

**Providence City
Administrative Land Use Authority (ALUA)
Minutes – June 10, 2024 – 3:00 pm**
Providence City Office Building
164 North Gateway Drive, Providence UT 84332

Call to Order: Skarlet Bankhead, Chair

- The meeting of the Providence City Administrative Land Use Authority (ALUA) was called to order on June 10th at approximately 3:08 PM at the Providence City office building located at 164 North Gateway Drive.
- Present were Skarlet Bankhead, Rob Stapley, Max Pierce (ALUA Members), Ryan Snow (City Manager), Ty Cameron (City Recorder), Diane Campbell (Zoning Specialist), Colton Love (Stormwater Specialist) and other attendees as listed.

Item No.1 – Approval of Minutes: The Administrative Land Use Authority will consider approval of minutes from May 22, 2024. [MINUTES](#)

- The minutes from the May 22, 2024, meeting were reviewed and considered for approval. No changes were noted.

Motion to approve the minutes of May 22, 2024. – Rob Stapley. 2nd – Max Pierce.

Vote:

Yea – Rob Stapley, Skarlet Bankhead and Max Pierce.

Nay-

Abstained-

Absent-

Motion passes, minutes approved.

Item No. 2 – Final Plat Amendment: The Providence City Administrative Land Use Authority will consider for approval a request by Jody Robbins to amend the final plat for Providence Springs 55+ Cluster Development located in the general area of 300 N 100 E, Providence, UT.

APPLICATION INFORMATION

- The ALUA considered a request by Jody Robbins to amend the final plat for Providence Springs 55+, a cluster development located in the general area of 300 North, 100 East in Providence. The application sought to increase the lot size of several lots by reducing the overall number of lots from 32 to 30.
- Diane Campbell introduced the item, detailing the received application dated May 6th and the review letter from Aaron Walker dated June 7th. The amendment would comply with relevant codes and regulations.

- Jody Robbins explained the reasoning behind the request, highlighting the demand for larger homes necessitating bigger lots. Discussions followed concerning the abandonment of utilities that would no longer be in use. Concerns around the utilities potentially causing future problems were addressed, with suggestions for proper abandonment practices.

Motion to approve the final plat amendment for the Providence Springs 55+ Cluster Development with the conditions listed in the staff report. – Max Pierce. 2nd – Rob Stapley.

Vote:

Yea – Rob Stapley, Skarlet Bankhead and Max Pierce.

Nay-

Abstained-

Absent-

Motion passes, amendment approved.

Item No. 3 – Extension of Time for Completion: The Providence City Administrative Land Use Authority will consider for approval a request for an extension of time for completion by Abel Porter for Spring Creek Townhomes located at 265 N Gateway Dr, Providence UT.

APPLICATION INFORMATION

- Abel Porter Jr. represented the ownership of the Spring Creek Townhome Providence project and requested a six-month extension to complete infrastructure and improvements. The extension was being considered for compliance with the current improvements timeline and ownership continuity per last meetings discussions and requests.
- Mr. Porter provided the required ownership records and conveyed the willingness of ownership to meet the conditions for the extended timeframe.
- Discussions occurred around the practicality and likelihood of meeting the proposed four and a half months timeline for project completion which was estimated by potential contractors.
- The potential for a second access to enhance project accessibility, traffic and overall safety was discussed.
- There was further encouragement from ALUA and staff for considering the new ordinance to possibly achieve a better project outcome by incorporating new standards.
- There was significant discussion about the potential benefits of the new ordinance, which may improve the mixed-use nature of the development, especially in relation to additional access and use of adjacent property. The encouragement detailed that re-evaluating the project under the new ordinance might result in advantageous adjustments.

Motion to approve the extension of time request with the conditions as found in the staff report – Max Pierce. 2nd – Rob Stapley.

Vote:

Yea – Rob Stapley, Skarlet Bankhead and Max Pierce.

Nay-

Abstained-

Absent-

Motion passes, extension granted.

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

Vote:

Yea – Rob Stapley, Skarlet Bankhead and Max Pierce.

Nay-

Abstained-

Absent-

Motion passes, meeting adjourned.

Minutes approved by vote of ALUA on _____ day of _____ 2024.

I swear that these minutes are true and correct to the best of my knowledge.

Ty Cameron, City Recorder