

**Providence City
Administrative Land Use Authority (ALUA)
Agenda – April 29, 2020 – 2:30 PM**

Providence City Office Building
164 North Gateway Drive, Providence UT 84332

**Members of the ALUA may be attending this meeting electronically.
This meeting will live stream on Providence City's YouTube Channel
Persons wishing to comment on agenda items may email their comments to
providencecityutah@gmail.com or text comments to 435-752-9441.**

Call to Order: Skarlet Bankhead, Chair

Item No. 1. Conditional Use - Preschool: The Providence City Administrative Land Use Authority will consider for approval a request by Emily N Hill, for a conditional use for a preschool in her home located at 697 Cove ST, Providence UT.

Item No 2. Conditional Use – Garden & Greenhouse: The Providence City Administrative Land Use Authority will consider for approval a request by Jamison Fargo for a conditional use for a garden and greenhouse located at 48 S. 100 W., Providence UT

Agenda posted on April 28, 2020



Skarlet Bankhead
City Recorder

If you have a disability and/or need assistance while attending the Providence City Administrative Land Use Authority meeting, please call 435-752-9441 before 1:00 pm on the day of the meeting.

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: 04-29-2020

Request: The applicant is requesting approval for a conditional use site plan for a home preschool.

Item Type: Conditional Use

Applicant: Emily Hill

Address: 697 Cove St. Providence

Parcel ID #: 02-104-0004

General Plan: SFT

Zone: SFT

Background Information:

Application was received April 16, 2020; application contained:

- a. Providence City Conditional Use Application and payment of \$100 fee
- b. Business and Safety Plans
- c. A statement describing request

FINDINGS OF FACT:

1. UCA 10-9a-507. Conditional Uses allows the City to adopt a land use ordinance that includes conditionals uses and provisions for conditional uses that require compliance with standards set forth in an applicable ordinance.
2. PCC 10-3-5 allows the City to impose reasonable conditions: to mitigate the reasonably anticipated detrimental effects of the proposed use on the health, safety, or general welfare of persons residing, working, or conducting business in the vicinity; to mitigate injury to property in the vicinity; to mitigate any risk to safety of persons or property because of vehicular traffic or parking, large gatherings of people, or other causes . . .
3. PCC 10-6-1 Use Chart
4. Official Zoning Map Revised January 2019
5. Fire Inspector review dated April 21, 2020

CONCLUSIONS OF LAW:

1. Providence City has adopted ordinances in compliance with UCA 10-9a-507.
2. PCC 10-3-5:E. establishes the standards for reasonable conditions.
3. The Official Zoning Map shows this property in a SFT district.
4. PCC 10-6-1:C.5. provides that preschool is permitted by conditional use as a home business in a SFT district.
5. The fire inspector review dated April 21, 202 lists 4 conditions for approval.
6. The applicant meets the requirements of the Findings of Facts with the following conditions:

CONDITIONS:

1. The applicant will apply for business license pursuant to PCC 3-1-5.
2. The applicant will meet the requirements for a home business listed in PCC 3-4-5.
3. The applicant will meet the requirements listed in the fire inspector review dated April 21, 2020.
4. The applicant will operate the business in the manner described in the business plan received April 16, 2020.
5. The applicant will continue to meet all federal, state, county, and Providence City rules, laws, codes, ordinances, related to the operation of a preschool.
6. Approval by the City of any application submitted or paperwork does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.



PROVIDENCE CITY APPLICATION FOR A CONDITIONAL USE

FOR OFFICE USE ONLY

Date _____
Payment Form _____
Amount _____
Receipt # _____
Clerk _____

Please Note: City Staff will **NOT** accept the application and fee payment if they are incomplete. Incomplete applications will **NOT** be processed or scheduled for review by the City.

