

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

2 **Wednesday, March 16, 2022, 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 : [ALUA 3/16/2022 - YouTube](#)**

5
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, Danny Macfarlane

9 **Excused:** Max Pierce

10
11 **Item 1 – Commercial Site Plan:** The Providence City Administrative Land Use Authority will consider for approval a request by DADA, LLC (Danny Macfarlane) for a commercial building located at 498 W 100 S Providence UT.

12 **EXHIBIT**

13
14
15 **Background Information:**

16 A complete Commercial Site Plan application was received March 3, 2022.

- 17 1. Rob Stapley, Public Works director, inspected the current infrastructure on March 7, 2022.

18
19 **FINDINGS OF FACT:**

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

- 21 1. 10-8-5 Commercial Zoned Districts; Site Development.
22 2. Official Zoning Map Revised March 2021.

23
24 **CONCLUSIONS OF LAW:**

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

27
28 **CONDITIONS:**

- 29 1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws,
30 codes, ordinances.
31 2. The applicant will provide a landscape planting list.
32 3. Approval by the City of any application or paperwork submitted does not alleviate the owners and/or their
33 agents from their responsibility to understand and conform to local, state, and federal laws. Providence
34 City's approval is not intended to and cannot be construed to allow any laws to be violated.

35
36 **Comments:**

- 37 • D Campbell read the staff report.
38 • S Bankhead asked about the parking dimensions and a discussion followed. Parties discussed parking and
39 curb dimensions, lighting and the current code regarding them.
40 • S Bankhead went over what was stated in Aaron Walker's letter about the fire hydrant placement. The
41 location of the fire hydrant was discussed. Parties reviewed the maps and locations of the fire hydrants. D
42 Macfarlane discussed with the ALUA board the plan notes from the original submission.
43 • S Bankhead asked D Macfarlane about his notes saying that lot 2 showed six trees. D Macfarlane
44 explained his ideas about the trees in phase 5. S Bankhead asked D Macfarlane to have his architect send
45 a list of what the plants will be and for Diane to add to the conditions that there needs to be a landscape
46 planting list.
47 • S Bankhead read from Aaron Walker's review letter dated March 10, 2022.
48 • S Bankhead asked what the building height would be. D Macfarlane said that the elevation was 29 feet.
49 • R Stapley brought up the exterior lights that would be put up. A discussion followed; Mr. Macfarlane
50 indicated that the structure would be used as an office building.
51 • D Macfarlane asked what the total fee would be, and D Campbell asked if he's in the same development
52 and would he still need a sewer and water connection fee? Parties indicated that they are separate

53 connections.

54

55 **Motion to approve Danny Macfarlane's Commercial Site Plan for 498 West 100 South:** — R. Stapley, second —

56 – S. Bankhead

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

69

70 Meeting adjourned at approximately 2:54 PM

71 Minutes prepared by Kris Hobbs Clemente

72

73

74

75

76


Skarlet Bankhead, Chair