

**PROVIDENCE CITY
ADMINISTRATIVE LAND USE AUTHORITY
AGENDA – MONDAY, DECEMBER 14, 2015**

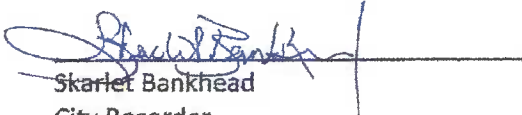
Providence City Office Building
15 South Main, Providence UT 84332

The Providence City Administrative Land Use Authority will hold a public meeting at the Providence City Office Building, 15 South Main, Providence UT at 9:30 AM to discuss the following items. Anyone interested is invited to attend.

ACTION ITEMS:

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

Agenda posted, sent to the Herald Journal, and submitted to the Utah Public Notice Website by Skarlet Bankhead on December 10, 2015.


Skarlet Bankhead
City Recorder

If you have a disability and/or need special assistance while attending the Providence City Administrative Land Use Authority meeting, please call 435-752-9441 before 5:00 p.m. on the day before the meeting.

PROVIDENCE CITY
Land Use Authority – Record of Decision
Meeting Date: 12/14/2015

Request: Approval of a conditional use for a credit union in a Commercial Highway District (CHD)

Item Type: Conditional Use

Applicant: Goldenwest Credit Union

Address: 84 South HWY 165

Parcel ID #: 02-2100-0202

General Plan:

Zone: CHD

Background Information:

1. Application was received 12/09/2015; application contained:
 - a. Providence City Application
 - b. Payment of \$100 fee
 - c. A copy of the County Recorder plat

FINDINGS OF FACT:

The following Providence City Code (PCC) list regulations and requirements to be considered.

1. 10-3-5 Conditional Use Permits
2. 10-6-1:G.4. Commercial/Related Uses. Bank/financial
3. Official Zoning Map Revised February 3, 2015

CONCLUSIONS OF LAW:

1. 10-3-5 allows the City to impose reasonable conditions: to mitigate the reasonably anticipated detrimental effects of the proposed use on the health, safety, or general welfare of persons residing, working, or conducting business in the vicinity; to mitigate injury to property in the vicinity; to mitigate any risk to safety of persons or property because of vehicular traffic or parking, large gatherings of people, or other causes . . .
2. 10-6-1: G.4. Commercial/Related Uses. Bank/financial are allowed as an incidental or a conditional use in a CHD zone.

CONDITIONS:

1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, ordinances related to the operation of a credit union in a CHD zone.
2. As per 10-6-1, The following conditions apply to a non-sales tax generating business (NSTGB) located in the CHD zone:
 1. The combined total of all NSTGB will be limited to no more than 15% of the combined existing gross leasable space (GLS) of buildings in the project area; the GLS of a building is based on the square footage of the ground floor; upper levels are not included in the combined totals for or against the 15% limitation.
 2. The project area is the approved preliminary plat.
 3. Incidental uses in the project area are not computed in the 15% limitation.
 4. NSTGB may be in a free standing building of its own or part of a multi-tenant building with separate outside entrances for the public.

PROVIDENCE CITY LAND USE APPLICATION

15 South Main * Providence UT 84332

435-752-9441 * Fax: 435-753-1586 * email: sbankhead@providence.utah.gov

Please note that each request has a checklist which specifies what information is required in order for your application to be complete and ready for processing. Please check the appropriate box for your type of application. Check only one box. Each application type requires a separate application. If you have questions, please ask.

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.