Initial ENH Name Emily N. Hill

Date April 15, 2020

SUBMITTAL REQUIREMENTS

- \$100 application fee
- An 11"x17" of the property showing the location, function and characteristics of the use, including parking and percentage of space being used
- Cache County plat map of the property
- Copy of Cache County GIS Parcel Summary
<http://66.232.67.238/Websites/Parcel%20and%20Zoning%20Viewer/>
- Mitigation Strategies for applicable sensitive areas
- Mailing addresses for the owners of adjacent properties
- Property owner consent for pursuit of conditional use (if owner is different than Applicant)
- Electronic copy of structure elevations & square footage including attached garage(s), covered porches, covered decks etc.
- Electronic copy of **ALL** submittals (email or flash drive is acceptable)

Staff Check

Applicant Information (all information MUST be provided)

Name Emily N. Hill
Address 697 Cove St. Providence, Utah 84332
Phone 435-760-3371 Email emilynz@msn.com

Party Responsible for Payment (if different than applicant)- the individual/firm to whom any and all professional services invoices (attorney/engineer/etc.) will be sent and who will be responsible for payment of such invoices.

Name Emily N. Hill
Address 697 Cove St. Providence, Utah 84332
Phone 435-760-3371 Email emilynz@msn.com

Property Information

Owner of record Samuel and Emily Hill
Owner address 697 Cove St. Providence, Utah 84332
Owner phone 435-760-8942; 435-760-3371 Owner email sam_s_hill@yahoo.com; emilynz@msn.com
Parcel address 697 Cove St. Providence, Ut 84332 Parcel Tax I.D. _____
Zone _____ Height _____ Initial: ENH
Setbacks (front yard) _____ (side yard) _____ (rear yard) _____ ENH

Written Statement of Request (attach additional sheets if necessary)

- Briefly explain why you are seeking a conditional use and what the intended use of the property will be if the conditional use is granted.

I plan to teach the state of Utah preschool core to children ages three and four, to prepare them for entering kindergarten. I will teach two separate classes, one for three year olds and one for four year olds. The children will learn developmentally appropriate content through various instructional strategies, based on the Utah curriculum for preschool.

Property owner and contractor shall have responsibility to determine grades, and final placement and elevations of footings/foundations. Property owner and contractor shall be responsible for compliance with all state, national and local building codes and ordinances. Initial ENH Name Emily N. Hill

Approval by the city of any application submittal or paperwork does not alleviate the owners from their responsibility to understand and conform to local, state and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated. Initial ENH

By signing this document, you agree that Providence City will bill you for any and all professional firm fees as they arise throughout the approval process. This is in addition to application fees. All subdivisions require engineering review throughout the approval process, such as but not limited to reviews of development agreements, construction drawings, preliminary and final plats, and inspections. These services are billed by our city engineer at an hourly rate. Some subdivision applications may also require legal review. Other applications, such as but not limited to conditional uses, may also require engineering and/or legal review at the City's discretion. You agree to reimburse the City for all such costs, whether or not you were forewarned about such costs, and that the City cannot predict all situations in which professional services may be required in order to process your application. Initial ENH

I declare under penalty of perjury that I am making this application of my own free will and choice and that the statements, answers, and documents submitted in connection with this application are true and correct to the best of my knowledge.

Emily N. Hill



04-14-20

Signature of Applicant

Printed Name

Date

The following is a general summary of which body reviews each land use application in Providence City. Public hearings may be required by the Planning Commission and City Council, as shown below. This matrix does not include zoning clearance/permits for new single-home construction or for business licenses, both of which are reviewed and approved by city staff.

Application	Executive Staff	Land Use Authority	Planning Commission	Public Hearing	City Council	Public Hearing	Appeal Authority	Filing Fee ¹
Code Amendment	✓	----	✓	✓ ²	✓	----	----	\$100
Annexation	✓	----	----	----	✓	✓	----	\$150
Rezone	✓	----	✓	✓	✓	----	----	\$100
Conditional Use	✓	✓	----	----	----	----	----	\$100
Subdivision Concept Plan	✓	----	----	----	----	----	----	\$300
Preliminary Subdivision Plat	✓	----	✓	----	----	----	----	\$400
Final/Amended Subdivision Plat ³	✓	----	✓	----	✓ ⁴	----	----	\$600
Site Plan	✓	✓	----	----	----	----	----	\$50
Lot Consolidation ⁵	✓	----	✓	----	----	----	----	\$50
Exception to Title ⁶	✓	----	✓	----	✓	----	----	\$100
General Plan Amendment	✓	----	✓	✓	✓	----	----	\$100
Right-of-Way Vacation	✓	----	✓	----	✓	✓	----	\$100
Variance/ Appeal	----	----	----	----	----	----	✓	\$100

¹ Filing Fees do **not** include professional firm review fees. Those will be billed to the applicant separately.

