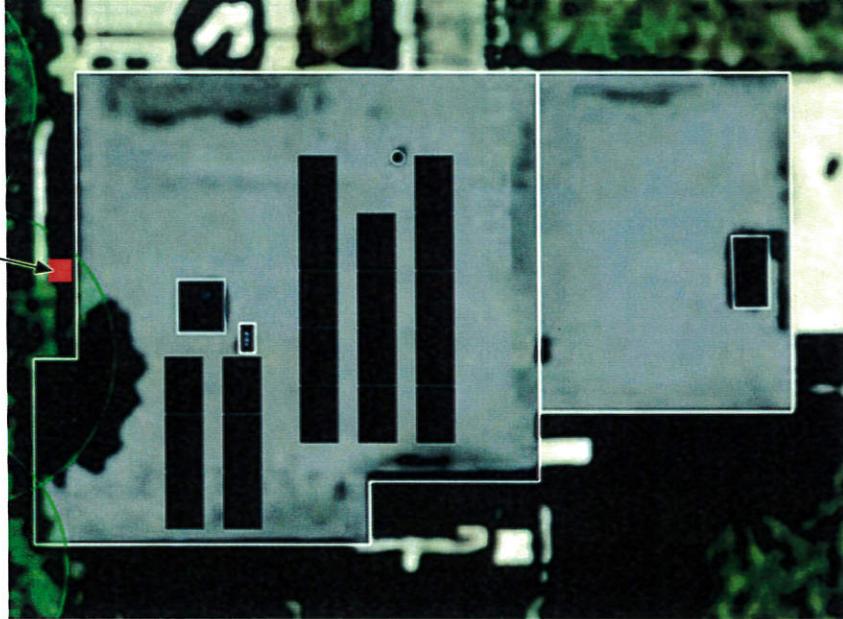
Enclosure
BDV/fcg



August 8, 2016

JOHN OLMEDO RESIDENCE

EXISTING METER, NEW
PRODUCTION METER, NEW
DISCONNECT, NEW SUB-PANEL,
AND PV MONITOR LOCATION



General Notes:

1. CODE COMPLIANCE:
NEC 2014
IFC 2015
IRC 2015
2. INSTALLEGC FROM MAIN
TO ARRAYS PER NEC 690.43
3. ALL SIGNAGES SHALL BE
IN ACCORDANCE OF NEC
110.21(B)
4. ALL WIRING MUST BE
PROPERLY SUPPORTED BY
DEVICES OR MECHANICAL
MEANS DESIGNED AND
LISTED FOR SUCH USE PV
**WIRES MUST NOT TOUCH
THE ROOF.**
5. CLEARANCES FOR
INVERTERS SHALL BE IN
ACCORDANCE ON NEC
110.26
6. BACK-FED BREAKERS TO
BE INSTALLED AT OPPOSITE
END OF BUSBAR INPUT
FEEDERS.
7. RACEWAYS CONTAINING
DC CIRCUITS SHALL BE
MARKED "PHOTOVOLTATIC
POWER SOURCE" EVERY 10'.
8. DC LINE MUST BE A
MINIMUM OF 12" FROM
ROOF DECKING.
9. WIRING AT ARRAYS
SHALL BE PV TYPE AS PER
NEC 690.35(D)
10. PV MODULES SHALL
NOT BE INSTALLED OVER
ANY ATTIC VENTS
INCLUDING PLUMBING,
FURNACE, WATER HEATER,
ECT.