Development Review Committee, and/or Planning Commission, and/or City Council

Annexation	Exception to Title	Rezone
Code Amendment	Final Plat	Right-of-way Vacation
Concept Plan	General Plan Amendment	Site Plan
Conditional Use	Preliminary Plat	
Appeal Authority		
Appeal		Variance

**PLEASE NOTE: FILING FEES DO NOT INCLUDE PROFESSIONAL FIRM FEES.
THESE WILL BE BILLED SEPARATELY.**

Applicant's Name: Goldenwest Credit Union		
Address: 5025 South Adams Avenue, Ogden UT 84403		
Phone(s): 801-621-4550	Fax: 801-337-8396	E-Mail: dbutterfield@usucu.org

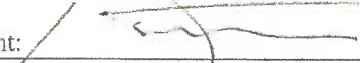
Party Responsible for Payment: Goldenwest Credit Union		
Billing Address: 5025 South Adams Avenue, Ogden UT 84403		
Phone(s): 801-621-4550	Fax: 801-337-8396	E-Mail: dbutterfield@usucu.org

Property Owner's Name (how it appears on a legal document): Goldenwest Federal Credit Union		
Address: 5025 South Adams Avenue, Ogden UT 84403		
Phone(s): 801-621-4550	Fax: 801-337-8396	E-Mail: dbutterfield@usucu.org

Architect/Engineer/Surveyor's Name: Bret Wahlen (AWA)		
Address: 2010 North Redwood Road, Salt Lake City UT 84416		
Phone(s): 801-521-8529	Fax: 801-521-9551	E-Mail: bretw@awaeng.com

Cache County Property Number(s): 02-210-0202	
Total Acreage: 1.00	Project Name:
City Address of Project (if applicable): 84 South Hwy 165, Providence UT	

I declare under penalty of perjury that I am the owner or authorized agent for the property which is the subject of application, and that the statements, answers, and documents submitted in connection with this application are true and correct to the best of my knowledge.

Signature of Applicant:  Date: 12/09/2015

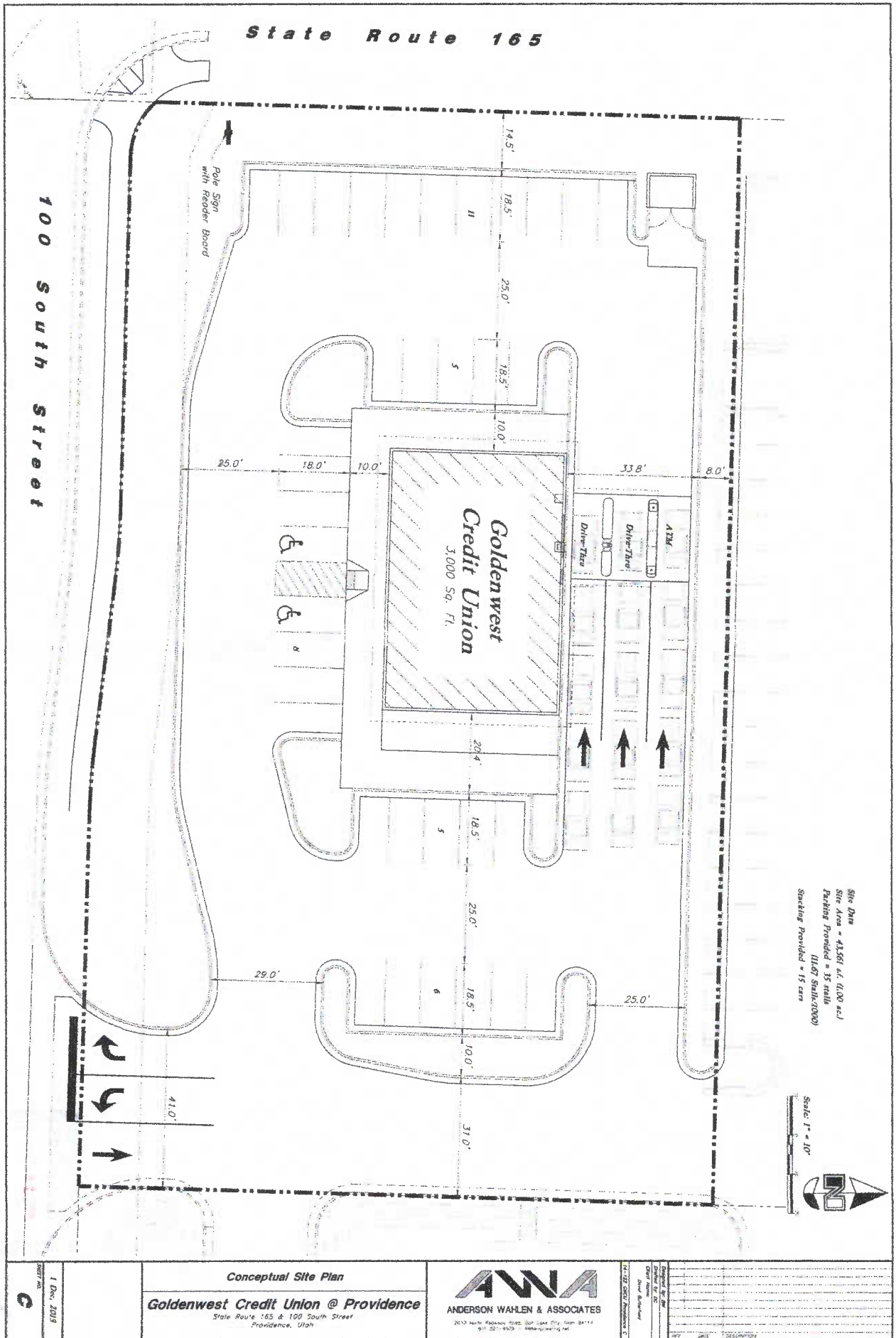
Do not complete below this line, for office use only.