² Public Hearing required at Planning Commission only when the proposed code amendment is related to land use.

³ Construction drawings are reviewed/approved by the City Engineer and Public Works Director.

⁴ The City Council does not review the final plat itself, but rather reviews and approves the development agreement associated with the final plat.

⁵ Lot consolidations are only required to have City approval when they are in a platted/recorded subdivision.

⁶ Developers may ask for an exception from the requirements of the Providence City Subdivision Code (Title 11) through this process. All other variance/exception requests shall be handled by the Appeal Authority.

Emily Hill
697 Cove St.
Providence, Utah 84332
Preschool by Mrs. Hill

BUSINESS PLAN

I plan to teach the state of Utah preschool core to children ages three and four, to prepare them for entering kindergarten. I will teach two separate classes, one for three year olds and one for four year olds. The children will learn developmentally appropriate content through various instructional strategies, based on the Utah curriculum for preschool.

HOURS OF OPERATION

I will have a three year old class twice a week (Monday and Wednesday afternoons from 1:00-3:00) and a four year old class three times a week (Monday, Wednesday, Thursday mornings 9:30-11:30).

TRAFFIC CONTROL PLAN

There is only one way into my property (driving North on Cove Street). I will instruct parents to drive North past my house to the culdesac, turn around and head back South until they get in front of my house (not entering the driveway) for drop off and pick up. They will be pulling over to the right in front of my house. I will instruct them to leave the property towards the South (it's the only way they can leave). I will instruct parents to remember that it is a school zone and to drive slowly, while watching for children. I will also instruct them to pick up and drop off swiftly so that others can pick up and drop off in a timely manner without traffic congestion.

April 21, 2020



Providence City
C/O Skarlet Bankhead, Administrative Services Director
164 North Gateway Dr.
Providence, Utah 84332

RE: Conditional use review, proposed Emily Hill Preschool, 697 Cove St., Providence, Ut 84332

This preschool proposal is being recommended to Providence City for approval.

Emily is proposing to operate a preschool out of her home located at 697 Cove St. in Providence, Utah.

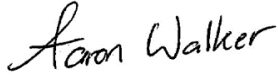
After an on-site inspection on April 24, 2020 with Paul Berntson (Cache County Building Official) and Emily Hill (property owner), it was determined that the preschool could be safely operated, as she has submitted, in the home with the following conditions and comments:

- 1- Replace the existing smoke alarm in the preschool room, with a combination smoke/carbon dioxide alarm.
- 2- A fire extinguisher shall be kept on site and shall be readily accessible. The fire extinguisher shall be serviced and tagged each year. The extinguisher shall be a minimum size of 2A:10BC.
- 3- All electrical outlets in the preschool area shall have child protective covers installed.
- 4- The preschool will have a safety inspection conducted annually using the current form and guidelines established by the State of Utah for daycare/preschools.

A follow-up inspection for the items listed will be conducted by the Fire Department with a copy of the report available to Providence City on request.

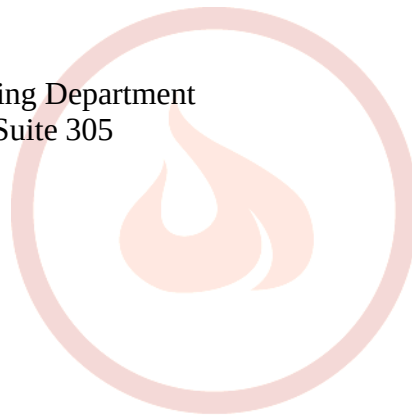
Please contact me with any questions or concerns.

