

**Administrative Land Use Authority (ALUA)**

**Minutes – July 23rd, 2025 – 1:30 pm**

Providence City Office Building, 164 North Gateway Drive, Providence UT 84332

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

**ALUA Members:** Skarlet Bankhead, Rob Stapley & Steven Wood

**Staff In Attendance:** Stormwater and GIS Specialist Colton Love and City Recorder Ty Cameron.

**Approval of the Minutes:** The Administrative Land Use Authority will consider approval of the minutes from June 11<sup>th</sup>, 2025. **(MINUTES)**

- Skarlet Bankhead called for the approval of the minutes of June 11<sup>th</sup>, 2025.
- No comments or corrections were made.

**Motion to approve the minutes of June 11<sup>th</sup>, 2025. – Skarlet Bankhead. 2<sup>nd</sup> – Steven Wood.**

**Vote:**

**Yea- Skarlet Bankhead, Rob Stapley & Steven Wood**

**Nay-**

**Abstained-**

**Absent-**

**Motion passes, minutes approved.**

➤ **Item No. 1 Bouwes Subdivision Amendment:** ALUA will review and may approve a final plat for Bouwes Subdivision Amendment 1, splitting Lot 3 into two lots. Located at 441 S 100 W, Providence. **(EXHIBIT)**

- Colton Love presented the application for Bouwes Subdivision Amendment 1, which proposes splitting Lot 3 into two lots at 441 South 100 West. The application was received on May 9, 2025, and included all required documentation. Aaron Walker, Cache County Deputy Fire Marshal, reviewed the site and provided comments in a letter dated July 3, 2025.
- John Pack, the applicant, joined the meeting at the staff table. The discussion began with concerns raised by neighbors about irrigation lines running along the south and west portions of the property.
- Mr. Pack explained his plan to place the driveway for Lot 5A along the south side of the property, where an above-ground Blacksmith Fork irrigation pipe currently exists. When questioned about protecting the pipe, he initially suggested using a silt fence, stating, the only plan was just a simple one with a silt fence.
- Steven Wood raised immediate concerns about the adequacy of a silt fence for protection, especially considering vehicular traffic and snow plowing. The discussion revealed that while Mr. Pack had sent notices to Blacksmith Fork Irrigation Company, he had not received any response and had not directly contacted them about the pipe protection requirements.
- Rob Stapley provided additional context from his recent site visit, noting that neighbors to the south were very, very concerned about that pipe due to ongoing construction in the original Bouwes subdivision. He confirmed the pipe was actively being used, with water running through it during his visit approximately a week prior.
- A significant portion of the discussion focused on emergency vehicle access requirements. The proposed 20-foot easement for the driveway would need to be a hard-surfaced, all-weather road to ensure emergency access to the back lot. Mrs. Bankhead emphasized that the whole 20 feet

has to be hard surfaced all weather road in order to make sure that there's emergency access back to this back lot.

- Steven Wood explained fire apparatus access requirements in detail, noting that from the closest point on 100 West Street, all corners of the building's lower foundation must be within 150 feet. He cautioned that this creates a pretty restrictive bubble for building.
- Mr. Pack referenced his communications with Fire Marshal Aaron Walker, who had measured the site and confirmed the distance from the fire hydrant was 599 feet, just under the 600-foot maximum requirement. However, the conversation revealed complexity around whether the full 20-foot width would need to be hard-surfaced if the irrigation pipe remained above ground in its current location.
- Additional technical requirements discussed included:
  - The need for public utility easements between the newly created lots
  - Storm water calculations for the increased number of lots
  - Sewer lateral requirements, with Rob Stapley noting that code requires them every hundred feet for clean-outs
  - Building envelope restrictions based on fire access requirements
- Steven Wood raised an important question about storm water management, explaining that the original subdivision calculations may have been based on either the number of lots or total acreage. With the addition of a new lot, recalculation might be necessary. He also noted that the original storm water retention area was planned for the northwest corner of what would become Lot 5A.
- Mrs. Bankhead suggested that given the numerous issues requiring resolution—including coordination with the irrigation company, storm water calculations, building envelope determination, and construction cost estimates—the item should be continued rather than approved with conditions.
- The discussion concluded with Mr. Pack reviewing his list of required actions: contacting Blacksmith Fork Irrigation Company, obtaining storm water calculations, showing public utility easements, determining the building envelope with fire access restrictions, and potentially providing construction cost estimates if significant grading or infrastructure work would be required.

**Motion by Steven Wood to continue the discussion on the Bouwes Subdivision Amendment Number 1 after additional information is provided by the applicant. 2<sup>nd</sup> – Rob Stapley.**

**Vote:**

**Yea- Skarlet Bankhead, Rob Stapley & Steven Wood**

**Nay-**

**Abstained-**

**Absent-**

**Motion passes, item continued.**

- **Item No. 2 Eagleview Estates 2<sup>nd</sup> Amendment:** ALUA will review and may approve a final plat for Eagleview Estate 2nd Amendment combining Lot 3 with the north portion (3.0 acres) of Parcel 02-111-0005, for a combined total of 3.41 acres. Located at 853 Eagleview Drive, Providence. [\(EXHIBIT\)](#)

- Mrs. Bankhead called item 2 which addressed Eagleview Estates 2nd Amendment, combining Lot 3 with the north portion (3.0 acres) of Parcel 02-111-0005 for a combined total of 3.41 acres at 853 Eagleview Drive. Mark Reeder and Hans Peterson appeared as the applicants.

