

1 **Providence City**

2 **Administrative Land Use Authority (ALUA)**

3 **Minutes – August 10, 2022 – 2:30 PM**

4 Providence City Office Building

5 164 North Gateway Drive, Providence UT 84332

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

9 **ALUA members in attendance:** Skarlet Bankhead, Rob Stapley and Max Pierce.

10 **Staff in attendance:** Diane Campbell, Ryan Snow, Ty Cameron, and Colton Love.

- 11
12 • Skarlet Bankhead called meeting to order and took attendance of all those present for today's
13 meetings.

14
15 **Approval of Minutes:** The Administrative Land Use Authority will consider approval of minutes
16 from [July 7, 2022](#).

- 17
18 • Skarlet Bankhead called for the approval of the minutes of July 7th, 2022.
19 • Skarlet Bankhead indicated that there were two corrections that she would like made. On line
20 68 - road width should be reworded to asphalt width. Line 94 – the words preliminary plat
21 should be reworded to commercial site plan. Staff indicated that they would make those
22 corrections.
23 • Parties commented that no other corrections were needed and moved to approve the minutes.

24
25 **Motion to approve the minutes of July 7th, 2022. – Max Pierce. 2nd – Rob Stapley.**

26
27 **Vote:**

28 **Yea-Skarlet Bankhead, Rob Stapley and Max Pierce.**

29 **Ney-**

30 **Abstained –**

31 **Absent-**

32
33
34 **Commercial Site Plan:** The Providence City Administrative Land Use Authority will consider for
35 approval a request by David Clyde with Next Meters for a Next Century Office Building located at 73
36 S. Gateway Dr., Providence UT. **EXHIBIT**

- 37
38
39 • Skarlet Bankhead called item and asked for those present, regarding this item, to introduce
40 themselves. Matt Clyde from Next Meters and Christian Wilson the Architect for the project
41 introduced themselves. Ms. Bankhead asked Diane Campbell to give an overview of the
42 application.
43 • Diane Campbell gave a brief summary of the application, reviewing with those present the
44 findings of facts, conclusions of law, which have not changed from last time, the conditions and
45 current renderings. She stated that the Planning Commission has approved the modifications.
46 • Skarlet Bankhead commented on the previous site plan discrepancy regarding the landscaping
47 and why it was brought to the Planning Commission for approval.

- 48 • Rob Stapley asked if there had been any changes since they last met. Mr. Wilson stated they
 49 made a few slight changes, but they stayed within their requirements. Mr. Stapley referenced
 50 his previous comments regarding this site plan as it related to the egress, ingress, water and
 51 sewer connections.
- 52 • Skarlet Bankhead commented on the access point located on 100 S. Parties discussed the access
 53 points for the area and some issues and concerns they have. Parties discussed the development
 54 phases of the project and potential access points farther north on Gateway Drive.
- 55 • Parties discussed the utilities in the area, extending the access point and plans for the other lots.
 56 Parties continued discussions on issues and concerns with access from the building and
 57 reviewed other site plans from other developers in the area and how their access points line up.
- 58 • Parties discussed Aaron Walkers comments and the issues, concerns, and recommendations
 59 that he addressed in the previous meeting.
- 60 • ALAU discussed what actions they can take in this meeting what conditions they may want to
 61 consider. ALAU agree to approve the site plan with additional conditions.
 62

63 **Motion to approve the commercial site plan with the findings of fact, conclusions of law, the**
 64 **stated conditions as well as the added conditions that access on 100 S will be designated as a right**
 65 **in right out access; and access to the north end of the parking lot in lot 4 to the east of Gateway**
 66 **Dr. be completed as part of this project – Rob Stapley. 2nd Max Pierce.**
 67

68 **Vote:**
 69 **Yea-Skarlet Bankhead, Rob Stapley and Max Pierce.**
 70 **Ney-**
 71 **Abstained –**
 72 **Absent-**
 73

74
 75 **Motion to adjourn meeting – Max Pierce. 2nd Rob Stapley.**
 76

77 **Vote:**
 78 **Yea-Skarlet Bankhead, Rob Stapley and Max Pierce.**
 79 **Ney-**
 80 **Abstained –**
 81 **Absent-**
 82

83 **Meeting Adjourned.**
 84

85
 86 **Minutes prepared by Ty Cameron.** 17th of November 2022.
 87 **Minutes approved by the ALUA on**
 88
 89
 90

91
 92 
 93 **Skarlet Bankhead, Chair**