

1 **PROVIDENCE CITY LAND USE AUTHORITY**

2 **May 24, 2011 2:20 p.m.**

3 **Providence City Office Building**

4 **15 South Main, Providence, UT 84332**

6 **Call to Order: Skarlet Bankhead**

7 **Attendance: Randy Eck, Max Pierce**

8 **Audience Attendance: Chris & Sandra Checketts, Atty. Craig Carlston, Atty. Chris Daines**

10 **ACTION ITEM:**

11 **Item No. 1.** The Providence City Land Use Authority will consider for approval a request from Chris Checketts for a conditional use for a business located at 920 Canyon Road.

13 Chris Daines told the LUA that Chris and Sandra Checketts have complied with the conditions that the City has requested of them. They would like the LUA to grant them a conditional use.

15 S Bankhead said the ordinances governing this conditional use are light manufacturing from the use chart. Light Manufacturing can be allowed in the single family traditional zone as a conditional use if it is a home business that complies with Title 3 Chapter 4 Home Business, Title 4 Nuisance.

18 S Bankhead read the definition of light manufacturing.

19 She read the Title 10-3-5 E Conditional Business, Title 3-4-5 Home Business and Title 10-15 Sign Ordinance.

20 S Bankhead said the applicants have prepared a landscaping plan to help meet the requirements that the building be residential in character.

22 This will meet the requirements for storm water, screening and help reduce access onto the property,

23 Chris & Sandra Checketts have seen the landscaping plan and agree to it.

24 They have included the calculations for storm water retention and cost estimates for \$30,950. If Providence City continues to entertain this one of the requirements will be bonding at 110% so the project will be completed.

26 R Eck asked C Checketts to take him through the water process precisely backflow issues when using water.

27 C Checketts explained that when the granite is cut water is used to cool the cutting. The water is recycled into a pit where the water is taken up behind the shop into plastic containers filled with silt then back into the shop with another filter so the water is clean enough to polish the granite. The first pit is concrete, plastic, plastic back into the shop.

30 R Eck asked after polishing where does it go.

31 C Checketts said any excess water goes into a concrete vault outside and he uses it to water his landscaping. Some excess can go into the sewer system but it is very minimal.

33 M Pierce asked how often they add new water.

34 C Checketts said not very often. The only real cleaning of the silt is the first drainage. A friend uses the dried silt for his garden and the excess is disposed of.

36 R Eck asked about noise from the business. Has it been dealt with?

37 C Checketts said he talked to Val Simmons and he brought up a decibel meter to figure out what and where the noise is. A converter on the east side of the shop was causing the noise. They got rid of the converter.

39 V Simmons said the cement that formed a wall and a retaining wall formed a funnel that caused the noise to go straight north. After moving the converter there was no more noise.

41 R Eck asked who complained about the noise.

42 C Checketts said originally it came from the neighbors.

43 R Eck asked if they feel they have done everything they can to deal with the complaints.

44 C Checketts said he has no knowledge of any noise problems at this time.

45 S Bankhead asked Laura Fisher if she felt like the noise problem has been taken care of.

46 L Fisher said she is not sure that there has been any noise recently.

47 R Eck said he believes that this proposed landscape plan would help the noise if any is still getting out.

48 R Eck asked if any chemicals are used in the manufacturing. Your business falls into the source protection zone.

49 C Checketts said he would welcome the LUA to come up to the business and look at what is used.

50 C Daines said some of the conditions imposed on them have been noise, dust and travel conditions.

51 R Eck said if the conditional use is granted the business cannot grow anymore. The business is at its limit where it sits now.

53 M Pierce said the property had to be on the same parcel as the home.

54 S Checketts said there is a foot of property that is attached.


55 M Pierce asked about delivery trucks.

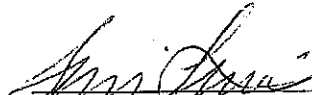
56 C Checketts said there are flatbed trucks that deliver the granite. A van like a glass truck is used for installation and delivery.

58 C Carlston asked about the time line for the landscaping.

1 S Bankhead said they have 45 days if the use is granted.  
2 Stan Checketts asked about the retention pond cost.  
3 S Bankhead said the \$30,950 is all of the landscaping not just the retention pond.  
4 S Bankhead described the landscaping plan and how it will help with the noise, dust, etc.  
5 S Bankhead said they have received a lot of information regarding this for the last 3 years. She would like to see this  
6 matter resolved but she doesn't want anything left out. She would like to think about this and formulate a list of  
7 conditions so nothing is left out.  
8 She would like to bring this back on June 14<sup>th</sup> for the decision.  
9 R Eck asked if the Checketts had a forklift.  
10 C Checketts told the LUA that he has a propane forklift.  
11 M Pierce asked how often there are deliveries.  
12 C Checketts said about every couple of weeks. UPS comes up everyday.  
13 **Motion to continue this until June 14<sup>th</sup>: R Eck, M Pierce second**  
14 **Vote: Yea: S Bankhead, R Eck, M Pierce second**  
15 **Nay: None**  
16 **Abstain: None**  
17 **Excused: None**  
18  
19 **Motion to adjourn: M Pierce, R Eck second**  
20 **Vote: Yea: S Bankhead, R Eck, M Pierce**  
21 **Nay: None**  
22 **Abstain: None**  
23 **Excused: None**  
24

25 Meeting adjourned at 3:10 p.m.  
26 Minutes taken and prepared by Terri Lewis

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31 Scarlet Bankhead, Chairman

  
Terri Lewis, Secretary