Regards,

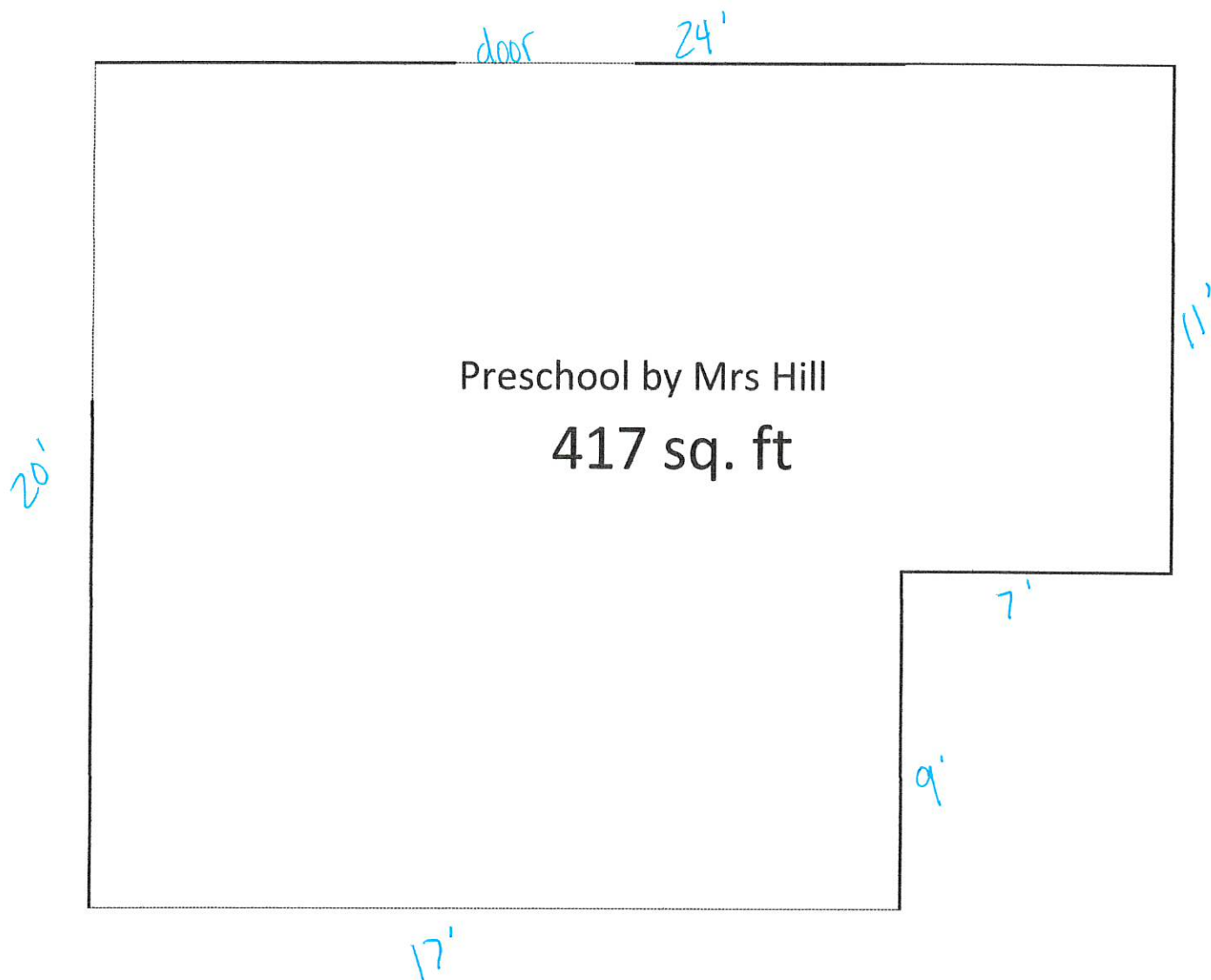


Aaron Walker
Deputy Fire Marshal / Fire Inspector
76 East 200 North
Logan, UT 84321
Aaron.walker@loganutah.org
435-716-9516

CC: Paul Berntson
Cache County Building Department
179 North Main St. Suite 305
Logan Utah, 84321



