

1 **Providence City**
2 **Administrative Land Use Authority**
3 **Minutes – February 12, 2020 3:00 pm**
4 Providence City Office Building
5 164 North Gateway Drive, Providence UT 84332
6

7 Member attendance: Skarlet Bankhead, Administrative Services Director; Max Pierce, City Engineer; Rob Stapley,
8 Public Works Director.

9 Other attendance: Ryan Snow, City Manager; Diane Campbell, Zoning Office Specialist; Justin Campbell,
10 representing JB Accounting.
11

12 **Item No. 1 – Commercial Site Plan:** The Providence City Administrative Land Use Authority will consider for
13 approval a request by Justin Campbell for a Commercial Site Plan for JB Accounting Office Bldg. located at 200 N
14 Gateway Dr. Providence, UT
15

16 **Background Information:**

17 A complete application was received January 15, 2020; application contained:

- 18 1. Commercial Site Plan Application.
- 19 2. Payment of \$100 fee.
- 20 3. Rob Stapley, Public Works director, inspected the current infrastructure on January 23, 2020.
- 21 4. Diane Campbell, Office Specialist, reviewed and signed the Zoning Permit.
22

23 **FINDINGS OF FACT:**

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

- 25 1. 10-8-5 Commercial Zoned Districts; Site Development
- 26 2. Official Zoning Map Revised Jan. 2019
27

28 **CONCLUSIONS OF LAW:**

- 29 1. The property is located in a CGD zone.
- 30 2. The applicant meets the requirements of 10-8-5 with the following conditions.
31

32 **CONDITIONS:**

- 33 1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws,
34 codes, ordinances.
- 35 2. The applicant has met the parking requirements. Once the construction drawings are reviewed and
36 approved, if any changes to the construction drawings are made, the parking will need to be reviewed to
37 make sure it still meets Providence City standards.
- 38 3. Approval by the City of any application submitted or paperwork does not alleviate the owners and/or their
39 agents from their responsibility to understand and conform to local, state, and federal laws. Providence
40 City's approval is not intended to and cannot be construed to allow any laws to be violated.
41

41 **Comments:**

- 42 • S Bankhead said that the site plan appears to meet our requirements. R Stapley and M Pierce agreed.
- 43 • S Bankhead said that we will need to be aware of the parking situation depending on the uses that come
44 into the building. J Campbell said that his client is aware of this.
- 45 • R Stapley asked if there are plans for the use of the proposed building. J Campbell said that there are not
46 yet plans.
- 47 • S Bankhead reminded the applicant to have the property corners staked so that the building officials can
48 do their footings and foundation inspection.
- 49 • R Stapley said that because the infrastructure is already in, the applicant shouldn't have to come back for
50 a preconstruction meeting before beginning construction. M Pierce agreed.
51

51 **Motion to approve the commercial site plan for the JB Accounting office building located at 200 N Gateway**
52 **Drive, Providence, Utah: — M Pierce, second — R Stapley**

53 **Vote:**
54 **Yea: S Bankhead, M Pierce, R Stapley**
55 **Nay:**
56 **Abstained:**
57 **Excused:**
58

59 **Motion to adjourn: — R Stapley, second — M Pierce**
60 **Vote:**
61 **Yea: S Bankhead, M Pierce, R Stapley**
62 **Nay:**
63 **Abstained:**
64 **Excused:**

65 Meeting adjourned at approximately 3:07 PM
66 Minutes prepared by Jesse Bardsley
67

68
69
70
71 _____
72 Skarlet Bankhead, Chair
73

74
75
76
77
78
79

DRAFT