

1 **PROVIDENCE CITY LAND USE AUTHORITY**

2 **June 14, 2011** 2:00 p.m.

3 **Providence City Office Building**

4 **15 South Main, Providence, UT 84332**

5
6 **Call to Order:** Skarlet Bankhead
7 **Attendance:** Randy Eck, Max Pierce

8
9 **ACTION ITEM:**

10 **Item No. 1.** The Providence City Land Use Authority will consider for approval a request from Megan Richards for a
11 conditional use for a home business located at 320 Garden Drive.

12 S Bankhead explained what the business is that she wants to start.

13 S Bankhead said the Building Inspector and the Fire Inspector went out and did their inspections. She read the Fire
14 Inspector's comments and explained to M Richards what the requirements are.

15 M Richards explained to the Land Use Authority what she wants to do at her home.

16 S Bankhead told M Richards that she needs to designate a place in her home where she wants to hold her business or
17 designate that it will only be in the summer months outside.

18 M Richards asked the Land Use Authority how she would word this to make it work.

19 The Land Use Authority discussed what percentage of her home she would be using if she used a corner of her home.

20 R Eck asked about restroom facilities.

21 M Richards said it is just up the stairs near the mud room.

22 S Bankhead said she will only be using about 17% of her living area for her business.

23 R Eck asked how deep the pool is.

24 M Richards said she believes about 9 feet.

25 S Bankhead wants to remind M Richards that if her conditional use is approved she will have to comply with all State
26 and City regulations.

27 R Eck reemphasized about the traffic & parking issues.

28 M Pierce believes she might have more problems with the parking because of the type of classes she's holding.

29 **Motion to approve with the following conditions: Pool chemicals will be locked up away from the students and**
30 **having a fire extinguisher, fix the gate latch and put address numbers on the home, class size and scheduling to**
31 **help with parking issues: R Eck, M Pierce second**

32 **Vote: Yea: S Bankhead, R Eck, M Pierce**

33 **Nay: None**

34 **Abstain: None**

35 **Excused: None**

36
37 **Item No. 2.** The Providence City Land Use Authority will consider for approval a request from Chris Checketts for a
38 conditional use for a light manufacturing business located at 920 Canyon Road.

39 S Bankhead reminded the audience that this is a continuation from the last meeting. Since then she has received
40 numerous comments from concerned citizens.

41 S Bankhead read from the attached staff report.

42 S Bankhead asked Wendell Morse why he chose the landscaping that he did.

43 W Morse the Checketts landscaper explained that he chose the landscaping because they grow quite quickly and the
44 deer tend to leave them alone. They will also look nice. He has been a landscape architect for 31 years up at USU. He
45 works often with people who have landscape issues similar to the Checketts.

46 Craig Carlston asked W Morse if he was familiar with the Checketts business area.

47 W Morse said he is and he believes this plan is in harmony with what is already there. He believes this will completely
48 screen the business.

49 C Carlston asked if in W Morse opinion it would maintain the character of the neighborhood.

50 W Morse said absolutely.

51 S Bankhead told the Checketts that they need to be aware of odor, glare and dust. One of the easiest solutions is to keep
52 your doors closed when you are working.

53 The Checketts are on board with W Morse landscaping plan.

54 S Bankhead said W Morse believes that this can be done within 45 days. She reminded the Checketts that the
55 landscaping has to be kept up after it is finished.

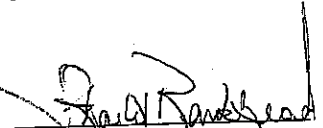
56 S Bankhead explained what the responsibility of the Land Use Authority is. Utah is quite favorable to land use
57 applications. She read the State Code for Land Use applications and the State Code for conditional use.


1 S Bankhead told the Checketts that they have to come to the Planning Commission for permission to create a new piece
2 of property.
3 R Eck told the LUA that he went up to the Checketts and went through their water system. He feels better than he did
4 after seeing it. It is a well thought out system.
5 S Bankhead wants the following conditions: combine the property, noise control, hours of operation and source
6 protection.
7 S Bankhead read the requirements of Title 3 Chapter 5. She reemphasized the need to keep the character of the
8 neighborhood.
9 The Checketts make custom counter tops for homes. They do not mass produce counter tops. He explained what is done
10 to make a counter top.
11 S Bankhead said it doesn't sound like there is mass production. She feels like light manufacturing has more to do with
12 quantity than mass production.
13 C Checketts said that they call it fabricating.
14 R Eck said there can be no commercial display. What about a truck with the logo on it?
15 C Carlston said he believes this has to do with the building itself.
16 Chris Daines believes if you make this to restrictive no one will be allowed to park a vehicle in front of their house.
17 S Bankhead said as long as the vehicles are parked on their property and not used as advertising for their business it is
18 ok.
19 R Eck doesn't want the footprint of the business to change at all. It is maxed out.
20 S Bankhead said part of the deal is if your business gets to successful you will have to move your business. Landscaping
21 shall be installed as shown on plans from 05/16/2011 and completed within 45 days and maintained. Dust sealant must
22 be used routinely on the gravel parking area. The City will need a performance bond. Snow removal can not impact
23 neighbors or Spring Creek. The footprint of the building can not change. You must take measures to reduce noise,
24 smoke, fumes, glare and odors. Chemical usage and storage must be compliant with rules and regulations. No
25 operations between 10 p.m. and 7 a.m. No semi-truck trailers. No more than 6 customer traffic per day or 30 customer
26 traffic per week. You must stay compliant with City and State rules and regulations.
27 This Conditional use is for showing, cutting, finishing and offsite transporting and installation of stone slabs commonly
28 used for countertops, hearths and tub/shower surrounds and the like.
29 S Bankhead said standards used are already listed throughout the City Code or State Code.
30 **Motion to approve with the conditions that have been discussed: M Pierce, R Eck second**

31 **Vote: Yea: S Bankhead, R Eck, M Pierce**
32 **Nay: None**
33 **Abstain: None**
34 **Excused: None**

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36 **Motion to adjourn: R Eck, M Pierce second**
37 **Vote: Yea: S Bankhead, R Eck, M Pierce**
38 **Nay: None**
39 **Abstain: None**
40 **Excused: None**

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42 Meeting adjourned at 3:25 p.m.
43 Minutes taken and prepared by Terri Lewis

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47 Skarlet Bankhead, Chairman
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Terri Lewis, Secretary