FIRE DEPARTMENT



Blueprint of preschool area



PROVIDENCE CITY ZONING CLEARANCE

FOR OFFICE USE ONLY

Date _____
Payment Form _____
Amount _____
Receipt # _____
Clerk _____

Permit #	
Owner Name: Emily Hill (Preschool)	Phone: 435-258-8728
Project Address: 697 Cove St.	
Property Tax ID: 02-215-0010	Structure Type:
Valuation:	Commercial or Residential

Impact Fees (New Construction)		
OFFICE USE ONLY	DESCRIPTION	FEE AMOUNT
5-514	Park Impact Fee	\$0
5-515	Street Impact Fee	\$0
11-1101	Water Meter Connection	\$0
11-1107	Sewer Connection	\$0
11-1104	Water Impact Fee	\$0
	Total	\$0

Public Works Approval: 

Date: 4.24.2020

Zoning Approval: 

Date: 4-24-20

*Notes:

This property is being approved for the zoning clearance issuance above, and is valid for six (6) months from the date the fees are paid. Any change in the type of structure or placement is not allowed. The granting of this permit does not override or waive any federal, state, or local building code or authorize any individual to violate any local law or ordinance. Approval of this permit does not constitute a representation by the City that it will be liable for any issues arising from the construction of homes and other structures in a Sensitive or Hazard Area. It is the responsibility of the property owner to know and comply with all relevant local, state, and federal laws and regulations, including but not limited to Providence City Code 10-5.

Providence City contracts with Cache County for building permits and inspections. You will need to take this zoning permit, along with a Cache County building permit application, to the County prior to receiving your actual building permit. A copy of the Cache County building permit application may be found at:

<https://www.cachecounty.org/assets/departments/building/BP%20Application.pdf>



Public Works Infrastructure Inspection

Permit #: 2020-

Contact Name: Emily Hill (Preschool)

Project Address: 697 Cove St.

Phone Number: 435-760-3371

Inspection	Pass/Fail	Notes
Concrete	Pass	
Curb/Gutter	Pass	
Utilities	Pass	
☐ Conditional Use Fire Hydrants: Location Flow		
SWPPP Needed: Yes No	SWPPP Completed: Yes No N/A	
NOI Needed: Yes No	NOI UTR: _____ NOI Issued To: _____	
Inspection Completed by <u></u> Date <u>4.24.2020</u>		
Final Inspection	Pass/Fail	Notes
Concrete		
Curb/Gutter		
Utilities		
Inspection Completed by _____ Date _____		

