

**Providence City**  
**Administrative Land Use Authority (ALUA)**  
**Minutes – August 23, 2023 – 2:30 pm**  
Providence City Office Building  
164 North Gateway Drive, Providence UT 84332

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

**ALUA Member Present:** Skarlet Bankhead, Rob Stapley & Max Pierce

**City Staff Present:** Ryan Snow, Diane Campbell, Colton Love & Ty Cameron.

- Skarlet Bankhead called meeting to order and took attendance of ALUA members and city staff who were present for the meeting. Indicated that the applicants were also present and would introduce themselves with the item was called.

**Item No.1 - Commercial Site Plan & Floodplain Permit:** The Providence City Administrative Land Use Authority acting as Floodplain Administrators will consider for approval a floodplain permit and commercial site plan for Blackstone Products located at 549 S. Hwy 165, Providence UT.

**(EXHIBIT)** & **(BFE ANALYSIS)**

- Skarlet Bankhead called item 1, gave a brief introduction and purpose for this meeting. Asked Diane Campbell to give an overview of the application.
- Diane Campbell reviewed with all present the staff report which included the findings of facts, conclusions of law and conditions. The findings of fact outlined which Providence City codes were used to verify that the applicant is meeting all regulations and requirements to be approved.
- Diane Campbell commented that the property was located in a CGD zone and that the applicants meet the requirements of PCC 10-8-5 which covers Commercial Zoned Districts and site development with the condition that they continue to meet all relevant federal, state, county and local rules, laws, codes and ordinances.
- Skarlet Bankhead noted that staff would also need to include PCC 10-16 which covered floodplain management regulations.
- Skarlet Bankhead asked Ryan Snow to give an update regarding the development of a lift station in that area per last week's city council meeting.
- Ryan Snow informed that the City Council has signed off on an agreement with Blackstone Products to build a lift station on that side of the highway, where this development is taking place, as it is needed and will benefit both them, the city and future developments.
- Mark McConkie, applicant, introduced his team who were with him there today which included Colby Gill, Jeff Seadahl, Quinn Bowman and Kiel Berry.
- Mrs. Bankhead asked Max and Rob if they had any questions, comments, or concerns regarding this application.
- Rob Stapley commented on the recent plans that were just handed in and that he and Max will find some time soon to review and sign them but noted that overall, everything was

looking good and that Blackstone has been quick to fix or respond to any comments he or Max have had.

- Mrs. Bankhead commented on the flood plain permit and the purpose or need for this meeting.
- Rob Stapley commented that the documents on the agenda seem to be the old ones. Diane Campbell indicated that they probably were and that she has yet to get a copy of the updated ones that they have been referencing.
- Mrs. Bankhead instructed applicants that Max Pierce will sign off on the construction drawings but that they needed to have this meeting, per the open meetings act, for all of the ALUA members to sign off or approve a floodplain permit which is needed for this site.
- The parties discussed the signing process and needed copies for staff.
- Mrs. Bankhead asked the applicants if the county has been informed regarding the address of this development. Applicants responded that they had.

**Motion to approve the flood plain development permit and site plan for Blackstone Products Headquarters located at 549 S Hwy 165 here Providence Utah. – Max Pierce. 2<sup>nd</sup> – Rob Stapley.**

**Vote:**

**Yea- Skarlet Bankhead, Rob Stapley & Max Pierce**

**Nay-**

**Abstained-**

**Absent-**

**Motion passes.**

**ALUA Minutes approved on the 13th day of September 2023 via email.**

  
Skarlet Bankhead, Chair