

Providence City Administrative Land Use Authority (ALUA) MINUTES

July 7, 2022 – 2:00 PM

Providence City Office Building

164 North Gateway Drive, Providence UT 84332

Call to Order: Skarlet Bankhead, Chair

ALUA Members in Attendance: Skarlet Bankhead, Rob Stapley & Max Pierce.

Staff in Attendance: Diane Campbell, Ty Cameron & Ryan Snow.

- Skarlet Bankhead called meeting to order, indicated that Max Pierce, the third member of ALUA was in route. Skarlet Bankhead took attendance of members and staff present and indicated that the applicants for today's item were in the audience.

Approval of Minutes: The Administrative Land Use Authority will consider approval of minutes from [May 11, 2022](#), and [June 8, 2022](#).

- Skarlet Bankhead called for the approval of the minutes. Indicated that on line 53 on the June 8th minutes needed to be reworded. She stated that the word 'will' should probably be 'with.'
- Max Pierce indicated that he was not present for that meeting and would abstain from voting.

Motion to approve the minutes of June 8th, 2022 – Skarlet Bankhead, 2nd Rob Stapley.

Vote:

Yea- Skarlet Bankhead & Rob Stapley

Ney-

Abstained- Max Pierce

Absent-

Motion passes

- Skarlet Bankhead called for the approval of the May 11th minutes. Parties indicated that no corrections were needed. Rob Stapley stated that he was not present for that meeting and would abstain from voting.

Motion to approve the minutes of May 11th, 2022 – Max Pierce, 2nd - Skarlet Bankhead.

Vote:

Yea- Skarlet Bankhead & Max Pierce

Ney-

Abstained- Rob Stapley

Absent-

Motion passes

Commercial Site Plan: The Providence City Administrative Land Use Authority will review for final approval a request by Cartwright Architects and Engineers for a Judge's Carwash and Quench It drink shop located at 330 S Hwy 165, Providence, UT. [EXHIBIT](#)

- 47 • Skarlet Bankhead called the agenda item for today's meeting and gave a brief introduction. She indicated
48 that the applicants are here today and asked them to take a seat at the table to discuss their application.
49 Justin Petersen with Judges Carwash and Justin Campbell with Cartwright Architecture took a seat at the
50 table. Parties indicated that Cody Zelman, engineer, was also present via zoom.
- 51 • Skarlet Bankhead asked the applicants about the sidewalk placement that is showing on private property
52 on 300 S, and if it was going to be dedicated to the city as previously discussed. Cody responded that it
53 is in the process of being dedicated to the city and will most likely be dedicated by deed. Parties
54 discussed the deed process. Applicants indicated that it is also in the development agreement between
55 the two developers and the city.
- 56 • Skarlet Bankhead asked Aaron Walker, Deputy Fire Marshall, if he would give an overview of his
57 report. Mr. Walker took the podium and reviewed with all present the current status of the project and
58 that overall, everything looked good. Parties discussed the fire hydrant placements. Ryan Snow
59 commented on the fire hydrant locations and a hydrant possibly being placed on the island.
- 60 • Ryan Snow asked about UDOT access and what the plans are for the future. Cody indicated that he has
61 been in contact with UDOT but that nothing has been set or decided, he commented on the 1000 foot
62 deceleration requirement from UDOT regarding the access.
- 63 • Craig Champlain, second party developer, indicated that he has been in contact with UDOT and
64 discussed the possible future plans for access and commented that from what he understood, from them,
65 was that the access would have to line up with the neighboring home's driveway. Parties discussed the
66 plans and possible solution for access for the area.
- 67 • Ryan Snow asked about the right of way width on 300 S, Cody responded and indicated that it was
68 around 80 ft or wider and that the asphalt width should be 54 ft.
- 69 • Parties discussed landscaping and parking stalls. Cody commented that from the last plans presented to
70 ALUA some landscaping has been moved around but not reduced.
- 71 • Parties discussed the combined development agreement between the parties and the city with staff
72 indicating that they have not reviewed it in its entirety as they believe it is an agreement that the city
73 does not need to participate in. Parties discussed the agreement and what it entailed and came to the
74 conclusion that it would be best to leave out the city or not require a signature from the city as it is not
75 really an agreement with the city but an agreement just between the two developers.
- 76 • Applicants asked about the installation agreement and what the process is for that. Skarlet responded and
77 indicated that it will be drafted by staff and sent to the applicant to review and sign.
- 78 • ALUA indicated that the construction drawings would of course still need to be approved and the right
79 of way be dedicated to the city as was discussed.
- 80 • Parties discussed the additional conditions which will be that the applicant take Providence City out of
81 the development agreement between the two developers; that their illustrations moving forward will
82 show the dedication as discussed and for an application for development and infrastructure installation
83 to be filed; and standard conditions as stated in the staff report. Which as stated by Skarlet where that the
84 applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes,
85 ordinances. The applicant will provide a copy of a recorded easement showing the 300 South access and
86 the south leg of the emergency turn around, as well as the recorded dedication of right-of-way along 300
87 South. Construction drawings will need to be approved and signed by the city. A copy of the private
88 agreement between the Judge's Properties and Craig Champlin will be provided to the City. The zoning
89 clearance will not be issued until the minimum improvements for a building permit have been met.
90 Approval by the City of any application or paperwork submitted does not alleviate the owners and/or
91 their agents from their responsibility to understand and conform to local, state, and federal laws.
92 Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.
93

94 **Motion to approve the commercial site plans with the accompanying staff report which includes the**
95 **findings of fact, conclusions of law, conditions, and the additional conditions as was previously discussed**
96 **– Max Pierce. 2nd – Rob Stapley.**

97 **Vote:**

98 **Yea- Skarlet Bankhead, Rob Stapley, Max Pierce**

99 **Ney-**

100 **Abstained-**

101 **Absent-**

102

103 **Motion passes.**

104

- 105 • Parties discussed the construction drawings and the applicants next steps.

106

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

108 **Vote:**

109 **Yea- Skarlet Bankhead, Rob Stapley, Max Pierce**

110 **Ney-**

111 **Abstained-**

112 **Absent-**

113

114 **Motion passes, meeting adjourned.**

115

116 **Minutes prepared by Ty Cameron.**

117 **Minutes approved by the ALUA on August 10th, 2022.**

118

119

120



Skarlet Bankhead, Chair

121