

1 **Providence City**
 2 **Administrative Land Use Authority (ALUA)**
 3 **Minutes – November 17th, 2022 – 2:30 PM**
 4 Providence City Office Building
 5 164 North Gateway Drive, Providence UT 84332
 6
 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, 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 August 10th, 2022.
 17

- 18 • The ALUA members indicated that they have yet to review the minutes and discussed
 19 approving them via email.

20
 21 **Motion to approve the minutes of August 10th, 2022, via email – Max Pierce. 2nd – Rob Stapley**

22 **Vote:**
 23 **Yea-Skarlet Bankhead, Rob Stapley and Max Pierce.**
 24 **Ney-**
 25 **Abstained –**
 26 **Absent-**
 27

28 Motion passed. The ALUA members will review and approve the minutes via email.*
 29

30 *The ALUA reviewed and approved the minutes via email on November 18th with no corrections
 31 being made or needed.
 32

33 **Commercial Site Plan:** The Providence City Administrative Land Use Authority will consider for
 34 approval a request by Discount Tire and Automotive for a Commercial Building located at 580 W 100
 35 S., Providence UT.
 36

- 37 • Skarlet Bankhead called item, gave a brief introduction of the request, and asked the applicants
 38 to introduce themselves.
- 39 • Christian Wilson, Tyson Coleman & Jeremy Jenson, applicants, introduced themselves and
 40 gave an overview of their application for a commercial building.
- 41 • Ms. Bankhead asked about their overall plans and if they had intentions of completing the
 42 sidewalk curb and gutter. Mr. Jensen responded that due to a power pole and guidewire it
 43 would be hard to complete the curb and gutter in that area.
- 44 • Parties discussed the pole placement and the possibility of moving the pole or the guide wire.
 45 Parties discussed their options. Max Peirce asked about the overall alignment for that area and
 46 if it was possible to reroute the guide wire. Parties discussed what was done with other power
 47 poles in the area and indicated that they have been placed underground.

- 48 • Parties discussed the property lines and who would be responsible for moving the guide wire.
 49 Parties continued discussion of possible solutions for the pole and completing the property
 50 profile to the east.
- 51 • Ms. Bankhead commented on the landscaping plans and requirements including having a clear
 52 view sight line. Parties discussed what areas would be grass and what would be sidewalk.
- 53 • Parties discussed snow removal for the area and what the building will be used for. Max Peirce
 54 commented on the possible need for a commercial dumpster. Parties discussed the lighting plan
 55 for the parking lot and the location of the fire hydrant.
- 56 • Max Pierce asked about bay doors for the building and future uses. Parties discussed the
 57 property line and parking lot on the west side. Parties discussed the curb distance from property
 58 line to parking lot.
- 59 • Skarlet Bankhead indicated that the side yard street set back reference was no longer listed in
 60 the city code and that the ALUA would have to agree with what is listed. Skarlet commented
 61 that it was stated that they couldn't ask for more than 10 feet.
- 62 • Parties discussed the stormwater retention basin. Ms. Bankhead stated that staff would need to
 63 see a cost estimate for the landscaping for bonding if the landscaping was to come later.
- 64 • Parties discussed potential grease and oil coming from the shop and what the owner planned to
 65 do since no drainage was shown on the plans. Applicants responded that they have talked to the
 66 owner about that but stated that he plans to just keep it clean or mop it up.
- 67 • Skarlet Bankhead reviewed with the applicants the staff report and its comments on the
 68 development, setbacks, area requirements, conditions, the letter that was submitted by Aaron
 69 Walker the Deputy Fire Marshall and that additional conditions that were added today; which
 70 included that the applicants where to submit a cost estimate for the landscaping, finish the curb
 71 & gutter and asphalt on 100 S. Submit a lighting plan if needed, complete the 30 foot clear
 72 view and that the ALUA is allowing for a 10 foot set back from property line to edge of the
 73 curb. The ALUA members concluded that they are allowing the set back at 10 feet as they see
 74 no safety concerns.
- 75 • Parties discussed the new design standards.
- 76 • Parties discussed the lighting for the area as applicants indicated the building will have lighting
 77 that should cover the parking area. Parties discussed what the color scheme of the building will
 78 be.

79
 80 **Motion to approve the commercial site plan for Discount Tire and Automotive located at 580 W**
 81 **100 S., Providence Ut, with the stated and discussed recommendations and the staff report – Max**
 82 **Pierce. 2nd - Rob Stapley.**

83 **Vote:**

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

85 **Ney-**

86 **Abstained –**

87 **Absent-**

88

89 **Motion passes, site plan approved.**

90

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

92

93 **Vote:**

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

95 **Ney-**
96 **Abstained –**
97 **Absent-**
98
99 **Meeting Adjourned.**

100
101
102 **Minutes prepared by Ty Cameron.**
103 **Minutes approved by the ALUA on _____ of _____ 2022.**

104
105
106
107
108 _____
109 **Skarlet Bankhead, Chair**