Parcel and Zoning Viewer

For web browser's cache help: 300 ft. reading list help

Find address or place



Enhanced Search



02-21 5-001 1



02-145-0007

02-21 5-001 0

20ft

CANYON ROAD

CENTER-NORTH LINE CORNER
SET RAILROAD SPINE

THE COVE SUBDIVISION
PART OF SEC 14, T 11 N, R 1 E, SLM
PROVIDENCE CITY, CACHE COUNTY, UTAH

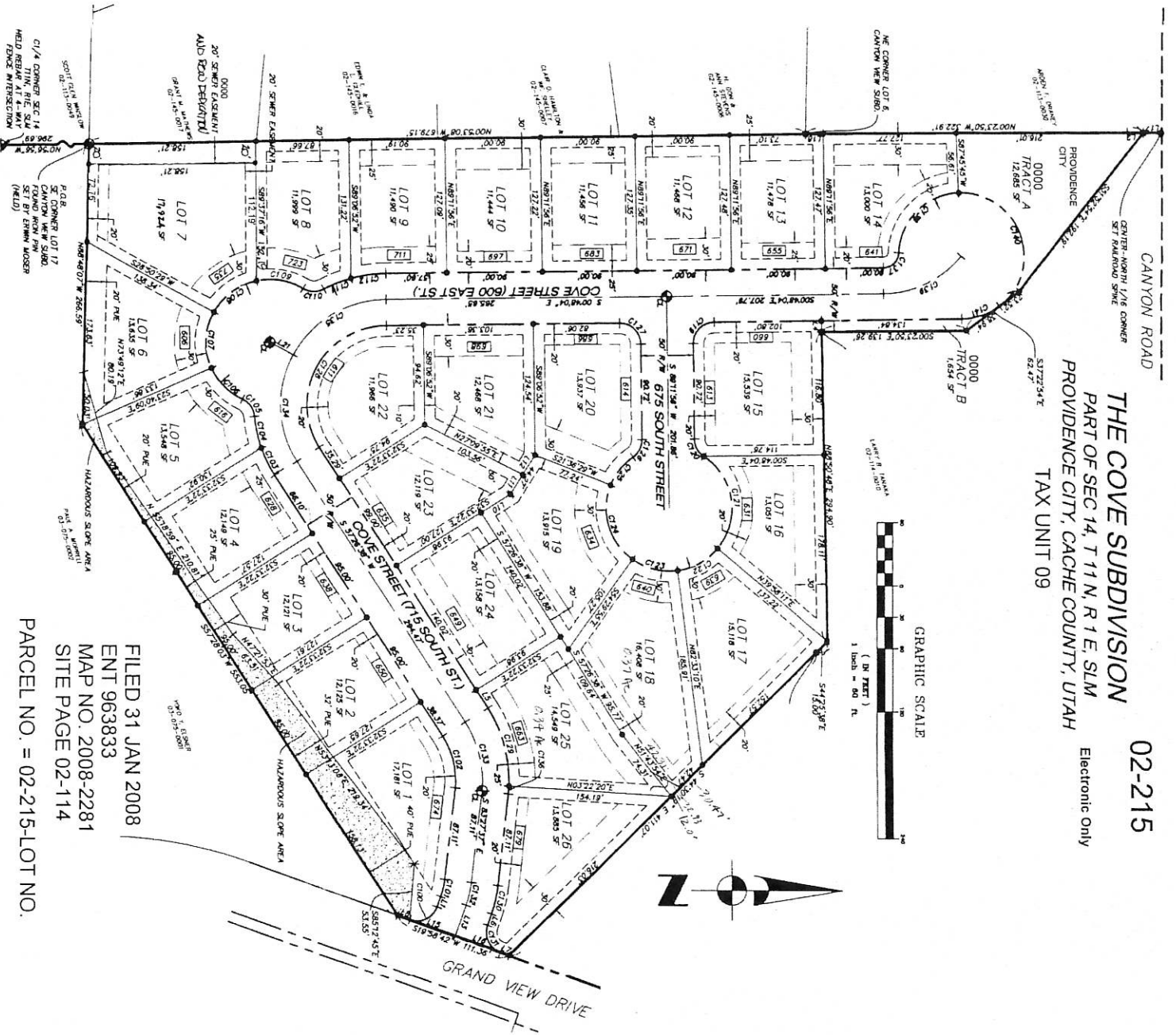
02-215
Electronic Only

TAX UNIT 09

PROVIDENCE CITY



GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.



FILED 31 JAN 2008
ENT 963833
MAP NO. 2008-2281
SITE PAGE 02-114
PARCEL NO. = 02-215-LOT NO.

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: 04-29-2020

Request: Applicant is requesting approval of a conditional use for garden and greenhouse with the intent to have a home business selling plants and produce.

Item Type: Conditional Use

Applicant: Jamison Fargo

Address: 48 S 100 W

Parcel ID #: 02-097-0018

General Plan: Single-Family Traditional (SFT)

Zone: SFT

Background Information:

1. The complete conditional use application was received April 20, 2020; application contained:
2. Providence City Application
3. Payment of \$100 fee
4. A parcel summary, site and business plan, list of adjacent properties

FINDINGS OF FACT:

1. UCA 10-9a-507. Conditional Uses allows the City to adopt a land use ordinance that includes conditionals uses and provisions for conditional uses that require compliance with standards set forth in an applicable ordinance.
2. PCC 10-3-5 allows the City to impose reasonable conditions: to mitigate the reasonably anticipated detrimental effects of the proposed use on the health, safety, or general welfare of persons residing, working, or conducting business in the vicinity; to mitigate injury to property in the vicinity; to mitigate any risk to safety of persons or property because of vehicular traffic or parking, large gatherings of people, or other causes . . .
3. PCC 10-6-1 Use Chart
4. Official Zoning Map Revised January 2019
5. Fire Inspector review dated April 13, 2020

