

Providence City Administrative Land Use Authority (ALUA) Minutes

Wednesday, December 8, 2021 2:30 PM

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

This meeting was live streamed on Providence City's YouTube Channel

Call to Order: Skarlet Bankhead, Chair

Members in Attendance: Skarlet Bankhead, Rob Stapley

Others in Attendance: Ryan Snow, Tyler Cameron, Diane Campbell, Randy Gnehm, April Fredrickson

Excused: Max Pierce

Item – Commercial Site Plan The Providence City Administrative Land Use Authority will consider for approval a request by Sorensen & Gnehm Construction for CA Fullmer Family LLC for a commercial building located at 595 W. 465 N. Providence UT. [EXHIBIT](#)

Background Information:

A complete application was received December 6, 2021; application contained:

1. Commercial Site Plan Application.
2. Payment of \$50 fee.
3. Rob Stapley, Public Works director, inspected the current infrastructure on December 7, 2021.

FINDINGS OF FACT:

The following Providence City Code (PCC) list regulations and requirements to be considered.

1. 10-8-5 Commercial Zoned Districts; Site Development
2. Official Zoning Map Revised January 2020.

CONCLUSIONS OF LAW:

1. The property is located in a CGD zone.
2. The applicant meets the requirements of 10-8-5 with the following conditions.

CONDITIONS:

1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, ordinances.
2. The applicant has met the parking requirements. Once the construction drawings are reviewed and approved, if any changes to the construction drawings are made, the parking will need to be reviewed to make sure it still meets Providence City standards.
3. Approval by the City of any submitted application or paperwork does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

Comments:

- D Campbell read from the staff report.
- Steve Earl was contacted to make sure everything was okay on the landscaping. He said the parking and everything that was designed was with office space.
- S Bankhead went over the rules and requirements for the space.
- R Stapley voiced his concerns saying generally you utilize both sewers that go to the building and the applicant was only using one sewer but both waters.
- There was clarification that there was a fire hydrant right across the street.
- R Stapley also brought up the irrigation line and how it was a little crooked and asked if they were planning to change it, R Gnehm said it won't be moved.
- There was a discussion about redoing the curve of the sidewalk.

Motion to approve the request by Sorensen and Gnehm Construction for CA Fullmer Family LLC building located at 595 West 465 North with the conditions stated in the staff report; we need to finish up on the NOI and make sure we have the official copy, not the draft. Also, if Aaron Walker's letter comes in with anything on it, all of the fire requirements must be met. Two waters and one sewer are what will be utilized.: — S. Bankhead, second — R. Stapley

Vote:

Yea: S. Bankhead, R. Stapley

Nay: None

Abstained: None

Excused: M. Pierce

Motion to adjourn: — R. Stapley, second — S. Bankhead

Vote:

Yea: S. Bankhead, R. Stapley

Nay: None

Abstained: None

Excused: M. Pierce

Meeting adjourned at approximately 2:46 PM

Minutes prepared by Kris Hobbs Clemente


Skarlet Bankhead, Chair