LEGEND SOLAR
204 PLAYA DELLA ROSITA
WASHINGTON, UT 84780
435.319.4060
UT LIC #9406211-5501

Project: JOHN OLMEDO
801-668-3288
Address: 3578 S 100 W
BOUNTIFUL, UT. 84010

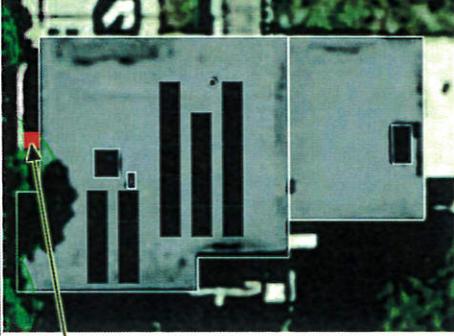
Date: 8/10/2016
Design: MEB

OLMEDO RESIDENCE 6.9KW PV SOLAR SYSTEM

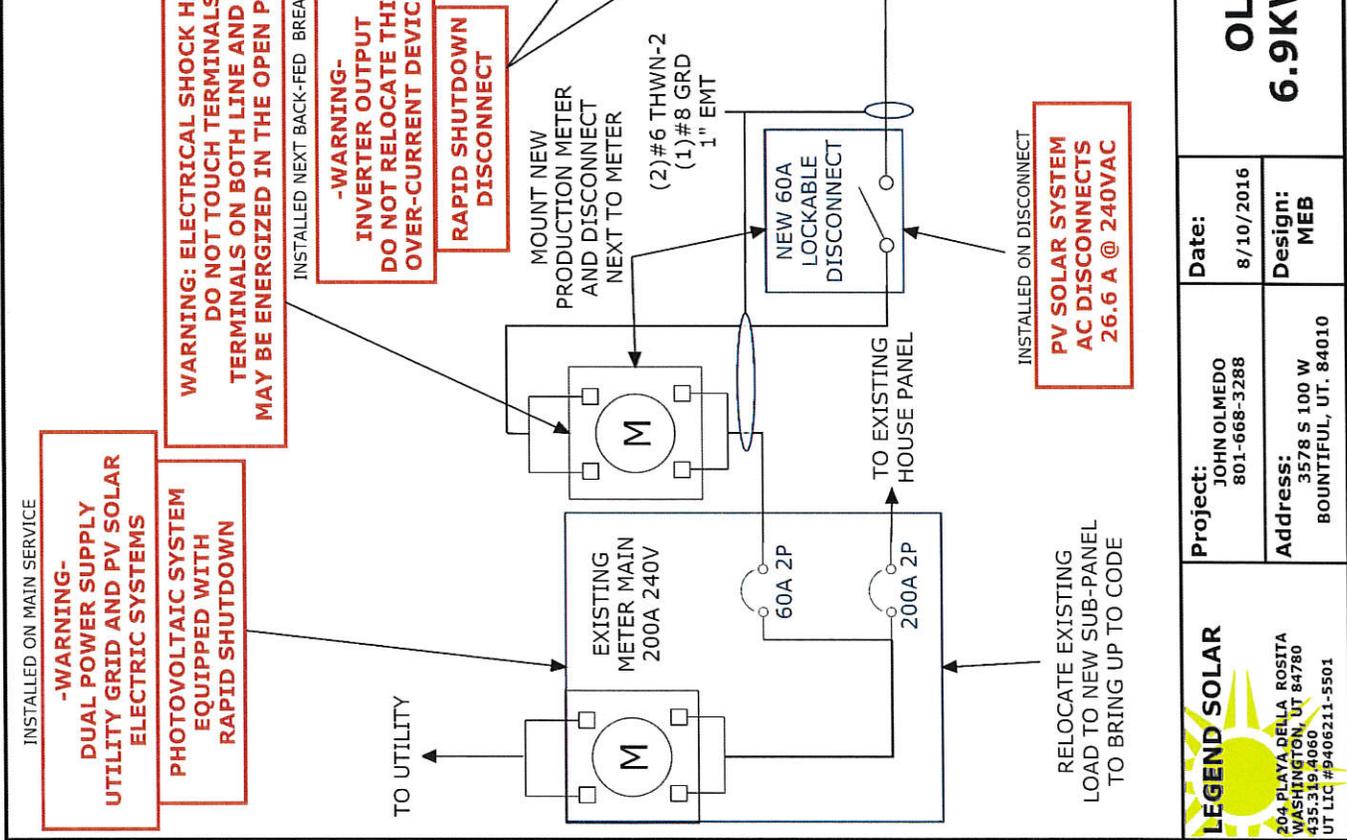
Title: SITE PLAN

Sheet: 1 / 2

JOSEPH E. BARLOW



EXISTING METER, NEW PRODUCTION METER, NEW DISCONNECT, NEW SUB-PANEL, AND PV MONITOR LOCATION



General Notes:

1. CODE COMPLIANCE: NEC 2014, IFC 2015, IRC 2015
2. INSTALL EGC FROM MAIN TO ARRAYS PER NEC 690.43
3. ALL SIGNAGE SHALL BE IN ACCORDANCE OF NEC 110.21(B)
4. ALL WIRING MUST BE PROPERLY SUPPORTED BY DEVICES OR MECHANICAL MEANS DESIGNED AND LISTED FOR SUCH USE. PV WIRES MUST NOT TOUCH THE ROOF.
5. CLEARANCES FOR INVERTERS SHALL BE IN ACCORDANCE ON NEC 110.26
6. BACK-FED BREAKERS TO BE INSTALLED AT OPPOSITE END OF BUSBAR INPUT FEEDERS.
7. RACEWAYS CONTAINING DC CIRCUITS SHALL BE MARKED "PHOTOVOLTATIC POWER SOURCE" EVERY 10'
8. DC LINE MUST BE A MINIMUM OF 12" FROM ROOF DECKING.
9. WIRING AT ARRAYS SHALL BE PV TYPE AS PER NEC 690.35(D)
10. PV MODULES SHALL NOT BE INSTALLED OVER ANY ATTIC VENTS INCLUDING PLUMBING, FURNACE, WATER HEATER, ECT.

Title:
1-LINE DIAGRAM

Sheet:
2 / 2

ROOF NOTES:
1. ROOF MOUNTS 48" STAGGERED

**OLMEDO RESIDENCE
6.9KW PV SOLAR SYSTEM**

Project: JOHN OLMEDO 801-668-3288	Date: 8/10/2016
Address: 3578 S 100 W BOUNTIFUL, UT. 84010	Design: MEB

LEGEND SOLAR
204 PLAYA DELLA ROSITA
WASHINGTON, UT 84780
435.319.4060
UT LIC #9406211-5501



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 15, 2016
To: Administrative Committee
From: Andy Hulka, Assistant Planner
Re: Staff Report for the Administrative Committee Meeting on Monday, August 22, 2016

Overview

4. **PUBLIC HEARING** - Consider approval of a Conditional Use Permit to allow for Solar Panels at 3894 S Bountiful Blvd, Eric and Julie Hattabaugh, applicants.

Item #4

Background

The property where the solar panels are to be installed is located in the R-3 Single Family Zone. Solar power panels are classified in the city ordinance as “private power plants” and require a conditional use permit if they are over 10 watts. The applicant has indicated that the photovoltaic system to be installed will produce 6.27 kilowatts (6,270 watts), requiring a conditional use permit.

Findings

The application submitted indicates the proposed installation of 2 photovoltaic arrays with a total of 22 panels. The arrays will occupy approximately 402 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 15 panels; the second array will be located on the southeast facing portion of the roof and include 7 panels. The roof is of truss construction and has a slope of 7:12. The applicant has indicated that the asphalt shingles are 3-4 years old and in good condition. The panels will be connected to the roof with a Snap N Rack 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 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

3894 S Bountiful Blvd





For Office Use Only

Date Rec'd 8/8/16Admin Date 8/22/16Application \$ 50

SOLAR PANEL - CONDITIONAL USE PERMIT APPLICATION

PROPERTY OWNER INFORMATION:

Property Owner Name(s): Eric & Julie HattabaughProperty Address: 3894 Bountiful Blvd. Bountiful UT, 84010Property Owner Phone Number: 801-541-7416Property Owner E-Mail: hpwxox@gmail.com*(Property Owner(s) - please sign Authorization and Affidavit on page 2)*

SOLAR CONTRACTOR INFORMATION:

Solar Company Name: Auric SolarCompany Address: 2310 S. 1300 W. West Valley UT, 84119Company Phone Number: 801-679-4749Contact Person for Solar Project: Mary JohanssonE-Mail Address: permits@auricsolar.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



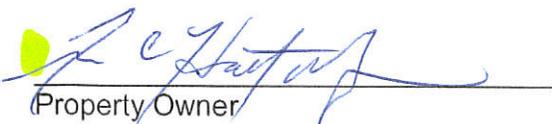
SPEC SHEETS: Solar product information



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



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	
Array Dimensions Total Number of Panels Total rating of photovoltaic system:	402.6 sqft. 22 panels 6.27 KW
Mounting Location	
Roof/Wall/Other	Roof mount
Roof Pitch (Rise/Run e.g. "5/12")	7/12
Roofing Material Asphalt Shingle/Tile/Steel/Other Age & Condition of Shingles	Asphalt + Shingle, 3-4 years old, Good Condition
Roof Construction Rafter/Truss/Joist	Truss
Engineering Analysis	
Connection to Roof	5/16" x 3" lag bolts Snap N Rack
Analysis of Existing Roof Structure with added Solar Equipment	Report shows the added solar equipment will not affect the structure of the house. the existing trusses will safely support the solar.
Adequate Uplift Resistance (120 mph Exp B)	Attachment Points are rated @ 396 lbs uplift 48" O.C. Max Span Per Rail 2 rail Per Row

