

PROVIDENCE CITY
Land Use Authority – Record of Decision
Meeting Date: 10/31/2017

Request: Applicant is requesting approval of a commercial site plan for Quick Quack Car Wash

Item Type: Site Plan

Applicant: Dallas Hakes

Address: 50 North Hwy 165

Parcel ID #: 02-096-0087

General Plan: CGD

Zone: CHD

Background Information:

1. Application was received October 19, 2017; application contained:
2. Providence City Application
3. Payment of \$50 fee
4. A copy of the County Recorder plat
5. Cost Estimates for Landscaping

FINDINGS OF FACT:

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

1. 10-8-5: Commercial Zoned Districts; Site Development
2. 10-8-6: Parking Regulations
3. Providence City Department of Public Works Standards and Specifications Manual
4. Official Zoning Map Revised July 1, 2016

CONCLUSIONS OF LAW:

1. The applicant has submitted the completed application.

CONDITIONS:

1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, ordinances.
2. Lighting must be consistent with PCC 10-8-5:15.
3. The applicant is required to have 10% of the site landscaped. They have exceeded that amount and are landscaping 28.5% of the site. The amount of trees they are providing meets the 10% landscaping requirement. Applicant agrees to meet all landscaping conditions.
4. Please see attachment: October 6, 2017 Letter from Aaron Walker Logan City Fire Inspector.
 - a. Fire Apparatus Access shall extend to within 150' of all portions of the facility as measured by an approved route around the exterior of the building.
 - b. Fire hydrants shall be located within 400' of the building as measured by an approved route around the exterior of the building.
 - c. The building appears to be approx. 3,825 sq. ft. in size. According to Table B105.1 the fire flow for a combined fire area 3,825 sq. ft. of construction type V-B is 1,750 gpm for a duration of 2 hours and from not less than 1 hydrant. Fire Flow requirements are subject to change due to separation of fire areas and type of construction.
 - d. Fire flow to be reviewed and approved by the AHJ and Providence City.
5. This site plan approval does not give approval for sign placement or construction drawings.

DECISION:

The Providence Administrative Land Use Authority met on October 31, 2017.

Members present: Skarlet Bankhead, Max Pierce, Rob Stapley

The above Findings of Facts, Conclusions of Law, and Conditions were presented in the meeting.

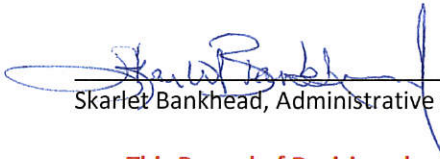
Motion to approve the site plan based on the findings of facts, conclusions of law, and conditions – M Pierce, second – R Stapley

Vote: Yea: S Bankhead, M Pierce, R Stapley
Nay: None
Abstained: None
Excused: None

Motion to adjourn the meeting: M Pierce, Second – R Stapley

Vote: Yea: S Bankhead, M Pierce, R Stapley
Nay: None
Abstained: None
Excused: None

Meeting adjourned


Skarlet Bankhead, Administrative Services Director


Bonnie Fuhriman, Secretary

This Record of Decision also serves as zoning approval. Applicant can begin the building permit process.