

PLANNING COMMISSION MINUTES
November 17, 1998

Present: Chairman Lois Williams, Vice-Chairman Dean Thurgood, Mark Green, Paul Summers, Al Hess, City Council Representative Barbara Holt, City Engineer Paul Rowland, Planning Director Blaine Gehring, Recording Secretary Connie Feil.

Absent: Dick Dresher and City Attorney Rusty Mahan.

Lois Williams welcomed all those present and introduced all Board Members. Mark Green made a motion to approve the minutes for November 3, 1998 as written. Dean Thurgood seconded the motion and voting was unanimous.

Site Plan

1. Consider preliminary subdivision approval for Bountiful Meadows at Summerwood Subdivision, Ivory Homes, developer.

Clark Ivory, developer, and Dave Byrd, surveyor, were present. Paul Rowland explained that Ivory Homes has purchased a large parcel from the Glade Property recently annexed and wish to develop a 62 lot subdivision. This property is surrounded by the Summerwood Subdivision. When the preliminary approval was given on the Summerwood Subdivision, this middle section was not included. It was suggested to use as a PUD or some other use. Ivory Homes wish to use this property for a subdivision.

The average slope of the ground is 13% to 14% which allows for 12,000 square foot lots with 80 feet of lot width at the building setback line. All of the lots have the minimum lot area of 12,000 square feet. This area is relatively flatter than the surrounding subdivision so the lots will be the required 12,000 square feet. The surrounding subdivision will have lots from 20,000 to 60,000 square feet because of the slope. Summerwood and Bountiful Meadows will be developed at the same time so they will be intragated as one overall plan. The engineering for this entire area has been done to include an over all storm drain and water system. Total lots for the entire project will be about 280 lots. This number was used to size the water storage requirements.

Clark Ivory explained that when The Boyer Company bought the property it was based on having 98 lots which were based on the PUD concept. If Mr. Ivory was a developer, this would be presented as a PUD. Most developers are not concerned with the difficulty of the project but the yield. Mr. Ivory looks at a project for the build ability for nice homes on good lots. With this property, Ivory Homes would rather have fall away basements so not to cut into the hill. With these lots being 12,000 square feet, some are larger, they will be more affordable but large enough for a large home.

Mr. Rowland explained that Ivory Homes has bought this property and intends to develop it as one unit. Mr. Ivory will grade the entire subdivision so everything drains properly before the

building pads are placed. Ivory Homes will need to show how it is going to work and how the drainage is going to be handled. There are some exceptions that need to be granted. There were some fills in excess of 10 feet on the upper loop road and there is a section of the road, 375 ft., that will have a grade of about 15%.

There was a discussion on the overall grade plan to show the drainage, roads and building pads, the size of the lots, supplying a standard footprint of which house can go on each lot and where will the water supply come from?

Mark Green mentioned that The Boyer Company, Ron Marshall and Walt Plum presented a video that viewed areas that would be left natural and certain areas that would have a cluster of homes. This project shows a road which a house will be put on that does not have any buildable area on it. It has a 10 ft. retaining wall, a 15% grade that comes up to it and the remaining has a 30% slope. Where is the open space?

Paul Rowland explained that the Staff has met with Ron, Walt and Dick several times discussing the clusters of homes and the PUD. The idea as 98 units came from planning this area as a PUD. Ron did present cluster homes and open space. If you look at the whole development there is still some open space available. The open space will be the portion that is 30% or greater slope. Mr. Rowland does have some concerns with the homes being so close in this area.

Staff recommends preliminary approval be recommended to the City Council with the following conditions:

1. Show preliminary proposed grading and drainage for the building pads, a footprint size for each building pad and overall grading and drainage for the entire project. Each building pad must meet the standards of the Uniform Building Code.

Mr. Green mentioned that when Summerwood was brought to the Planning Commission in its concept the hardest sell of the whole idea was a cluster of housing, open space, cluster of housing, open space. Now there is a memo dealing with questionable minimum widths on lots. Mr. Green is very disappointed. This is nothing like what was presented to the Planning Commission. The issue is your fighting over minimum width on these lots. The absolute minimum is being done. Mr. Green feels that these lots are too small for this area.

Mr. Gehring explained that Walt Plum and Boyer had a totally different concept of a PUD than what the City allows. Their ideas of a PUD were individual lots with undedicated streets. The City's idea of a PUD is something that clusters with open space for trade for some additional amenities. The City's idea is not what Plum nor Boyer started out with from the beginning. At the time they were told that they could not have what they intended they went to Ivory Homes. Mr. Gehring is also disappointed with what has happened.

Mr. Green agrees not to have individual site plans this can cause some problems as the homes are being built. What is going to go at the end of the stub road a park, a cul-de-sac, parking? Mr. Green has some concerns with garbage trucks, fire protection and snow removal.

Mr. Rowland is asking for proposed grading and drainage for each building pad and the entire project and a footprint size for each building pad. Each pad will meet the Uniform Building Code. As far as the end of the stub road, nothing has been decided at this time. A decision will be made at the time of the final approval for phase two. It may be presented to the Planning Commission as soon as two weeks.

Barbara Holt made a motion to recommend to the City Council preliminary subdivision approval for Bountiful Meadows at Summerwood subdivision, Ivory Home, developer subject to the following recommendations from Staff:

1. Show preliminary proposed grading and drainage for the building pads, a footprint size for each building pad and overall grading for the entire project. Each building pad must meet the standards of the Uniform Building Code.
2. Explore ways of minimizing any 15% grades on the roads.

Dean Thurgood seconded the motion and voting was unanimous.

Meeting adjourned at 8:22 p.m.