Application Fee:
General Plan:
Zone:

Receipt Number:
Received By:
Date Stamp:

State Route 165

100 South Street



Conceptual Site Plan

Goldenwest Credit Union @ Providence
 State Route 165 & 100 South Street
 Providence, Utah

AWA
 ANDERSON WAHLEN & ASSOCIATES
 2013 North Parkview Street, Salt Lake City, Utah 84114
 801.521.9575 www.andersonwahlen.com

1 Dec. 2015
 SHEET NO. **C**



150 South Park Avenue
Suite 200
Providence, RI 02903-1111

603-421-1100
603-421-1100 ext. 100

December 1, 2015

Skarlet Bankhead
City Administrator
Providence City
15 S Main
Providence, UT 84332

RE: Amsource Providence LLC & Goldenwest Credit Union

Dear Skarlet,

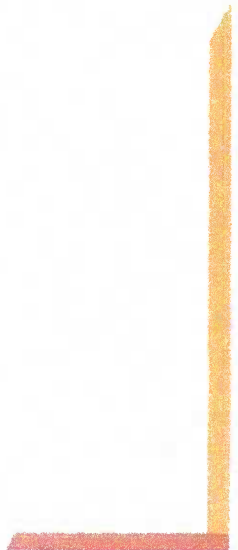
Amsource is under contract to sell Pad F on the NEC of Highway 165 & 100 South to Goldenwest Credit Union. Amsource grants permission to Goldenwest to seek approval for development from Providence City.

Should you have any questions please feel free to call me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lisa Vandersteen".

