

1 LAND USE AUTHORITY
2 February 9, 2010
3 Providence City Office Building
4 15 South Main, Providence, UT

6 Call to Order:

Skarlet Bankhead

7 Attendance:

R Eck, M Pierce

8 Audience Attendance:

Michelle Brower, C. Brent Arnell,

Mark Browning

10 Excused:

None

12 Action Item:

13 Item No. 1. The Providence City Land Use Authority will consider a request from Michelle Brower for a
14 conditional use for a preschool to be located at 348 Bluff Street.

15 Michelle Brower is present with daughter Natalie.

16 S Bankhead said that M Brower would like to operate a pre-school for 1 ½ hours a day. No more than 8
17 students, possibly an aid.

18 M Brower said at this time she only has 2 students. Hopefully by fall she will have 6 students and 1 aid.

19 M Pierce asked if the occupant load is 8, she will have 9 with 6 students, plus one aid and herself and her
20 daughter.

21 M Brower said she will check with the Fire Inspector.

22 S Bankhead said that Brent Speth (Fire Inspector) and Dennis Giles (City Building Inspector) have both
23 inspected the premises and approved it.

24 348 Bluff Street is located in a Single-Family Medium Zone.

25 Providence City Code 10-3-5C gives Staff the option to hold a public hearing. Staff chose not to.

26 Providence City Code 10-6-1:C.5 allows a preschool as a conditional use.

27 Providence City Code 10-3-5 lists the process for conditional use permits and also refers to Providence City
28 Code 3-4 Conditional Businesses.

29 Providence City Code 10-3-5: E list the standards used to determine mitigation.

30 Providence City Code 3-1-4:C Child Care: A person providing child care, as that term is defined in Utah
31 Code Annotated, section 26-39-102 and possession the license required by the Utah Child Care Licensing
32 Act. Providence City also requires all daycare providers and pre-schools to obtain a “voluntary” License
33 from the State.

34 Providence City Code 3-4-4 lists the requirements for Child Care Providers and Businesses.

35 S Bankhead feels the most concern will be vehicle traffic. She feels like this could be a problem.

36 S Bankhead asked if M Brower had a plan for dropping off and picking up kids.

37 R Eck’s concern is also the parking. There is a clear view ordinance. If this was a thru street there could be
38 a problem with this. Maybe she could stagger the drop off and pick up times.

39 M Brower said they could park on the other street and walk their kids across.

40 S Bankhead just wants to make sure the kids are safe.

41 Providence City requires child care providers to obtain a background check.

42 M Brower will be expected to follow all of the ordinances pertaining to preschools.

43 S Bankhead said B Speth wrote a condition in his inspection. M Brower cannot use the downstairs family
44 room until a new window is installed downstairs.

45 Motion to approve with the following conditions: Until the Fire Inspector releases the downstairs for
46 a preschool M Brower can only have students upstairs. She also needs to work with the parents to
47 alleviate parking and traffic problems. M Pierce, R Eck second

48 Vote: Yea: S Bankhead, R Eck, M Pierce

49 Nay: None

50 Abstained: None

51 Excused: None

52
53 Item No. 2. The Providence City Land Use Authority will consider a request from C. Brent Arnell for a
54 conditional use for a home business located at 500 Spring Creek Road.

55 C. Brent Arnell was present to discuss his home business.

56 This is in the Single Family Traditional zone.

1 S Bankhead has a concern with the use chart. There is no use for a construction clean up business.
2 B Arnell said this will be used as an office no actual clean up will be at his home. They will be cleaning up
3 mostly the insides of homes that are being constructed.
4 R Eck asked where the trailers will go until they can empty them.
5 B Arnell said that the trailer will stay at the site until it is ready to be dumped.
6 M Pierce asked about Source Protection. He informed B Arnell that he needs to know about the different
7 chemicals that they will be using and a safe way to dispose of them.
8 Providence City Code 10-6-1E3 Use Chart allows a business office in the SFT zone as a conditional use.
9 Providence City Code 10-3-5C gives staff the option to hold a public hearing. Staff chooses not to.
10 S Bankhead talked about the conditions that the City can put on this business. Business vehicles cannot be
11 parked on the streets for long periods of time.
12 She explained about making your business invisible.
13 Providence City Code 3-4 talks about conditional businesses.
14 S Bankhead asked if B Arnell had any employees.
15 B Arnell said they will meet him at the construction site.
16 S Bankhead explained what the City Codes are that he is will be required to live by with this business.
17 R Eck asked if they were allowed to wash off driveways in Logan City into the storm drains.
18 Andrew Barnes explained that they use snakes and grates to protect the gutters.
19 **Motion to approve with conditions: All cleanup must take place on construction site. No more than 4**
20 **employees at the home office to work. Be aware of source protection. Parking of trailers doesn't**
21 **impede traffic. R Eck, M Pierce second.**
22 **Vote: Yea: S Bankhead, R Eck, M Pierce**
23 **Nay: None**
24 **Abstained: None**
25 **Excused: None**

26
27 **Item No. 3.** The Providence City Land Use Authority will consider a request from Mark Browning for a
28 conditional use for a home office located at 9 Cherry Drive.
29 Mark Browning was present to talk about his business. He talked about the business of selling children's
30 books and music CD's. He will be doing door to door sales, Business to business sales. They will advertise
31 in newspapers and magazines to drive people to their website.
32 This home is located in an SFT zone.
33 Providence City Code 10-6-1 E3 Use Chart allows a business office in this zone.
34 Providence City Code 10-3-5C gives staff the option to hold a public hearing. Staff chooses not to.
35 Staff doesn't see anything that this office should impact. M Browning just needs to remember to keep the
36 area looking residential.
37 M Browning said there will be no traffic. Shipping will be once every 2 months if that.
38 S Bankhead read City Code 3-4 Conditional Businesses that he will be required to live by.
39 **Motion to approve: R Eck, M Pierce second**
40 **Vote: Yea: S Bankhead, R Eck, M Pierce**
41 **Nay: None**
42 **Abstained: None**
43 **Excused: None**

44
45 **Motion to adjourn: R Eck, M Pierce second**
46 **Vote: Yea: S Bankhead, R Eck, M Pierce**
47 **Nay: None**
48 **Abstained: None**
49 **Excused: None**

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51 Meeting adjourned at 1:40 p.m.
52 Minutes taken and prepared by Terri Lewis.

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Skarlet Bankhead, Chairman
