

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

2 **Minutes – May 11, 2022**

3 Providence City Office Building

4 164 North Gateway Drive, Providence UT 84332

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

8 **ALUA Members in attendance:** Skarlet Bankhead & Max Pierce.

9 **Excused:** Rob Stapley.

10 **City Staff in attendance:** Ryan Snow, Ty Cameron, Diane Campbell & Mitch Turley.

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- 12 • Skarlet Bankhead called meeting to order and took attendance. Indicated that Rob
  - 13 Stapley, the city’s Public Works Director was not present; and that Max Pierce the City
  - 14 Engineer was appearing virtually via Zoom. Acknowledged the presence of the applicants
  - 15 that are here today in the audience to discuss their items.

16

17 **Item No.1 - Conditional Use Site Plan:** The Providence City Administrative Land Use

18 Authority will consider for approval a request by Michael and Laurie Johnson for two residential

19 short-term rental units located 380 S. 250 W., Providence UT. [EXHIBIT](#)

- 20
- 21 • Skarlet Bankhead indicated to all present that item number 1 on today’s agenda has been
  - 22 pulled due to a scheduling conflict with the applicants.

23

24 **Item No. 2 – Commercial Site Plan:** The Providence City Administrative Land Use Authority

25 will consider for approval a request by David Clyde with Next Meters for a Next Century Office

26 Building located at 73 S. Gateway Dr., Providence UT. [EXHIBIT](#)

- 27
- 28 • Skarlet Bankhead called item 2 and gave a brief introduction. Asked the representatives
  - 29 of the project to come up to the table to discuss their site plans for the area.
  - 30 • Christian Wilson and Tyler Lundquist, applicants, presented to ALUA their plans for the
  - 31 site and overall development for the area. Discussed with the ALUA their plans for a 2-
  - 32 story building that will be a part of their first phase and will be occupied by Next Meters.
  - 33 • Skarlet Bankhead asked Diane Campbell to give an overview of the staff report. Diane
  - 34 Campbell reviewed with the applicants and ALUA the staff report which included the
  - 35 findings of fact, conclusions of law and conditions.
  - 36 • Aaron Walker, Fire Marshall, commented on his report regarding the building, and area
  - 37 as it related to fire safety and access. Indicated that there could be a possible issue with
  - 38 turn around space for a fire engine. Stated that in general everything looked good.
  - 39 • Applicants indicated that this is a type 2 building or structure and would not require
  - 40 overhead fire sprinklers.
  - 41 • Skarlet Bankhead indicated that Rob Stapley had provided her with some comments
  - 42 about the site plan and read them for everyone in attendance. Rob Stapley comments
  - 43 referenced possible water line issues and general water and sewer connections and
  - 44 making sure the whole area was connected properly.
  - 45 • Max Peirce commented on the functionality of an access on 100 S right there by the
  - 46 roundabout; indicated that while it may not be a busy street now, with all the

- 47 development going in around that area that it could become a very busy street and  
 48 potentially cause problems.
- 49 • Parties discussed the possibility of a right in right out access. Parties discussed  
 50 landscaping for the area and overall access and connectivity. Parties discussed the  
 51 different phases of the area and the connectivity for all the phases and construction.
  - 52 • ALUA discussed the overall site plan for the area and process all applicants must take for  
 53 approval of site plans. Skarlet Bankhead asked about the stormwater plans and report.  
 54 Tyler Lundquist indicated that report is forthcoming and should have something in the  
 55 coming weeks.
  - 56 • Skarlet Bankhead reviewed with the applicants the ALUA's duties and responsibilities  
 57 versus the Planning Commissions and making sure what was originally approved stands.
  - 58 • Parties discussed the set back requirements and the plans current compliance and possible  
 59 no compliance with the requirements. Skarlet Bankhead read the code requirements for  
 60 the applicants. Parties discussed parking and landscape buffers.
  - 61 • Parties discussed and reviewed the preliminary plat. Christian Wilson indicated that he  
 62 didn't want just a box looking building and thought the current design contours made it  
 63 more aesthetically pleasing.
  - 64 • Parties discussed the new requirements the applicants would have to meet per the  
 65 amended code that was recently passed which included having car charging stations, bike  
 66 stations etc. Applicants indicated that those would be included or incorporated as they  
 67 moved forward.
  - 68 • Parties continued to discuss buffers and set back requirements. Applicants indicated that  
 69 per their current site plan they don't think they meet the 10' set back requirement with  
 70 landscaping; they are hoping there is leeway to allow the building to be built as shown as  
 71 any landing scaping right by the building would just be useless or covered by the parked  
 72 cars.
  - 73 • Parties discussed their options and how to move forward. Parties discussed recessed  
 74 windows, counter leaver building designs, adjusting the parking lot etc. Parties discussed  
 75 amending the plat and getting it approved by Planning Commission to allow for the  
 76 setback to be as shown on the site plan which would allow for the building to be as is  
 77 which the applicants believe is more beneficial to everyone.
  - 78 • Max Peirce asked about the parking lot lights and dark sky lighting. Applicants indicated  
 79 that the parking lot would include dark sky lighting.

81 **Motion to continue decision – Skarlet Bankhead 2<sup>nd</sup>- Max Pierce.**

82 **Vote:**

83 **Yea – Skarlet Bankhead & Max Pierce.**

84 **Ney –**

85 **Abstained –**

86 **Absent- Rob Stapley**

87  
 88 **Motion passes.**

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 90 **Motion to adjourn meeting – Skarlet Bankhead 2<sup>nd</sup>- Max Pierce.**

91 **Vote:**

92 **Yea – Skarlet Bankhead & Max Pierce.**

93 Ney –

94 Abstained –

95 Absent- Rob Stapley

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97 Motion passes, meeting adjourned.

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99 Minutes prepared by Ty Cameron, City Recorder.

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101 Minutes approved by the ALUA on the 7<sup>th</sup> day of July 2022

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Skarlet Bankhead, Chair

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