

1 Providence City Administrative Land Use Authority (ALUA) Minutes

2 May 25, 2022 – 10:00 am

3 Providence city office building 164 north gateway drive, Providence Ut 84332

4 **This meeting was live streamed on Providence city’s YouTube Channel:** [Administrative Land Use Authority](#)
5 [5/25/2022 - YouTube](#)

6
7 **Call to Order:** Skarlet Bankhead, Chair

8 **ALUA Members Present** – Skarlet Bankhead, Rob Stapley & Max Peirce

9 **Staff Present** – Ryan Snow, Diane Campbell, Ty Cameron & Mitch Turley

- 10
11 • Skarlet Bankhead took attendance of members and staff present. Indicated that Aaron Walker, Deputy
12 Fire Marshall is also present for today’s meeting.
13 • Skarlet Bankhead reviewed with all present the items on today’s agenda.
14

15 **Item No.1 - Conditional Use Site Plan:** The Providence City Administrative Land Use Authority will consider
16 for approval a request by Michael and Laurie Johnson for two residential short-term rental units located 380 S.
17 250W., Providence UT. **(EXHIBIT)**
18

- 19 • Skarlet Bankhead called item 1, gave a brief introduction, and indicated that Michael Johnson, applicant,
20 was present. Ms. Bankhead asked Diane Campbell to give an overview of the staff report.
21 • Diane Campbell gave an overview of the staff report reviewing with the parties the findings of fact,
22 conclusions of law and conditions which included the applicants needing to obtain a business license,
23 meet all requirements of a home business as listed in the code, meet all requirements from fire inspector,
24 continue to meet the definition of “Bed and Breakfast Residential”, and comply will all State, Federal,
25 County and City codes and regulations.
26 • Parties indicated they have no questions or comments regarding the staff report. Michael Johnson is
27 called up to discuss his application. Michael commented on the parking for the area and that parking will
28 not be an issue.
29 • Skarlet Bankhead reviewed with Mr. Johnson the rules and regulations governing a home business and
30 making sure they comply with everything that is listed. Ms. Bankhead indicated that they would need to
31 watch for excessive noise, keeping up the aesthetics of the building and lawn, parking, pollution, overall
32 neighborhood peace etc. Indicated that this is a conditional use and will be treated as such. Emphasized
33 making sure their occupants follow the rules and comply with what is set forth.
34 • Parties discussed approval from the fire department. Aaron Walker, Deputy Fire Marshall, commented
35 that they will walk through when the time comes to make sure everything is up to code.
36

37 **Motion to approve the conditional use request with its accompanying staff report which includes the**
38 **Findings of Fact, Conclusions of Law, and conditions – Max Pierce 2nd Rob Stapley.**

39 **Vote:**

40 **Yea- Skarlet Bankhead, Rob Stapley & Max Pierce.**

41 **Ney-**

42 **Absent-**

43 **Abstained-**

44
45 **Motion passes.**
46

47 **Item No. 2 – Commercial Site Plan:** The Providence City Administrative Land Use Authority will consider
48 for approval a request by Roger Dahle with Blackstone Products located at 549 S. Hwy 165., Providence UT.