Friday, June 24, 2016

Auric Solar
2310 S 1300 W
West Valley City, UT

RE: ROOF EVALUATION FOR 3894 BOUNTIFUL BLVD, BOUNTIFUL, UTAH

As per your request I evaluated the roof for the residence located at 3894 Bountiful Blvd, Bountiful, Utah. The existing roof framing consists of pre-manufactured trusses at 24" o.c. where the solar panels will be located. It is my understanding that the existing roof framing was designed to resist a minimum snow load of 43 psf.

Using the Utah Snow Load calculation and ASCE 7-10 design to determine snow loads on slippery surfaces, the following was determined:

The panels will be placed on a 7:12 pitch, which will reduce the snow load by 15 psf. Due to the slippery surface of the solar panels, snow will not accumulate. Since the roof where the panels will be located is south west facing, this will also allow maximum solar exposure. This reduction in the snow load requirement will offset the weight of the solar panels which was determined to be 3 psf.

It is my recommendation that the existing trusses will safely and adequately support the solar panels. The mounting hardware should be installed such that the loads can be evenly distributed along the trusses. The racking should be installed per the manufacturer's specifications directly to the truss top chords.

I can be reached at 435-654-6600 extension 123 with any questions.

Respectfully,



Adam Huff, S.E.

Epic Engineering, P.C



50 East 100 South
 Heber City, Utah 84032
 (435) 654-6600
 (435) 654-6622 FAX

Snow Load Formula (Based on Section 1608.1.1)

Vlookup Factors		
Po	S	Ao
43	63	4.5

$P_g = (P_o^2 + S^2(A - A_o)^2)^{.5}$ 62 psf

Flat Roof Factor : 0.7

Thermal Factor : 1.1

Exposure Factor : 0.9

Importance Factor : 1

Roof Snow Load : **43 psf**

County DAVIS
 Elevation Above Sea Level 5200 ft

SLOPED ROOF SNOW LOAD

Type of Roof 2

1. Slippery Surface (Metal, Slate, Glass, Bitumious Ruber or Plastic Membrane)
2. Non Slip Surface (Asphalt Shingles, Wood Shingles, Shake)

Roof Slope

Rise: 7 Angle = 30.26

Run: 12

Slope Factor, C_s : 1.00 (ASCE 7-10 Fig. 7-2)

$P_s = 43$ psf



50 East 100 South
 Heber City, Utah 84032
 (435) 654-6600
 (435) 654-6622 FAX

Snow Load Formula (Based on Section 1608.1.1)

Vlookup Factors		
Po	S	Ao
43	63	4.5

$P_g = (P_o^2 + S^2(A - A_o)^2)^{.5}$ 62 psf

Flat Roof Factor : 0.7

Thermal Factor : 1.1

Exposure Factor : 0.9

Importance Factor : 1

Roof Snow Load : **43 psf**

County DAVIS
 Elevation Above Sea Level 5200 ft

SLOPED ROOF SNOW LOAD

Type of Roof 1

1. Slippery Surface (Metal, Slate, Glass, Bitumious Ruber or Plastic Membrane)
2. Non Slip Surface (Asphalt Shingles, Wood Shingles, Shake)

