

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
AUGUST 22, 2017

FINAL

Chairman Pro Tem Ted Knowlton called the meeting to order at 6:32 p.m. Council Member Mumford led those present in the Pledge of Allegiance.

PRESENT: Commissioner Ted Knowlton
Commissioner Lisa Watts Baskin
Commissioner Stephen Garn
Commissioner Kent Kirkham
Commissioner Leslie Mascaro
Council Member Ryan Mumford

EXCUSED: Commission Chairman Robert Drinkall

STAFF PRESENT: Sherrie Llewelyn, Community Development Director; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Denny Howard, Jim Camberlango, Camberlango Development.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF A PROPOSED PRELIMINARY AND FINAL PLAT FOR
ROMAINE COURT PUD AT 390 NORTH MAIN STREET, JIM CAMBERLANGO,
APPLICANT.

Sherrie Llewelyn reported that the revised concept plan of eight (8) townhome units for the Romaine Court PUD was approved March 21, 2017 by the City Council. The proposed property is one acre in size with each townhome to be individually sold and the remainder of the property to consist of open space, amenities, and driveways. Four of the proposed townhomes will front onto Main Street and will have rear access garages. All of the units will have two car garages and driveways for a total of 16 garage spaces, 16 driveway spaces, and an additional 7 guest parking spaces. The proposed architecture is a traditional style with stacked stone, stucco, and Hardie board siding. Approximately 0.50 acres of the property will be landscaped and includes a tot lot. The proposed two story townhouses will be approximately 1,900 square feet. The proposed

fencing consists of six foot vinyl fencing along the perimeter of the property with three foot fencing in the front setback areas. The developer has also submitted the CC&R's, detailing the management and maintenance of the common area and private drive, which are to be recorded with the plat.

The Development Review Committee (DRC) recommends approval of the preliminary and final plat approval for Romaine Court PUD with the conditions of correct labeling of common and limited common areas, labeling of easement, correct unit labels, addition of unit addresses, city engineer redlines, and the submittal of a preliminary title report.

Jim Camberlango commented that he has developed this product in several locations throughout Utah County. He said that the proposed townhomes will be 1,900 square feet but that they are testing the land to see if 700 square foot basements could be added to these properties. Mr. Camberlango explained that the appearance of the homes will have a timeless appeal with stacked stone, stucco, and Hardie board siding. Each unit will also have two car garages, two car driveways, and visitor parking to help eliminate the need for street parking.

Council Member Mumford asked if there would be pedestrian access gates. He also asked about the proposed pricing per unit. Jim Camberlango replied that there would be gates to access the sidewalk from those east facing units and the property will be pedestrian friendly. The townhomes will be priced at approximately \$200,000 to \$225,000 per unit.

Commissioner Baskin asked where the easement, which was noted as a condition, was located. Sherrie Llewelyn responded that there is a 15 foot easement along 1-15 which is not labeled and staff is unsure which entity holds that easement.

Jim Camberlango explained that per the title reports the easement is owned by the State of Utah and consists of communication lines that support I-15 infrastructure. It will be properly noted on the title and plat going forward.

Commissioner Baskin asked in regards to the distance of the fencing and townhome unit #8 which is adjacent to 1-15 and if the freeway noise would be an issue to the residents in the proposed development. Jim Camberlango replied that there will be a landscaped between the unit and the sound wall on the freeway. Sherrie Llewelyn noted that along with the 15' easement on this property, the distance from the property line to the sound wall is 70 feet. The nearest unit would be 85 feet from the sound wall/freeway. He said they built a housing development near Center Street in Provo and that the residents have become accustomed to the noise.

Commissioner Kirkham asked about garbage collection. Jim Camberlango responded that garbage can pickup placement and snow removal will be designated in the CC&R's and covered by the homeowner's association (HOA).

Commissioner Mascaro commented that the elevations detail a covered porch and asked if this area would project into the front yard setback. Jim Camberlango replied that the porch would be part of the building footprint and not the setback.

Commissioner Knowlton asked for clarification regarding parking restrictions per the CC&R's specifically along Main Street. Jim Camberlango replied that the parking restrictions would be for the private roads in the development.

Commissioner Baskin moved that the Planning Commission recommend approval of the preliminary and final plat for Romaine Court PUD at 391 North Main Street to the City Council with the following conditions:

- 1) Redline corrections:**
 - a. Correct label for common area and limited common area**
 - b. Label easement along west property line**
 - c. Unit labels corrected on all sheets**
 - d. Add unit addresses**
 - e. City engineer redlines**

- 2) Submittal of a preliminary title report**

Commissioner Garn seconded the motion. The motion was approved by Commissioners Knowlton, Baskin, Garn, Kirkham, Mascaro, and Council Member Mumford. Commissioner Drinkall was excused.

3. APPROVAL OF MINUTES

The Planning Commission meeting minutes of August 8, 2017 were reviewed and approved. **Council Member Mumford moved to approve the Planning Commission meeting minutes of August 8, 2017. Commissioner Kirkham seconded the motion. The motion was approved by Commissioners Knowlton, Baskin, Garn, Kirkham, Mascaro, and Council Member Mumford. Commissioner Drinkall was excused.**

4. ADJOURN

Chairman Pro Tem Knowlton adjourned the meeting at 6:48 p.m.

Chairman

Recorder

Secretary