

1 **Providence City**
 2 **Administrative Land Use Authority (ALUA)**
 3 **Minutes – May 22, 2024 – 3:30 pm**
 4 Providence City Office Building
 5 164 North Gateway Drive, Providence UT 84332

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

- 8 • Attendees were noted present including Skarlet Bankhead, Rob Stapley, Ryan Snow, Ty
 9 Cameron, Diane Campbell, Colton Love, and Aaron Walker. Abel Porter, the applicant, joined
 10 the meeting via Zoom. Max Pierce entered the meeting around 3:45 PM.

11 **Item No.1 – Approval of Minutes:** The Administrative Land Use Authority will consider approval of
 12 minutes from April 30th, 2024. [MINUTES](#)

- 13 • The minutes from the previous meeting held on April 30, 2024, were reviewed. Skarlet noted a
 14 spelling error which was corrected by Ty Cameron.
 15 • Rob Stapley commented that he was not at the last meeting but that he did view the video
 16 recording of the meeting.

17 **Motion to approve the minutes of April 30th with corrected spelling as stated. – Skarlet**
 18 **Bankhead. 2nd – Rob Stapley.**

19 **Vote:**

20 **Yea- Skarlet Bankhead & Rob Stapley.**

21 **Ney-**

22 **Abstained-**

23 **Absent – Max Pierce.**

24 **Motion passes. Minutes approved.**
 25

26 **Item No. 2 – Extension of Time for Completion:** The Providence City Administrative Land Use
 27 Authority will consider for approval a request for an extension of time for completion by Abel Porter
 28 for Spring Creek Townhomes located at 265 N Gateway Dr, Providence UT. [APPLICATION](#)
 29 [INFORMATION](#)
 30

- 31 • The Providence City Administrative Land Use Authority reviewed a request by Abel Porter for
 32 an extension of time for completion regarding Spring Creek Townhomes located at 265 North
 33 Gateway Drive.
 34 • Diane Campbell presented the formal request including findings of fact and conditions required
 35 to meet relevant federal, state, county, and city codes.
 36 • Abel Porter, applicant, provided context on the delays, which included macroeconomic factors,
 37 health issues within the team, and restructuring of the development entity.
 38 • ALUA inquired about whether the project was phased, and clarification was provided on the
 39 extension covering all improvements. The team discussed the critical need for the completion
 40 assurance to cover the time of the extension and proposed 6-month increments for the
 41 maximum of three extension periods allowed.

- 42 • Secondary concerns were highlighted regarding the requirement of infrastructure developments
43 such as water, sewer, storm drainage, and roads.
- 44 • Further clarification was provided by Aaron Walker on the need for sprinklers due to the
45 single-access design of the townhomes and potential options for a secondary access point.
- 46 • ALUA raised concerns regarding the changes in zoning codes that might affect the project and
47 the need to stick to updated regulations if the extension weren't granted. Issues related to
48 mixed-use zoning, electric vehicle charging stations, and increased commercial space
49 requirements were discussed.
- 50 • ALUA emphasized the need to ensure that performance security is in place and suggestions
51 were made on timelines for contractors to commence work on the project. Follow-up
52 clarifications for the documentation for the transfer of the legal entity and development
53 agreement were requested from Abel.
- 54 • The parties suggested holding a follow-up session soon for the inclusion of missing
55 documentation and discussed ensuring that immediate steps are taken, if an extension is given,
56 to avoid longer delays.

57
58 **Motion to continue discussion and approval of extension to allow developer time to do his**
59 **homework and work out a new date to review the extension request once more information**
60 **has been gathered. – Max Pierce. 2nd – Rob Stapley**

61 **Vote:**
62 **Yea- Skarlet Bankhead, Max Pierce & Rob Stapley.**
63 **Ney-**
64 **Abstained-**
65 **Absent –**

66
67 **Motion passes, item continued.**

68
69 **Motion to adjourn – Rob Stapley. 2nd – Max Pierce.**

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

75
76 **Motion passes, meeting adjourned.**

77
78
79 **Minutes approved by ALUA on 10th day of June 2024.**

80
81 **I swear that the minutes are true and correct to the best of my knowledge.**



82
83 Ty Cameron, City Recorder