

Providence City Administrative Land Use Authority (ALUA) Minutes

July 12, 2023 – 2:30 pm

Providence City Office Building

164 North Gateway Drive, Providence UT 84332

Call to Order: Skarlet Bankhead, Chair

ALUA Members Present: Rob Stapley, Skarlet Bankhead & Max Pierce.

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

Item No.1 - Flood Plain Permit: The Providence City Administrative Land Use Authority acting as Floodplain Administrators will consider for approval a floodplain permit for Blackstone Products located at 549 S. Hwy 165, Providence UT.

(FLOOD PLAIN DEVELOPMENT PERMIT) & (BFE ANALYSIS)

- Skarlet Bankhead called meeting to order and explained reason for meeting today with applicants. Took attendance of ALUA members, city staff and applicants who were present for today's meeting.
- Skarlet Bankhead called item 1 and asked applicants to introduce themselves. Tyler Munk and Mark McConkie introduced themselves as applicants for Blackstone.
- Skarlet Bankhead asked developers to give an overview of their recent development plans and current status.
- The parties discussed the purpose of this meeting and the new FEMA flood plain reports and the chances and percentage of possible flooding for the area where they plan on developing.
- Skarlet Bankhead talked about the new city ordinance that was passed per the recent FEMA report requirements and new flood plain mapping. Commented on city requirements and conditions for the flood plain permit. Parties discussed the BFE analysis and how best to proceed with the meeting.
- Max Pierce commented on his recent visit to the site with Mr. Munk and the concerns that were raised and that have been addressed or are being worked on by the applicants. Parties talked about the sewer manhole sizes and possible height issue.
- Skarlet Bankhead asked about the flood plain documentation and where it can be found in the application or plans. ALUA commented on having it available on the plan set if possible or somewhere where it can be reviewed or accessed by contractors and future owners.
- Ms. Bankhead asked about development phases and stormwater ponds. Applicants indicated that only the recreation amenities would be phased in overtime after the main development or building was up and running, commented that there would be no parallel construction.
- ALUA discussed the permit process. Max Pierce brought up the issue of item 5 of the permit the requires work to start within 3 months of issuance of the permit and wondered if the applicants had plans to begin in that timeframe. Applicants talked about their

construction timeframe. Ryan Snow indicated that they could always come back and request an extension of the permit if need be.

- Applicants asked what else needed to be completed before the construction could officially start. Parties discussed city easements, right of ways, dedications, and agreements with the other landowners in the area regarding road infrastructure, sewer, wastewater, stormwater, lift station access etc.
- Applicants asked about the utility easement corridor and possible agreements needed for access. Discussed force main, the construction of the lift station and some sewer lines that may have a power pole issue when it comes to construction.
- Applicants commented on a possible future septic tank and on-site sewer system and indicated that it has only been briefly discussed as a possible option.
- Max Pierce asked about the base flood calculations and if they walked the site in the spring with the recent flooding or water runoff. Mark McConkie commented that he did walk the property a while back and saw a few puddles and soft areas but nothing of great concern.
- ALUA discussed the next steps the applicants need to take to get the flood plain permit. Parties commented on the lift station construction and how that will be accomplished.
- ALUA reported that they would wait for the official application to be submitted to set another meeting for approval. Informed applicants that flood plain discussions must be held in a public setting but anything else can be discussed with ALUA by other means.

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

Vote:

Yea- Rob Stapley, Skarlet Bankhead & Max Pierce.

Nay-

Abstained-

Absent-

Motion passes meeting adjourned.

Minutes approved by ALUA via email on 9th day of August 2023


Skarlet Bankhead, Chair