

1 **PROVIDENCE CITY**  
2 **ADMINISTRATIVE LAND USE AUTHORITY MINUTES**

3 Thursday, July 31, 2014 9:45 am  
4 Providence City Office Building  
5 15 South Main, Providence UT 84332  
6

7 Call To Order: S Bankhead  
8 Attendance: S Bankhead, R Eck, G Knighton  
9 Audience Attendance: Derrick Andersen  
10

11 **ACTION ITEMS:**

12 Item No. 3 will be considered first.

13  
14 **Item No. 3.** The Providence City Administrative Land Use Authority will consider a request from Derrick  
15 Andersen for conditional use for a garden and greenhouse plants and produce for retail sales located at  
16 51 South 300 East, Providence.

- 17 • Mr. Anderson explained changes that he has made to the original application.
- 18 • S Bankhead said Kaitlyn and Will need to be the primary partners and they aren't mentioned on  
19 anything. They have to be included since this is a home business. Skarlet read the ordinance for  
20 a home business.
- 21 • R Eck asked the size of the parcel in discussion. D Andersen said he had about .6 acres planted.
- 22 • S Bankhead said there are a few issues in play; first – this needs to qualify as a home business,  
23 second – conditional use permit in SFT zone; third – the owner or lessee needs to live on the  
24 premise. Skarlet will contact Mr. Barnes from NRCS for clarification on his comments to Mr.  
25 Andersen and will also contact the City attorney.

26 **Motion to continue this request until a new application can be made that meets the conditions asked**  
27 **for: R Eck, second – G Knighton**

28 **Vote: Yea: S Bankhead, R Eck, G Knighton**  
29 **Nay: None**  
30 **Abstained: None**  
31 **Excused: None**  
32

33 **Item No. 1.** The Providence City Administrative Land Use Authority will consider a request from  
34 Christalee Anderson for a conditional use for a preschool to be located at 191 South 200 East,  
35 Providence.

- 36 • Christalee Anderson was not at the meeting.
- 37 • S Bankhead said C Anderson submitted her marketing plan back in December 2013, but at that  
38 time wasn't sure if she was going to move forward with this. She did have a fire inspection done  
39 on July 9, 2014. This is an application for a pre-school not a daycare. She would like to operate  
40 on Tuesday, Wednesday and Thursday. Drop off/pick up area was discussed.
- 41 • R Eck has done a traffic survey at this location. There is no curb, gutter or sidewalk at this  
42 location and no on-street parking. The area shown as parking is not plowed during the winter.

43 **Motion to continue to next ALUA meeting at which time Randy will provide traffic study, speeds,**  
44 **number of cars, etc.: R Eck, second – G Knighton**

45 **Vote: Yea: S Bankhead, R Eck, G Knighton**

1            **Nay:**            **None**  
2            **Abstained:**       **None**  
3            **Excused:**         **None**

4 **Item No. 2.** The Providence City Administrative Land Use Authority will consider a request from Jade  
5 Consulting LLC for site plan approval for Tractor Supply to be located at 78 South SR165, Providence.


- 6        • S Bankhead said this is a commercial site plan, not a conditional use. The site plan has been  
7        reviewed by DRC and DRC feels it can move forward. The applicants will have to post a site  
8        bond. They cannot start construction until ALUA has a final plat and minimum improvements are  
9        made on 100 South per ordinance. Some site work can move forward but no installation work  
10       and no building permit can go forward until minimal improvements are made. The first  
11       opportunity for the Development Agreement approval by the Council will be August 12, 2014.  
12       Wet lands questions need to be addressed.
- 13       • G Knighton felt like as long as bonds were in place the work can move forward.
- 14       • **Conditions:**
  - 15            ○ Site plan can be approved conditionally on the recording of the final plat which can't  
16            move forward until some of the mitigation is resolved.
  - 17            ○ Prior to the issuance of the building permit, minimum improvements need to be  
18            installed at 100 South. However, once bonds are posted, site work may begin.

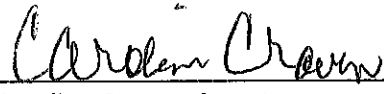
19 **Motion to approve based on the above listed conditions being met: G Knighton, second – R Eck**

20 **Vote: Yea:**            **S Bankhead, R Eck, G Knighton**  
21            **Nay:**                **None**  
22            **Abstained:**       **None**  
23            **Excused:**         **None**

24  
25 **Motion to adjourn: G Knighton, second – R Eck**

26 **Vote: Yea:**            **S Bankhead, R Eck, G Knighton**  
27            **Nay:**                **None**  
28            **Abstained:**       **None**  
29            **Excused:**         **None**

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Skarlet Bankhead, Chairman

  
\_\_\_\_\_  
Caroline Craven, Secretary

ADMINISTRATIVE LAND USE AUTHORITY

July 31, 2014

Please Sign In

**Name**

**City of Residence**

Lined area for Name

Lined area for City of Residence

