

1 **PROVIDENCE CITY**  
2 **ADMINISTRATIVE LAND USE AUTHORITY MINUTES**  
3 **MONDAY, DECEMBER 14, 2015 9:30 am**

4 Providence City Office Building  
5 15 South Main, Providence UT 84332

6  
7 Attendance: ALUA Members: Skarlet Bankhead, Gary Knighton, Rob Stapley  
8 Others: David Butterfield, Goldenwest Credit Union

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10 **ACTION ITEMS:**

11 **Item No. 1. Conditional Use:** The Providence City Administrative Land Use Authority will consider a  
12 request from Goldenwest Credit Union for a conditional use for a credit union in the Commercial  
13 Highway District (CHD), located at 84 South HWY 165, Providence, UT.

- 14 • S Bankhead said financial institutions are allowed in the CGD zone, but in the CHD zone, the  
15 council's intent was to reserve that zone for businesses that generate sales tax in order to  
16 supplement property tax as much as possible.
- 17 • 10-6-1 Use Chart establishes conditions. Incidental use can be used wherein the financial  
18 institution is located incidental to another business. The other use is non-sales tax generating  
19 business which is set up for stand-alone financial business.
- 20 • Conditions:
  - 21 ○ The applicant will continue to meet all relevant federal, state, county, and Providence  
22 City rules, laws, codes and ordinances related to the operation of a credit union in a CHD  
23 zone.
  - 24 ○ As per 10-6-1, the following conditions apply to a non-sales tax generating business  
25 (NSTGB) located in the CHD zone:
    - 26 ▪ Combined total of all NSTGB will be limited to no more than 15% of the  
27 combined existing gross leasable space of the buildings in the project area. The  
28 GLS of the building is based on the square footage of the ground floor; upper  
29 levels are not in the combined totals for or against the 15% limitation.
    - 30 ▪ The project area is the approved preliminary plat.
    - 31 ▪ Incidental uses in the project area are not computed in the 15% limitation.  
32 Therefore, America First Credit Union is not used in this calculation; however,  
33 Chase Bank and the property set aside for Deseret Federal Credit Union were  
34 taken into consideration for this calculation.
    - 35 ▪ NSTGB may be in a free standing building of its own part or a multi-tenant  
36 building with separate outside entrances for the public.
- 37 • Findings of Fact:
  - 38 ○ The following Providence City Code (PCC) list regulations and requirements to be  
39 considered.
    - 40 ▪ 10-3-5 Conditional Use Permits
    - 41 ▪ 10-6-1:G.4. Commercial/Related Uses. Bank/financial
    - 42 ▪ Official Zoning Map Revised February 3, 2015
- 43 • Conclusions of Law:
  - 44 ○ 10-3-5 allows the City to impose reasonable conditions: to mitigate the reasonably  
45 anticipated detrimental effects of the proposed use on the health, safety, or general  
46 welfare of persons residing, working, or conducting business in the vicinity; to mitigate  
47 injury to property in the vicinity; to mitigate any risk to safety of persons or property  
48 because of vehicular traffic or parking, large gatherings of people, or other causes . . .

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o 10-6-1: G.4. Commercial/Related Uses. Bank/financial are allowed as an incidental or a conditional use in a CHD zone.

- The property is owned by Amsource; they are also the developer and have provided a list of taxable and non-taxable area. At this point in time they are including the proposed 3,000 square feet for Goldenwest which will be a 94% taxable/6% non-taxable ratio. We are under the 15% and it will be a free standing building. Site plan will need to be reviewed by this body when it is ready.
- G Knighton said in reviewing the email from Amsource, it shows this as Pad F rather than Lot 2.
- S Bankhead said they are looking at the preliminary plat which is the entire overview.
- S Bankhead asked D Butterfield if they are purchasing or leasing this lot.
- D Butterfield said they are purchasing.
- S Bankhead said Pad F is the in-house lot for Amsource, but lot 2 has the legal description and that is the one Providence City will be looking at. She thinks the dimensions are correct; the discrepancy may be in the in-house number Amsource may be using.
- G Knighton said he does not have a problem with the zoning, but there appear to be site plan issues.
- S Bankhead said for the site plan the entire lot 2 needs to be shown.
- Rob Stapley had no questions or comments.

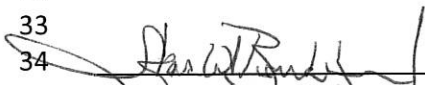
**Motion to grant the Conditional Use: G Knighton, second – R Stapley**

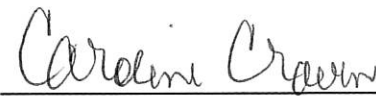
**Vote: Yea: S Bankhead, G Knighton, R Stapley**  
**Nay: None**  
**Abstained: None**  
**Excused: None**

**Motion to adjourn: G Knighton, second – R Stapley**

**Vote: Yea: S Bankhead, G Knighton, R Stapley**  
**Nay: None**  
**Abstained: None**  
**Excused: None**

Meeting adjourned at 9:45 am.  
Minutes recorded and prepared by C Craven.

  
 Skarlet Bankhead, Chairman

  
 Caroline Craven, Secretary