- Colton Love presented the application received July 7, 2025, which included all required documentation. The petition seeks to alter the outside boundary of the subdivision by adjusting lot lines between a lot and adjoining parcel. Aaron Walker reviewed the site and provided comments dated July 23, 2025.
- Steven Wood opened the technical review by explaining the nature of the amendment: noted that his understanding of this amendment is to take your existing lot inside Eagle View Estates... and basically do a boundary line adjustment with the Holmes Peterson property, which is the range bull area, and just moving that property... extending the boundaries of the development.
- The first issue identified was a discrepancy in the public utility easement (PUE) width. Steven Wood noted that the previous final plat and this first amendment had that there was a 10 foot easement, so PUE easement on the north edge of the existing lot... and this new plot is showing that that 10 foot easement is being reduced to a 5 foot PUE on the north side. After discussion, it was determined this was likely an unintentional error by the surveyor, and the 10-foot easement should be maintained.
- A significant discussion point involved the Deer Fence Trail easement. Steven Wood requested that language similar to that on the Little Baldy plat be included, stating that there's an easement here for the pedestrian trail known as the deer fence trail. If the deer fence trail is moved further east. This led to clarification about brush truck access requirements, with Mrs. Bankhead explaining that the easements through Little Baldy are 16 feet wide to accommodate emergency brush trucks for wildfire response.
- The discussion then turned to concerns about future road development. Rob Stapley raised the issue of the master plan showing a future road in this area, questioning whether the current property configuration would allow proper road radius if development occurred. This prompted detailed discussion about potential road placement and whether Mr. Peterson might need to purchase property from Mr. Reeder in the future to accommodate proper road geometry.
- Steven Wood performed calculations during the meeting, ultimately concluding that if they were to move forward with this as is... There is space there for them to bring in a 66 foot right of way at a right angle to EagleView Drive to do a proper radius. He estimated approximately 20 feet of flexibility on either side for road placement.
- The temporary turnaround easement generated considerable discussion. Steven Wood noticed that the 60-foot temporary turnaround bubble appeared to be documented in a different location than in previous plats, with the circle now showing as complete rather than having a flat edge where it met the property line. Hans Peterson's surveyor had apparently surveyed the actual location and placed it accordingly, which the committee ultimately accepted.
- Building restrictions on the newly enlarged lot became a major topic. The discussion revealed several limiting factors:
  - Water pressure limitations (50 PSI line)
  - Slope restrictions (30% grade maximum for building)
  - Fault line considerations
- Hans Peterson revealed he had commissioned a fault line study and that there was no fault west of the deer fence line. The committee requested this be noted on the plat, with Steven Wood suggesting specific language: fault study west of the deer fence line was conducted and no fault was identified.
- Storm water management was another consideration. Since the amendment adds approximately 3 acres to the development while maintaining the same number of lots, Steven Wood questioned whether storm water calculations needed reevaluation. After discussion, he suggested a condition that storm water be "managed on-site by property owner."
- ALUA worked through numerous technical requirements with the applicants present, including:

- Maintaining the 10-foot PUE around the curved frontage of the property
- Showing the full property boundaries of the range bull parcel
- Adding a 16-foot easement for the Deer Fence Trail and brush truck access
- Establishing a building envelope that accounts for setbacks, water pressure, and slope restrictions
- Including a note about the fault line study
- Throughout the discussion, there was considerable back-and-forth about property access rights, with Mark Reeder seeking assurance that his access would be protected even though the turnaround was labeled as "temporary." Mrs. Bankhead and Steven Wood explained the vacation process that would be required to remove the easement, which would include public hearings and notification of adjacent property owners.

**Motion by Steven Wood that the Eagle View Estates Phase 2 Second Amendment be approved conditioned upon: maintaining a 10-foot PUE easement along the north as previously described; maintaining a 10-foot PUE easement across the new frontage of the property; protecting the easement for the deer fence line and brush truck (16-foot easement); showing the full changes to the south property identified as Parcel 02-111-0005; showing the building envelope accounting for property setbacks, unstable slopes, and water pressure delivery from culinary water; adding a note that a fault study was performed west of the deer fence line and no fault was found; and all conditions previously discussed by staff. 2<sup>nd</sup>- Rob Stapley.**

**Vote:**

**Yea- Skarlet Bankhead, Rob Stapley & Steven Wood**

**Nay-**

**Abstained-**

**Absent-**

**Motion passes, item approved with conditions.**

**Motion to adjourn meeting. – Rob Stapley. 2<sup>nd</sup>- Steven Wood.**

**Vote:**

**Yea- Skarlet Bankhead, Rob Stapley & Steven Wood**

**Nay-**

**Abstained-**

**Absent-**

**Motion passes, meeting adjourned.**

**Minutes approved by vote of ALUA on 24th day of September.**

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



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**Ty Cameron, City Recorder.**