49 **(EXHIBIT)**

- 51 • Skarlet Bankhead called item 2, gave a brief introduction, explained the purpose and responsibilities of
52 the ALUA and asked Robert Dahle, applicant, to introduce his team.
- 53 • Robert Dahle indicated that with him today was Joe Jacoby, Architect, and Tyler Cody Engineer from
54 Civil Solutions Group. Ms. Bankhead asked Diane Campbell to give an overview of the application and
55 staff report.
- 56 • Diane Campbell gave an overview of the staff report reviewing with the parties the findings of fact,
57 conclusions of law, and conditions which included applicants submitting plans for infrastructure
58 including but not limited to water sewer, stormwater, and frontal improvements, complying with all
59 federal, state, county and city rules and laws.
- 60 • Mr. Dahle indicated that the drawings were not final but were just a starting point. Parties review the
61 application packet and what the developers potential plans were for the area.
- 62 • Aaron Walker, Deputy Fire Marshall, reviewed with the parties his report and noted at the moment he
63 has looked into access points, fire hydrant locations, water model, general public safety, overall site plan
64 and aerial access. Indicated that overall, at the moment, everything seems workable.
- 65 • Joe Jacoby, Architect for the project, reviewed with the ALUA their current plans for the area and how
66 things will hopefully work. Indicated that they are still working out what to do in some areas, stated that
67 phase 1 would be the building with phase 2 being the landscaping and trials.
- 68 • Ms. Bankhead asked if there were any available dimension for the flood plain. Mr. Jacoby responded
69 that at the moment there are not but that he would provide those. Tyler Cody, engineer, commented that
70 they are currently working on that.
- 71 • Skarlet Bankhead indicated that they did have a pre application meeting and noted who was present.
72 Parties discussed the landscaping for the area and the CHD zone requirements. Mr. Jacoby indicated that
73 they have met with UDOT and discussed what they were recommending.
- 74 • Robert Dahle asked about plans for the area regarding traffic lights and access. Max Pierce commented
75 on the corridor agreement and discussed the 500 S roadway and possible connection plans for the area.
- 76 • Skarlet Bankhead asked if there were any traffic studies required by UDOT and if they knew how many
77 employees would be working there. Mr. Dahle responded that they plan on having 200 to 225 employees
78 working there. Parties discussed expansion plans. Mr. Jacoby indicated that the site plan did show
79 possible extension for the future.
- 80 • Skarlet Bankhead indicated that County Planners would like to see trails or walking paths for the area.
81 Mr. Dahle indicated that they are open to that idea and would like to, if possible, connect to the river
82 walk pathway.
- 83 • Parties discussed utilities for the area. Rob Stapley, Public Works Director, indicated that the are my
84 require a loop line and gravity sewer system. Tyler Cody commented on the water lines and their
85 locations and possible solutions they are working on which also includes a lift station.
- 86 • Mr. Jacoby asks about the utilities and possibly doing a site utility grading package which would permit
87 certain work to start sooner rather than later. Max Pierce, City Engineer, indicated that the city would be
88 responsible for approving that and making sure everything was in place.
- 89 • Parties discussed the wetlands and Geotech study. Parties discussed storm water retention and their
90 plans for that. Mitch Turley, City Zoning & Storm Water, commented on the need for a SWIFT report
91 and getting that in early rather than later.

- Mr. Jacoby asked about cost estimate requirements. Skarlet Bankhead responded that it is required for landscaping plans, public utilities, proper bonding, and improvements, especially along the highway. Parties discussed the lighting that would be required along the highway and fiber connections.
- Mr. Jacoby asks about doing a possible lift station and who would be responsible for it. Ryan Snow, City Manager, indicated that City Council was committed to providing one crossing for the highway for connections but have not approved a lift station. Parties discussed the possibility or reimbursements if it deals or helps with city infrastructure. Skarlet Bankhead indicated that the city code did have a mechanism for reimbursements. Parties discussed future plans and connection for the area.
- Parties discussed sewer connections and plans for the Millville property to the south. Max Peirce indicates that Millville does have plans to provide sewer to that area.
- Tyler Cody asked about right of way and easement widths. Rob Stapley responded that they would just be per the code and requirement. Parties talk about manhole covers placing on site plan.
- Patties discuss what to focus on in order to move forward with their plans.

Motion to adjourn meeting – Max Pierce. 2nd – Rob Stapley.

Vote:

Yea- Skarlet Bankhead, Rob Stapley & Max Pierce.

Ney-

Absent-

Abstained-

Motion passes meeting adjourned.

Minutes prepared by Ty Cameron, City Recorder.

Skarlet Bankhead, Chair

Ty Cameron, City Recorder