

PROVIDENCE CITY
Land Use Authority – Record of Decision
Meeting Date: 06/20/2017

Request: Applicant is requesting approval of a commercial site plan for Black Bear Diner

Item Type: Site Plan

Applicant: Anderson Wahlen & Associates –
Shaun Young

Address: 68 North Hwy 165

Parcel ID #: 02-210-0110

General Plan: CGD

Zone: CHD

Background Information:

1. Application was received June 16, 2017; application contained:
2. Providence City Application
3. Payment of \$50 fee
4. A copy of the County Recorder plat
5. Cost Estimates

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. 10-8-6: Parking Regulations
3. Providence City Department of Public Works Standards and Specifications Manual
4. Official Zoning Map Revised July 1, 2016

CONCLUSIONS OF LAW:

1. PCC 3-4-4 – The applicant has submitted the completed application.

CONDITIONS:

1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, ordinances.
2. Lighting must be consistent with PCC 10-8-5:15. Any additional lighting involved that is not shown in the current plans will need to comply with this ordinance.
3. The applicant is required to have 10% of the site landscaped. They have exceeded that amount and are landscaping 25% of the site. The amount of trees they are providing meets the 10% landscaping requirement.
4. Relocation of the fire hydrant and utilities as needed with the coming of the improvements of the lot to the south and the relocation of the access to the south, will need to be coordinated with Providence City and the Logan Fire Department so that all regulations are met and there are no negative impacts on this property. Water lines are to have P.U.E.'s.
5. This site plan approval does not give approval for sign placement or construction drawings.

DECISION:

The Providence Administrative Land Use Authority met on June 20, 2017.

Members present: Skarlet Bankhead, Max Pierce, Rob Stapley

The above Findings of Facts, Conclusions of Law, and Conditions were presented to the meeting.

Motion to approve the site plan based on the findings of facts, conclusions of law, and conditions – M Pierce, second – R Stapley

Vote: Yea: S Bankhead, M Pierce, R Stapley
Nay: None
Abstained: None
Excused: None

Motion to adjourn the meeting: R Stapley, Second: M Pierce

Vote: Yea: S Bankhead, M Pierce, R Stapley
Nay: None
Abstained: None
Excused: None

Meeting adjourned


Skarlet Bankhead, Administrative Services Director


Bonnie Fuhrman, Secretary

This Record of Decision also serves as zoning approval. Applicant can begin the building permit process.