

1 **Providence City Administrative Land Use Authority (ALUA) Minutes**  
2 **Wednesday, July 21, 2021 2:35 PM**  
3 Providence City Office Building 164 North Gateway Drive, Providence UT 84332  
4 **This meeting was live streamed on Providence City's YouTube Channel**

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6 **Call to Order:** Skarlet Bankhead, Chair  
7 **Members in Attendance:** Skarlet Bankhead, Rob Stapley, Max Pierce  
8 **Others in Attendance:** Ryan Snow, Tyler Cameron, Diane Campbell, April Fredrickson, Jessica Williamson  
9 **Excused:** None

10  
11 \*Items 2-4 were discussed first and together.

12  
13 **Item No. 1 - Conditional Use – Pool:** The Providence City Administrative Land Use Authority will consider for  
14 approval a request by River Pools of Salt Lake for Brent Miller for a pool located at 254 N. 850 E., Providence, UT.

15  
16 \*There was no representation.

17 **Motion to continue this item for next time: — M. Pierce, second — R. Stapley**

18 **Vote:**  
19 **Yea:** S. Bankhead, M. Pierce, R. Stapley  
20 **Nay:** None  
21 **Abstained:** None  
22 **Excused:** None

23  
24 **Item No. 2 - Conditional Use – Townhomes:** The Providence City Administrative Land Use Authority will consider  
25 for approval a request by Visionary Homes for a townhome building located at 555-565 N. 100 E., Providence, UT  
26 (Vineyard Bldg. 12).

27  
28 **Background Information:**

- 29 Complete Application was received July 9, 2021; application contained:
- 30 1. Providence City Conditional Use application and Residential Site Plan application
  - 31 2. Payment of \$100 application fee.
  - 32 3. Rob Stapley, Providence City Public Works Director, inspected the current infrastructure on July 12, 2021.

33  
34 **FINDINGS OF FACT:**

- 35 1. UCA 10-9a-507. Conditional Uses allow a municipality to adopt a land use ordinance that includes  
36 conditional uses and provisions for conditional uses that require compliance with standards set for in an  
37 applicable ordinance.
- 38 2. Providence City Code (PCC) 10-5 Sensitive Areas, Section 1 Conditional use permit required states, all  
39 requests for permits involving a lot, parcel or site located wholly or partially within an area subject to the  
40 Hazard Flood (HF), Hazard Slope (HS), Hazard Water Table (HW) or Hazard Earthquake Primary Fault (HE),  
41 Hazard Wildfire (WF) regulations, shall be dealt with as a request for a conditional use permit under the  
42 provisions of Section 10-3-5 of this Title. All applications shall comply with the following regulations before  
43 any permit shall be issued.
- 44 3. PCC 10-3-5 Conditional Use Permits allows the City to impose reasonable conditions: to mitigate the  
45 reasonably anticipated detrimental effects of the proposed use on the health, safety, or general welfare  
46 of persons residing, working, or conducting business in the vicinity; to mitigate injury to property in the  
47 vicinity; to mitigate any risk to safety of persons or property because of vehicular traffic or parking, large  
48 gatherings of people, or other causes.

49  
50 **CONCLUSIONS OF LAW:**

- 51 1. Providence City has adopted land use ordinances that include conditional uses and provisions for  
52 conditional uses.

- 53 2. This parcel is in a Hazard Water Table area.  
54 3. Providence City has the authority to impose reasonable conditions to mitigate the reasonably anticipated  
55 detrimental effects of the proposed use.  
56 4. The request meets the requirements of the Codes listed in the Findings of Fact with the following  
57 conditions:  
58

59 **CONDITIONS:**

- 60 1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws,  
61 codes, and ordinances.  
62 2. The applicant will mitigate Hazard Water Table by: See High Water Mitigating Strategies.  
63 3. This conditional use is for the townhomes building only as shown on the plat map date stamped July 12,  
64 2021.  
65 4. Payment of fees listed on the Providence City Zoning Permit.  
66 5. Approval by the City of any submitted application or paperwork does not alleviate the owners and/or  
67 their agents from their responsibility to understand and conform to local, state, and federal laws.  
68 Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.  
69

