

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

2 **Wednesday, April 27, 2022, 2:30 PM**

3 Providence City Office Building 164 North Gateway Drive, Providence, UT 84332

4 **This meeting was live stream on Providence City's YouTube Channel**

5
6 **Call to Order:** Skarlet Bankhead, Chair

7 **Members in Attendance:** Skarlet Bankhead, Rob Stapley, Max Pierce

8 **Others in Attendance:** Tyler Cameron, Mitch Turley, Dave Beckett, Brent Cromar

9 **Excused:** Ryan Snow, Diane Campbell

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11 **Item 1– Commercial Site Plan:** The Providence City Administrative Land Use Authority will
12 consider for approval a request by Cartwright Architects and Engineers for a Judge's Carwash
13 and Quench It drink shop located at 1710 S Hwy 165, Providence UT. [EXHIBIT](#)

- 15 • Skarlet Bankhead called meeting to order and took attendance of all present.
- 16 • Skarlet Bankhead called item one, gave a brief introduction, and indicated that the
17 representatives were here today.
- 18 • Cody, engineer for the project, discussed the site plan changes that were made regarding
19 the lot and sidewalks. Indicated that he has talked to UDOT but was unable to get any
20 solid answers regarding their plans. Indicated that the turn around had been changed from
21 the previous plan.
- 22 • Parties discussed fire truck access and turn around. Parties discussed the water main
23 layout and access for the area. ALUA asked about the sidewalk and the representative
24 discussed dedicating it to the city.
- 25 • Max Pierce asked about the dedication neat the signal lights and what the box was on
26 their site plans. Cody responded that it is a catch basin or will be. Parties discussed the
27 ditch in the area and the development agreement with Mr. Champlain who owns he
28 property next to it and the parties involvement with off site improvements. Parties
29 discussed the real estate agreement or purchasing agreement and who was responsible for
30 what.
- 31 • ALUA asked about building permits, access points and easements. Cody responded that
32 their agreement states that they or their contractor can build it and Mr. Champlain will
33 pay for it.
- 34 • Aaron Walker, Deputy Fire Marshall, discussed restrictions, fire safety and medical
35 access. Parties discussed the permits, easements, and fire hydrant placements.
- 36 • Parties discussed sewer plans, gravity flow possibilities and or the need for a lift station.
- 37 • Justin Campbell, applicant, asks what is needed to have the site plan approved at this
38 point. Skarlet Bankhead indicated that site plans can be approved before building permits
39 and discussed with the applicants zoning clearance and making sure the infrastructure is
40 in place
- 41 • Parties discussed what can be approved today, the construction drawings and easements.
42 Parties discussed the development agreement between the 2 parties and overall process
43 and procedure.
- 44 • Parties discussed sewer development and possible plans that would work best for the
45 area.

46 • Justin Peterson commented on the lights that would be needed for the area. Parties
47 discussed the conditions that have been discussed.
48 **Motion to approve site plans with conditions as stated but not limited to recorded**
49 **easement, south access, and south leg emergency turn around, recorded dedication of right**
50 **of way along 300 S and approved construction drawings – Robert Stapley. 2nd Max Pierce.**
51 **Vote:**
52 **Yea- Skarlet Bankhead, Rob Stapley & Max Pierce**
53 **Ney-**
54 **Abstained-**
55 **Absent-**
56
57 **Motion passes.**
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59 **Motion to adjourn meeting – Max Pierce. 2nd Rob Stapley**
60 **Vote:**
61 **Yea- Skarlet Bankhead, Rob Stapley & Max Pierce**
62 **Ney-**
63 **Abstained-**
64 **Absent-**
65
66 **Motion passes meeting adjourned.**
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68 Minutes prepared by Kris Hobbs Clemente and Ty Cameron
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