

1 LAND USE AUTHORITY
2 September 28, 2010
3 Providence City Office Building
4 15 South Main, Providence, UT

5
6 Call to Order: Skarlet Bankhead
7 Attendance: Randy Eck, Max Pierce
8 Audience Attendance: Patty Salmond, Susan Page, KC Bills, Rick Espinoza
9 Excused: None

10
11 Conflict of Interest: None.
12

13 Action Item:

14 Item No. 1. The Providence City Land Use Authority will consider for approval a request from Patty
15 Salmond for a Conditional Use for a Preschool school to be located at 475 Vons Way Dr.
16 S Bankhead read city code 10-6, Use Chart. Preschool is a use.
17 S Bankhead read city code 10-3-5.
18 S Bankhead read city code 3-4-5, Home business code. Nuisances are subject to opinions of your
19 neighbors. You may not use more than 25% of your dwelling for a home business.
20 S Bankhead, your preschool is in the downstairs of you home, right? P Salmond, yes, two main rooms in
21 the basement will be used.
22 S Bankhead, fire department inspector and building inspector came out and said conditional use can be
23 granted. S Bankhead, questioning the cul-de-sac and traffic, pay attention of the circulation of traffic. P
24 Salmond, most the families carpool so instead of 12 cars there are about six that will be coming. It hasn't
25 been a problem in the past. S Bankhead, we want to note that Patty has been running a preschool for three
26 years, but she is adding a class. P Salmond, I am not increasing per class, but just adding a class in addition
27 too the other classes. R Eck, advise your children and parents to use caution because of the location. We
28 can't post 'slow for children playing'. P Salmond, I do tell my families if it has been snowing and not
29 cleared to just park at the top and not attempt to come into the area. Skarlet, I would like to caution you on,
30 if for some reason someone moves in with animals you might have to put up a fence.
31

32 Motion to approve: R Eck, M Pierce, second

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

34 Nay: None

35 Abstained: None

36 Excused: None
37

38 Item No. 2. The Providence City Land Use Authority will consider for approval a request from Susan Page
39 for a Conditional Use for a Home Business Salon to be located at 54 N. Sherwood Dr.
40 According to our zoning Chart your home is in a Single Family Tradition (SFT) zone and according to the
41 Use Chart, a salon is allowed by Conditional Use as a home business. We have authority through city code
42 10-3-5 to set standards for Conditional Use Permit. Skarlet reading code 10-3-5.
43 S Bankhead, reading city code 3-4-5 under Home Business License regulations. S Bankhead, the code we
44 have more of a problem with is vehicular traffic so please be aware of that. We will hear from neighbors
45 usually if this is a problem. Make sure you understand you cannot use more than 25% of home of any given
46 floor. The fire department inspector and building inspector has given the go ahead to approve this use.
47 Make sure to schedule your clients so you have enough parking. S Page, I don't plan on having more than
48 one client at a time. S Bankhead, we hold home businesses to a higher standard. When you have family
49 come visit, you can have them park on street. When you have clients, you must have them park totally on
50 your property. Be advised of how you advertise so you don't change the look of the neighborhood. We do
51 allow small signs, but just be aware of those kinds of things.
52

53 Motion to approve: M Pierce, R Eck, second

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

55 Nay: None

56 Abstained: None

57 Excused: None

1 Item No. 3. The Providence City Land Use Authority will consider for approval a request from Chase Bank
2 for a Site Plan to be located at 100 North Highway 165.
3 KC Bills is handing out plans to access on 100 North. S Bankhead, Rick you know that the area is
4 extremely busy and stacking is already happening. When the new road opens in a couple of weeks it will
5 add to that issue. One of the ways that have been discussed to make it a safer area is by adding a median.
6 This will happen if problem intensifies. KC Bills, we just want everyone to know up front that the City has
7 the power to do this. R Espinoza, you are going to do a right-in right-out? KC Bills, yes. No pork chop,
8 but signs only. S Bankhead, you have submitted the plans for the changes regarding the fire truck exit. R
9 Espinoza, yes, we have made the driveway wider. KC Bills, he thought it was resolved since it was not in
10 the latest comments. We need to check with Brent Speth. S Bankhead, Max, did you review construction
11 drawings? Max did but not sure if they had questions. R Espinoza, brought plans with revisions. S
12 Bankhead, note that we are not approving sign plans with the site plans this at this time. S Bankhead,
13 Chase Bank is not changing so we can move forward on their site plan. R Eck, just want to make sure that
14 Chase Bank is good with the waterline running on a funny angle? R Espinoza, yes. The Engineer looked
15 at it and everyone is good with it. M Pierce, do we need to verify with Brent on exit for fire department? S
16 Bankhead, we can just check with him this afternoon and make it a condition. R Eck, want to make sure
17 that Chase Bank will block the driveway into the empty lot next to them. R Espinoza, it will be blocked
18 off. S Bankhead, you will not be able to get a Certificate of Occupancy until the pedestals are removed off
19 the exit onto 100 North. KC, Qwest has given us 3 months to get these removed. Qwest has not designed
20 where they will be relocated. R Eck, they should be 10 feet from driveway.
21

22 **Motion to approve: M Pierce, with condition that Fire Department is okay with access on the South**
23 **Side of the building, R Eck, second**

24 **Vote: Yea: S Bankhead, R Eck, M Pierce**

25 **Nay: None**

26 **Abstained: None**

27 **Excused: None**

28

29 **Motion to adjourn: M Pierce, R Eck second**

30 **Vote: Yea: S Bankhead, R Eck, M Pierce**

31 **Nay: None**

32 **Abstained: None**

33 **Excused: None**

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35 Meeting adjourned at 2:05 p.m.

36 Minutes taken and prepared by Sheri Ward.

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Skarlet Bankhead, Chairman

Sheri Ward, Secretary