70 **Comments:**

- 71 • S Bankhead stated that under the mitigation strategy the single-family homes are attached to a land  
72 drain. It is slab on grade but meets that strategy.  
73 • R Stapley suggested since they were all in the subdivision combining items 2,3 and 4 in the discussion.  
74

75 **Item No. 3 - Conditional Use – New Home:** The Providence City Administrative Land Use Authority will consider  
76 for approval a request by Visionary Homes for a new home located at 144 E. 520 N., Providence, UT (Vineyard lot  
77 78)

79 **Background Information:**

80 Complete Application was received July 14, 2021; application contained:

- 81 1. Providence City Conditional Use application and Residential Site Plan application  
82 2. Payment of \$100 application fee  
83 3. Rob Stapley, Providence City Public Works Director, inspected the current infrastructure on July 16, 2021.  
84

85 **\*Findings of Fact, Conclusions of Law, and Conditions except for two are the same as in Item 2.**  
86

87 **CONDITIONS:**

- 88 1. The applicant will mitigate Hazard Water Table by:  
89 a. See submitted mitigation letter and Window Well Drain Detail  
90 2. This conditional use is for the residence only as shown on the site plan date stamped July 14, 2021.  
91

92 **Item No. 4 - Conditional Use – New Home:** The Providence City Administrative Land Use Authority will consider  
93 for approval a request by Visionary Homes for a new home located at 94 E. 520 N., Providence, UT (Vineyard Lot  
94 83).  
95

96 **Background Information:**

97 Complete Application was received July 8, 2021; application contained:

- 98 1. Providence City Conditional Use application and Residential Site Plan application  
99 2. Payment of \$100 application fee  
100 3. Rob Stapley, Providence City Public Works Director, inspected the current infrastructure on July 12, 2021.  
101

102 **\*Findings of Fact, Conclusions of Law, and Conditions except for two are the same as in Item 2.**  
103

104 **CONDITIONS:**

- 105 1. The applicant will mitigate Hazard Water Table by:  
106 a. See submitted mitigation letter and Window Well Drain Detail  
107 2. This conditional use is for the residence only as shown on the site plan date stamped July 8, 2021.  
108

109 **Comments:**

- 110 • S Bankhead read from the GIS parcel summary explaining the mitigation strategies for single family  
111 homes. It was by A. Cache Corp on June 5, 2019.
- 112 • S Bankhead cautioned J Williamson to make sure the exterior facades as they are being built meet the  
113 plans that they were looking at in the meeting and that the planning commission had approved. Then A  
114 Fredrickson will need to be informed as well.
- 115 • R Stapley asked about the different color codes on the plan, and it was clarified that it was for different  
116 floor plan layouts in the subdivision.
- 117 • S Bankhead reminded J Williamson to have the property lines surveyed so that when the building  
118 department comes out to check setbacks, they have those lines to go off of.  
119

120 **Motion to approve item number 2 for the townhome building located at 555-556 N. 100 E., item number 3 for**  
121 **the home located at 144 E. 520 N., and item number 4 for a home at 94 E. 520 N. based on the Findings of Fact,**  
122 **Conclusions of Law, and Conditions: — R. Stapley, second — M. Pierce**

123 **Vote:**

124 **Yea: S. Bankhead, M. Pierce, R. Stapley**

125 **Nay: None**

126 **Abstained: None**

127 **Excused: None**  
128

129 **Motion to adjourn: — R. Stapley, second — M. Pierce**

130 **Vote:**

131 **Yea: S. Bankhead, M. Pierce, R. Stapley**

132 **Nay: None**

133 **Abstained: None**

134 **Excused: None**  
135

136 Meeting adjourned at approximately 3:50 PM

137 Minutes prepared by Kris Hobbs Clemente  
138

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140 \_\_\_\_\_  
141 Skarlet Bankhead, Chair  
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