

Providence City
Administrative Land Use Authority (ALUA)
Minutes – August 16, 2023 – 2:00 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.

ALUA members excused: Max Pierce.

Staff in attendance: Ryan Snow, Diane Campbell & Ty Cameron.

- Skarlet Bankhead called the meeting to order and took attendance of ALUA members and staff who were present for today's meeting.
- Ms. Bankhead asked the applicants, who were appearing via zoom, to introduce themselves.
- Andrew Hunt introduced himself as the lead on the project and indicated that the representative for Chick-fil-A was unable to appear today. Jeremiah Cover and Kevin Watson introduced themselves as Andrew Hunts team members.

Item No.1 - Commercial Site Plan: The Providence City Administrative Land Use Authority will consider for approval a commercial site plan for Chick-Fil-A located at 549 S. Hwy 165, Providence UT. **(APPLICATION INFORMATION)**

- Skarlet Bankhead called item 1, gave a brief summary of the item request and asked Diane Campbell to give an overview of the application and staff report.
- Diane Campbell reviewed with all present the purpose of this application and gave an overview of the staff report which included the findings of fact, conclusions of law and conditions. Ms. Campbell indicated that the property is located in a CHD zone and meets the requirements of 10-8-5 with the conditions that the applicant will continue to meet all relevant federal, state, county and Providence City rules, laws, codes and ordinances.
- Ms. Bankhead asked if Aaron Walker, Deputy Fire Marshall, would give an overview of his report.
- Aaron Walker indicated that they reviewed fire truck access, number of fire hydrants and fire flow among of number other things and commented that in general everything looked good and that there were no major concerns.
- Parties discussed fire department connections and the 100 ft requirements for fire hydrants. Parties talked about fire hydrants and fire risers and connections. Applicants asked about other possible options or layouts that they could use. Aaron Walker discussed their options and again noted that so far everything looked good.
- Skarlet Bankhead asked about the cost estimates report. Diane Campbell responded that the applicants had the report.
- Parties reviewed the documents in the application that looked to be out of place or outdated. Ms. Bankhead commented that one of the sheets was dated 2022 and showed buildings that didn't exist yet, it also flipped their proposed site. Andrew Hunt responded that it was probably the engineers oversight and that the documents could be removed or

disregarded as the current plans or documents should all be from this year. Parties agreed to make sure all the plans and documents were consistent.

- Rob Stapley commented that the plans looked to be straightforward and that it all looked good at this stage. Commented on further reviewing the plans when the construction drawings come in to be able to review water and sewer connections. Understands that site plans show connections but that at the moment nothing has been submitted that shows construction for the groundwork to make sure these connections lineup.
- Ryan Snow asked about road connections or paths for pedestrians east of the development.
- Parties discussed current access points and possible future access points. Parties reviewed the layout of the development and surrounding area. Applicants comment on boundary lines and plans to put in a road patch on the east side where further development could connect.
- Skarlet Bankhead asked about the timeframe of when they think the constructions drawings will be submitted. Andrew Hunt responded that should have them in within the next 6-8 weeks.
- ALUA discussed the requirements and need for the construction drawings to show precisely where the connections (utilities, drainage, sewer etc.) will be constructed and making sure they line up with this site plan that is being proposed. Andrew Hunt indicated that the SWPPP, drainage study and grades have been submitted.
- Applicants commented that the landlord is responsible for the underground work or connections as per the lease agreement.
- Skarlet Bankhead commented on approving the site plan conditionally to allow applicants to move forward but holding off on finalizing it until they can see that the underground work lines up with what they are presenting, especially since the groundwork is being done by a 3rd party.
- Parties conveyed what changes could apply or would need to be changed to match construction.
- Skarlet Bankhead suggested continuing the item out 2 weeks to get more information from the landlord regarding plans and timeframe for construction. Commented that zoning and parking and what currently exists look really good.
- Andrew Hunt commented on current site plans and conditional approval until further confirmation of groundwork or construction drawings showing connections lining up with current site plans. Reported he would have no reservations with a conditional approval.
- Ms. Bankhead motioned that the site plans appear to meet all the requirements but that there is the issue of not knowing for sure what construction plans the 3rd party has; and would not be willing to give final approval, but would give a conditional approval while waiting to make sure the connections, which the 3rd party was responsible for, match what's currently on the site plans.

Motion to conditionally approve the commercial site plan for Chick-Fil-A located at 549 S. Hwy 165 and continue item until AmSource can give further documentation or information regarding the construction drawings for the site. – Skarlet Bankhead. 2nd – Rob Stapley.

Vote:

Yea- Skarlet Bankhead & Rob Stapley.

93 Ney-

94 Absent- Max Pierce.

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96 Motion approved. Site plan conditionally approved.

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98 Motion to adjourn – Rob Stapley. 2nd- Skarlet Bankhead.

99 Vote:

100 Yea- Skarlet Bankhead & Rob Stapley.

101 Ney-

102 Absent- Max Pierce.

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104 Motion passes, meeting adjourned.

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109 Minutes approved by ALUA via email on 29th day of August 2023.

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Skarlet Bankhead, Chair