

1 **Providence City Administrative Land Use Authority (ALUA) Minutes**

2 **Wednesday, December 8, 2021 2:30 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

8 **Others in Attendance:** Ryan Snow, Tyler Cameron, Diane Campbell, Randy Gnehm, April Fredrickson

9 **Excused:** Max Pierce

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11 **Item – Commercial Site Plan** The Providence City Administrative Land Use Authority will consider for approval a
12 request by Sorensen & Gnehm Construction for CA Fullmer Family LLC for a commercial building located at 595 W.
13 465 N. Providence UT. [EXHIBIT](#)

14
15 **Background Information:**

16 A complete application was received December 6, 2021; application contained:

- 17 1. Commercial Site Plan Application.
- 18 2. Payment of \$50 fee.
- 19 3. Rob Stapley, Public Works director, inspected the current infrastructure on December 7, 2021.

20
21 **FINDINGS OF FACT:**

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

- 23 1. 10-8-5 Commercial Zoned Districts; Site Development
- 24 2. Official Zoning Map Revised January 2020.

25
26 **CONCLUSIONS OF LAW:**

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

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30 **CONDITIONS:**

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

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40 **Comments:**

- 41 • D Campbell read from the staff report.
- 42 • Steve Earl was contacted to make sure everything was okay on the landscaping. He said the parking and
43 everything that was designed was with office space.
- 44 • S Bankhead went over the rules and requirements for the space.
- 45 • R Stapley voiced his concerns saying generally you utilize both sewers that go to the building and the
46 applicant was only using one sewer but both waters.
- 47 • There was clarification that there was a fire hydrant right across the street.
- 48 • R Stapley also brought up the irrigation line and how it was a little crooked and asked if they were
49 planning to change it, R Gnehm said it won't be moved.
- 50 • There was a discussion about redoing the curve of the sidewalk.

52 **Motion to approve the request by Sorensen and Gnehm Construction for CA Fullmer Family LLC building located**
53 **at 595 West 465 North with the conditions stated in the staff report; we need to finish up on the NOI and make**
54 **sure we have the official copy, not the draft. Also, if Aaron Walker’s letter comes in with anything on it, all of**
55 **the fire requirements must be met. Two waters and one sewer are what will be utilized.:** — S. Bankhead,
56 second — R. Stapley

57 **Vote:**
58 **Yea:** S. Bankhead, R. Stapley
59 **Nay:** None
60 **Abstained:** None
61 **Excused:** M. Pierce

62
63 **Motion to adjourn:** — R. Stapley, second — S. Bankhead

64 **Vote:**
65 **Yea:** S. Bankhead, R. Stapley
66 **Nay:** None
67 **Abstained:** None
68 **Excused:** M. Pierce

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70 Meeting adjourned at approximately 2:46 PM
71 Minutes prepared by Kris Hobbs Clemente

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76 Skarlet Bankhead, Chair

DRAFT