

1 **PROVIDENCE CITY**
2 **ADMINISTRATIVE LAND USE AUTHORITY MINUTES**
3 **TUESDAY, June 20, 2017 9:00 am**
4 Providence City Office Building
5 164 North Gateway Drive, Providence UT 84332
6

7 Attendance: Skarlet Bankhead, Max Pierce, Rob Stapley
8 Others: Bonnie Fuhriman, Zoning/Minutes - Shaun Young, Anderson Wahlen & Associates

9 **Item No. 1. Site Plan:** The Providence City Administrative Land Use Authority will consider a request by Shaun
10 Young for approval of a commercial site plan for Black Bear Diner located at 68 North HWY 165, Providence UT.

11 **FINDINGS OF FACT:**

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

- 13 1. 10-8-5: Commercial Zoned Districts; Site Development
- 14 2. 10-8-6: Parking Regulations
- 15 3. Providence City Department of Public Works Standards and Specifications Manual
- 16 4. Official Zoning Map Revised July 1, 2016

17 **CONCLUSIONS OF LAW:**

- 18 1. PCC 3-4-4 – The applicant has submitted the completed application.

19 **CONDITIONS:**

- 20 1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws,
21 codes, ordinances.
- 22 2. Lighting must be consistent with PCC 10-8-5:15. Any additional lighting involved that is not shown in the
23 current plans will need to comply with this ordinance.
- 24 3. The applicant is required to have 10% of the site landscaped. They have exceeded that amount and are
25 landscaping 25% of the site. The amount of trees they are providing meets the 10% landscaping
26 requirement.
- 27 4. Relocation of the fire hydrant and utilities as needed with the coming of the improvements of the lot to
28 the south and the relocation of the access to the south, will need to be coordinated with Providence City
29 and the Logan Fire Department so that all regulations are met and there are no negative impacts on this
30 property. Water lines will need to have P.U.E.'s.
- 31 5. This site plan approval does not give approval for sign placement or construction drawings.

32 **Additional Discussion:**

- 33 • We are only approving the site plan, not the construction drawings. Max and Rob will review
34 construction drawings and Max Pierce, City Engineer will sign them when approval is given.
- 35 • Shaun Young believes there will be at least two, maybe three more lights. They will most likely be
36 located in the central islands in the parking lot. They are waiting for the access relocation to be
37 finalized before the final lighting plans can be drawn up. The new lighting plans will be submitted to
38 Max for review with the construction drawings.
- 39 • The placement of the sign is located on the site plan. This location has not been finalized and is
40 waiting on the access relocation before official sign placement can be determined.
- 41 • Based on the information we received in this meeting from Shaun Young, the 8" waterline will need
42 to be moved. It appears that the fire hydrant on the south east corner will be relocated and a
43 determination will be made if two fire hydrants will be required. Further review will be required by
44 Providence City and the Logan Fire Department once the location of the waterline and hydrants are
45 determined.

46
47 **DECISION:**

48 The Providence Administrative Land Use Authority met on June 20, 2017.

49 Members present: Skarlet Bankhead, Max Pierce, Rob Stapley

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

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

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

Motion to adjourn the meeting: R Stapley

Second: M Pierce

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

Meeting adjourned


Skarlet Bankhead, Administrative Services Director


Bonnie Fuhriman, Secretary