Roof Slope

Rise: 7 Angle = 30.26

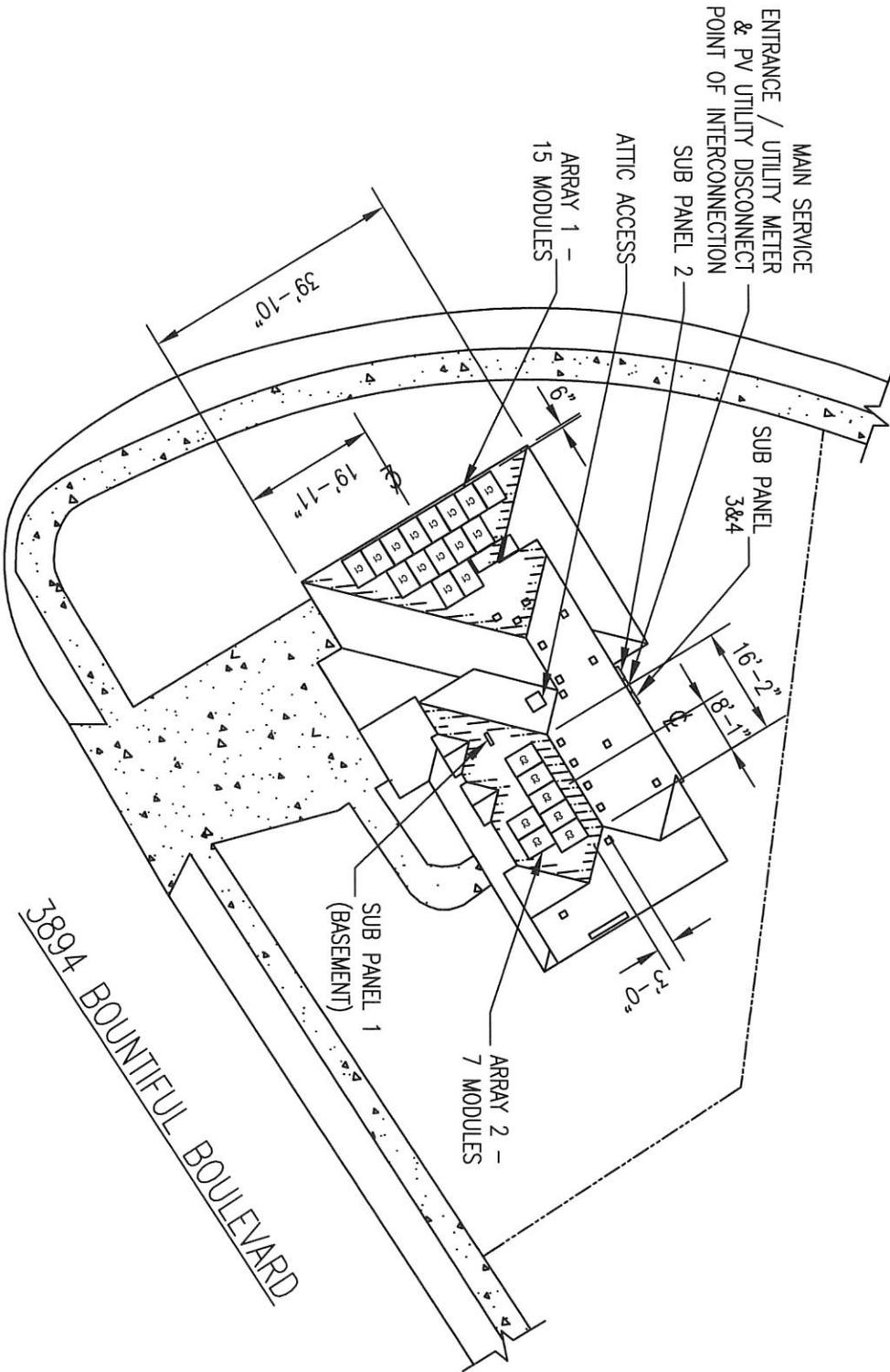
Run: 12

Slope Factor, C_s : 0.66 (ASCE 7-10 Fig. 7-2)

$P_s = 28$ psf

NOTES:

1. FIELD ADJUST ARRAY'S ON SLOPE FOR BEST PLACEMENT.
2. ALLOW 3' FROM RIDGE AND SIDES AS PER FIRE CODE.



30' ASPHALT SHINGLE ROOF
 SUNIVA PANELS
 22 @ 285 W = 6.27 KW
 SEE ATTACHED SHEET FOR DETAILS



<div style="font-size: 2em; font-weight: bold;">3</div> <div style="font-size: 2em; font-weight: bold;">5</div>	DATE	06/24/2016	HATTA BAUGH RESIDENCE
	JOB #	160338	3894 BOUNTIFUL BOULEVARD, BOUNTIFUL, UT 84010
	REV	001	ROOF DIAGRAM
	DSGN	ALS	Proprietary Design of AURIC SOLAR. Any Unauthorized use or replication of any or all of the design will be subject to prosecution.



