

**PLANNING COMMISSION MINUTES**  
**March 2, 1999**

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

Absent: City Attorney Rusty Mahan.

Dean Thurgood welcomed all those present and introduced all members. Dick Dresher made a motion to approve the minutes for February 16, 1999 with two corrections. Barbara Holt seconded the motion and voting was unanimous.

**Subdivisions**

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

Dave Byrd, surveyor, Frank and Clark Ivory, developers, were present. Paul Rowland explained that Ivory Homes has prepared final drawings for their Bountiful Meadows at Summerwood Subdivision. This portion is in the middle of Summerwood and is the flattest section of ground. The subdivision includes 62 lots with a minimum lot size of 12,000 sq. ft. and the overall slope is under 15%.

At the preliminary approval stage of this development, the developer anticipated using somewhat standard plans that could be preselected for the individual lots and that the grading plan for each lot could be done when the plan was selected and the development could be pregraded during the construction phase. Since that time, Ivory Homes has come to the realization that the steeper hillside of this subdivision does not lend it's self to that type of arrangement and that the lots and houses will be developed and built just like any other subdivision.

Ivory Homes has requested that, rather than having the standard type homes, more customized type homes be used for this subdivision. Lots 50, 51, 52, 53 and 54, could have basements with sub-basements or be built on engineered fill. If these homes have sub-basements, they will be required to be a rambler type home. From the back of these homes it will look like a three-story home with a walk out basement. The view from the front will be a one story rambler type home. Sub-basements with a basement are not uncommon in Bountiful. Each lot will be evaluated when a building permit is submitted.

Mr. Rowland explained that the requirements still exist, that the front of the building pad drain out to the street. Grading will have to be done on all homes to protect them from their own water drainage and also from what drains from the surrounding homes. Staff recommends a favorable recommendation to the City Council for approval of Bountiful Meadows at Summerwood Subdivision with the following conditions:

1. Posting the site improvement bond as required in City Ordinance.
2. Payment of Subdivision fees as outlined in ordinance.
3. Payment of underground power fees as determined by Power Department.
4. Provide the overall grading plan showing how the lots will be drained. This will not need to be to the detail previously anticipated in the preliminary approval.
5. Complete all corrections on the construction drawing and plats.
6. Compliance with all city ordinances and building codes.

There was a discussion on the conditions placed with the preliminary approval. Mark Green made a motion for final subdivision approval for Bountiful Meadows at Summerwood Subdivision subject to the recommendations from Staff. Paul Summers seconded the motion and voting was unanimous.

Meeting adjourned at 7:35 P.M.