Lisa Vandersteen
Vice President
Amsource Companies



ALDER SQUARE COMMERCIAL SUBDIVISION-PHASE 2

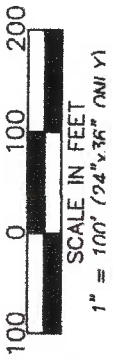
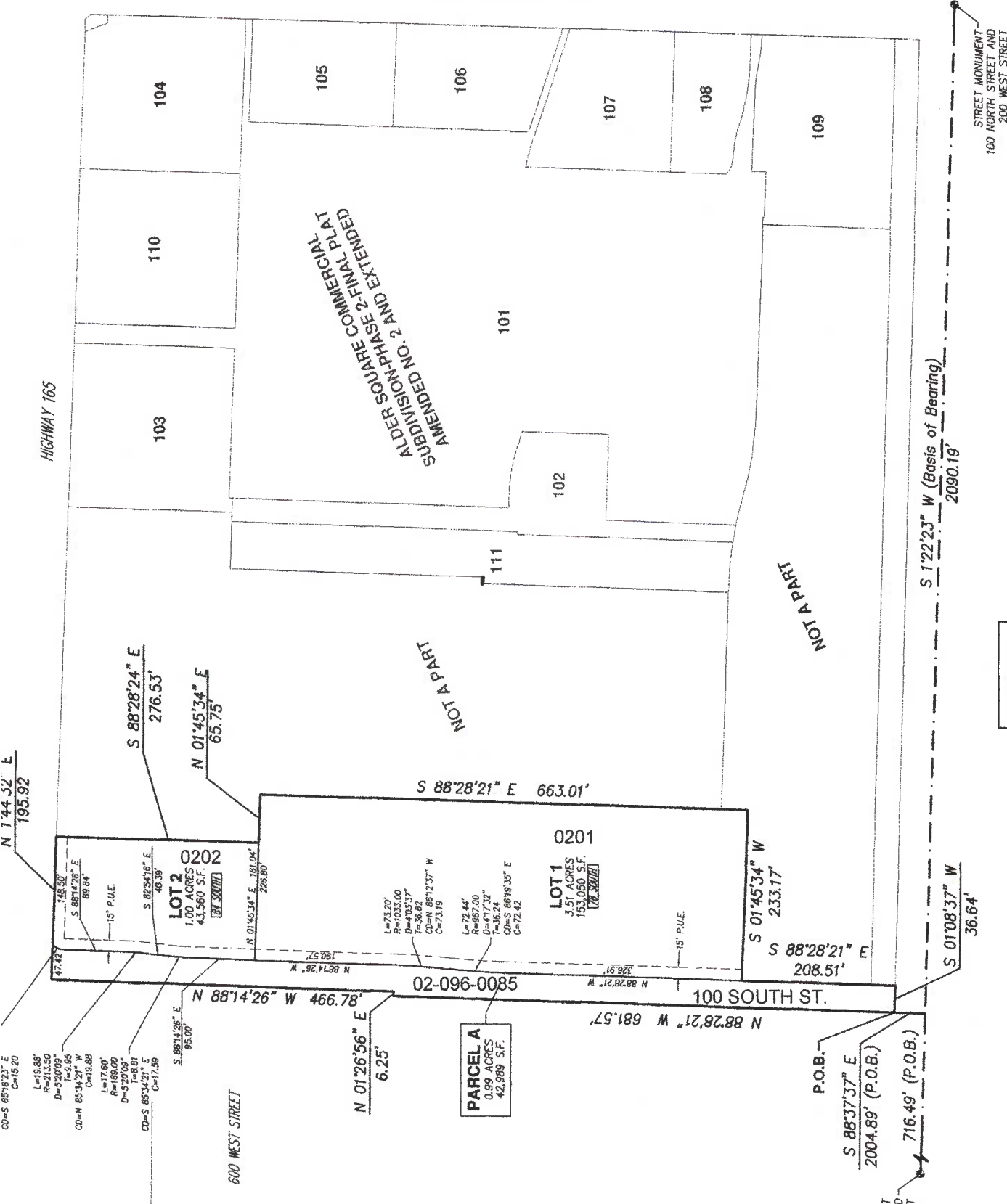
02-21
-2-

ALL OF LOTS 7 AND 8, BLOCK 27, PLAT 'A' PROVIDENCE FARM SURVEY A PART OF THE EAST HALF OF SECTION 9,
AND THE WEST HALF OF SECTION 10, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

TAX UNIT 09

Electronic On

100 NORTH ST.



FILED 8 SEP 201
ENT 1112496
MAP NO. 2014-27
SITE PAGE 02-08