- NOTES:**
- METER SOCKET ONLY, (EXISTING)
 - 200A RATED MAIN PANEL, (EXISTING)
 - PRODUCTION METER, TO BE LOCATED WITHIN 5' OF SERVICE METER, (NEW)
 - 30A RATED FUSED PV UTILITY DISCONNECT FUSED WITH 30A RATED FUSES, (NEW)
 - 125A RATED PV AC COMBINER PANEL, (NEW)
 - SUNIVA 285W MODULES, EMPHASE M250 I6 MICRO-INVERTERS, EMPHASE ENGAGE CABLE.

TO BE INSTALLED AT THE UTILITY/METER

PARALLEL ON-SITE SOLAR GENERATION PHOTOVOLTAIC SYSTEM EQUIPPED WITH RAPID SHUTDOWN

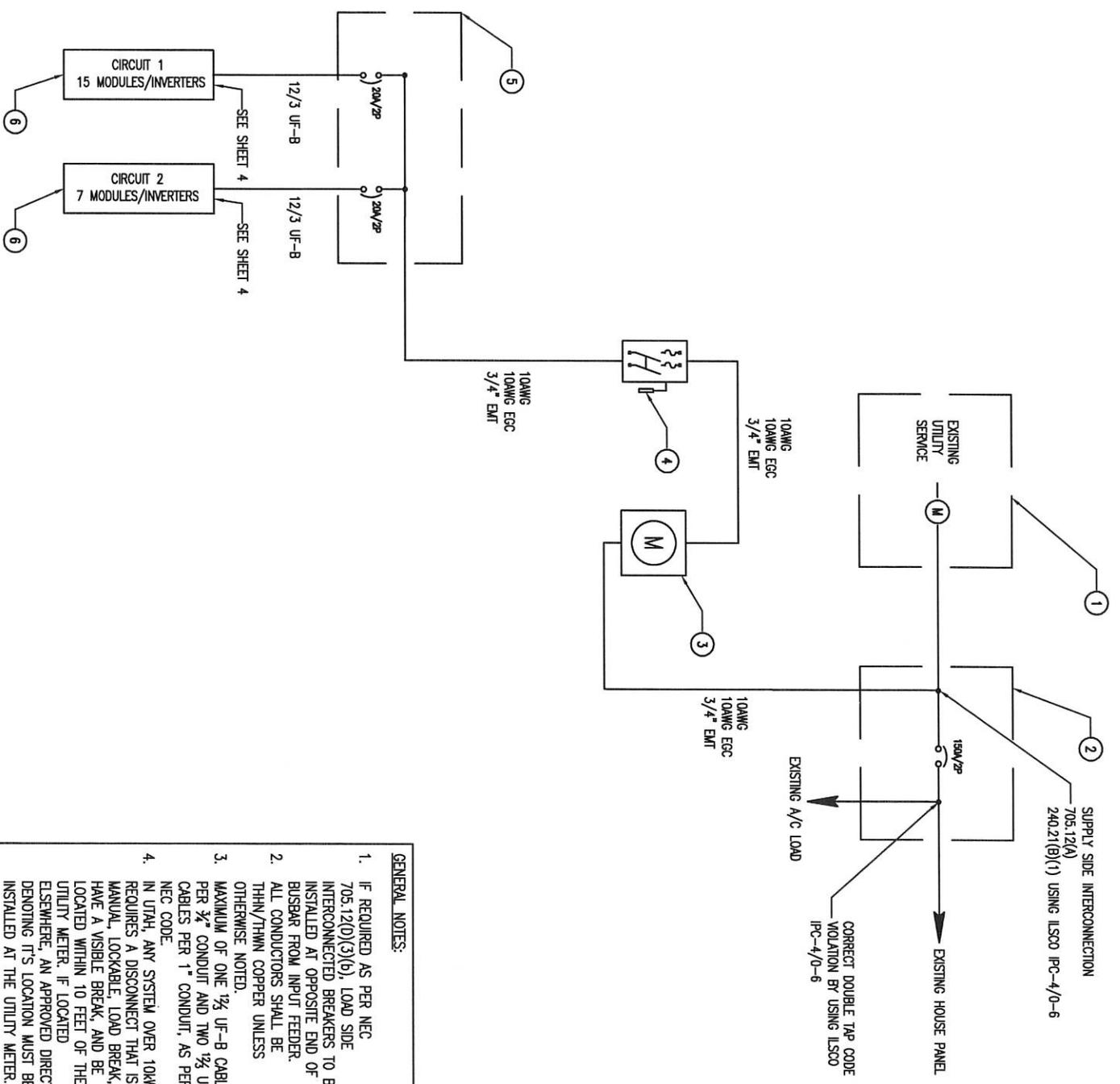
TO BE INSTALLED ON PV DISCONNECT

MANUAL DISCONNECT FOR PARALLEL GENERATION 22 A @ 240 VAC

TO BE INSTALLED NEXT TO BACKFEED BREAKERS FOR LOAD SIDE INTERCONNECTIONS

-WARNING-
INVERTER OUTPUT CONNECTION DO NOT RELOCATE THIS OVER-CURRENT DEVICE

LABELING:



GENERAL NOTES:

- IF REQUIRED AS PER NEC 705.12(D)(3)(b), LOAD SIDE INTERCONNECTED BREAKERS TO BE INSTALLED AT OPPOSITE END OF BUSBAR FROM INPUT FEEDER. ALL CONDUCTORS SHALL BE THHN/THWN COPPER UNLESS OTHERWISE NOTED.
- MAXIMUM OF ONE 1/2" UF-B CABLE PER 3/4" CONDUIT AND TWO 1/2" UF-B CABLES PER 1" CONDUIT, AS PER THE NEC CODE.
- IN UTAH, ANY SYSTEM OVER 10kW DC REQUIRES A DISCONNECT THAT IS MANUAL, LOCKABLE, LOAD BREAK, HAVE A VISIBLE BREAK, AND BE LOCATED WITHIN 10 FEET OF THE UTILITY METER. IF LOCATED ELSEWHERE, AN APPROVED DIRECTORY DENOTING IT'S LOCATION MUST BE INSTALLED AT THE UTILITY METER.

5	DATE	6/27/2016	HATTABAUGH RESIDENCE	
	JOB #	160338	3894 BOUNTIFUL BOULEVARD, BOUNTIFUL, UT 84010	
	REV	001	SINGLE LINE INTERCONNECTION DIAGRAM & LABELING	
	DSGN	MMM	Proprietary Design of AURIC SOLAR. Any Unauthorized use or replication of any or all of the design will be subject to prosecution.	





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 August 15, 2016, at Bountiful City Hall to consider the request of Dane Garner, for a Conditional Use Permit allowing a Home Occupation Contractor Business at the following location:

670 North Main Street, Bountiful City, Davis County, Utah

ALL OF LOT 3, CHERRY PARK SUB. CONT. 0.2374 ACRES

Parcel 03-056-0003

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 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 Dane Garner to operate a contractor business located at 670 North Main Street, 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 August 15, 2016, and this written form was approved this 22nd day of August, 2016.

Chad Wilkinson
Planning Director

ATTEST: Julie Holmgren
Recording Secretary



RANDY C. LEWIS
MAYOR

CITY COUNCIL
Kendalyn Harris
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John Marc Knight
John S. Pitt

CITY MANAGER
Gary R. Hill

Bountiful City, Utah Conditional Use Permit

A public hearing was held on August 15, 2016, at Bountiful City Hall to consider the request of Joel Hale, for a Conditional Use Permit allowing a New Single Family Dwelling in a Residential Multiple Family Zone at the following location:

173 West 400 South, Bountiful City, Davis County, Utah

**BEG AT PT 198 FT W OF NE COR OF LOT 2, BLK 6, PLAT A, BOUNTIFUL TS SURVEY;
S 141.8 FT; W 65 FT; N 141.8 FT; E 65 FT TO POB. CONT. 0.215 ACRES**

Parcel 03-032-0061

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 allow a New Single Family Dwelling in a Residential Multiple Family Zone meets the letter and the intent of the specific requirements in §14-2 and §14-5 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 Joel Hale allowing a New Single Family Dwelling in a Residential Multiple Family Zone located at 173 West 400 South, in Bountiful, Davis County, Utah, 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.

The Conditional Use Permit was approved on August 15, 2016, and this written form was approved this 22nd day of August, 2016.

Chad Wilkinson
Planning Director

ATTEST: Julie Holmgren
Recording Secretary