CONCLUSIONS OF LAW:

1. Providence City has adopted ordinances in compliance with UCA 10-9a-507.
2. PCC 10-3-5:E. establishes the standards for reasonable conditions.
3. The Official Zoning Map shows this property in a SFT district.
4. PCC 10-6-1:I.9. provides that garden and greenhouse plants and produce for wholesale or retail sales are permitted by conditional use as a home business in a SFT district.
5. The fire inspector review dated April 13, 202 lists 5 conditions for approval.
6. The applicant meets the requirements of the Findings of Facts with the following conditions:

CONDITIONS:

1. The applicant will apply for business license pursuant to PCC 3-1-5.
2. The applicant will meet the requirements for a home business listed in PCC 3-4-5.
3. The applicant will meet the requirements listed in the fire inspector review dated April 13, 2020.
4. The applicant will operate the business in the manner described in the site and business plan date stamped April 20, 2020
5. The applicant will continue to meet all federal, state, county, and Providence City rules, laws, codes, ordinances, related to the operation of a garden and greenhouse plants for wholesale or retail sales.
6. Approval by the City of any application submitted or paperwork does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.



Hopestead Farm LLC

PROVIDENCE CITY

APPLICATION FOR A CONDITIONAL USE

FOR OFFICE USE ONLY

Date 4/9/20
Payment Form OK
Amount 75.00
Receipt # 46680
Clerk EL

Please Note: City Staff will **NOT** accept the application and fee payment if they are incomplete. Incomplete applications will **NOT** be processed or scheduled for review by the City.

Initial JF Name JAMISON FARGO

Date 4/9/20

SUBMITTAL REQUIREMENTS

- \$100 application fee ✓
- An 11"x17" of the property showing the location, function and characteristics of the use, including parking and percentage of space being used ✓
- Cache County plat map of the property ✓
- Copy of Cache County GIS Parcel Summary
<http://66.232.67.238/Websites/Parcel%20and%20Zoning%20Viewer/> ✓
- Mitigation Strategies for applicable sensitive areas N/A
- Mailing addresses for the owners of adjacent properties ✓
- Property owner consent for pursuit of conditional use (if owner is N/A different than Applicant)
- Electronic copy of structure elevations & square footage including attached garage(s), covered porches, covered decks etc.
- Electronic copy of **ALL** submittals (email or flash drive is acceptable)

Staff Check

✓
EL
EL

Applicant Information (all information MUST be provided)

Name JAMISON FARGO
Address 48 S 100 W PROVIDENCE, UT 84332
Phone 435 258 8729 Email jamisonfargo@yahoo.com

Party Responsible for Payment (if different than applicant)- the individual/firm to whom any and all professional services invoices (attorney/engineer/etc.) will be sent and who will be responsible for payment of such invoices.

Name _____
Address _____
Phone _____ Email _____

Property Information

Owner of record JAMISON + HEIDI FARGO
Owner address 48 S. 100 W. PROVIDENCE, UT 84332
Owner phone 435-258-8729 Owner email jamisonfargo@yahoo.com
Parcel address 48 S. 100 W. Providence, UT Parcel Tax I.D. 02-097-0018
Zone CITY-SFC Height 35' Initial JF
Setbacks (front yard) 20 (side yard) 10 (rear yard) 15 Initial JF

Written Statement of Request (attach additional sheets if necessary)

- Briefly explain why you are seeking a conditional use and what the intended use of the property will be if the conditional use is granted.

We have had a large garden for many years and wish to now be able to sell our produce to individuals and at the farmer's markets, in keeping with Providence's historical agricultural past. This is a side business with our children involved who live at the home with us. This conditional use falls under category I 9: Agricultural + Related Uses: Garden + greenhouse plants for sale. We will focus on basic garden produce and staples.
164 N. Gateway Dr * Providence UT 84332
435-752-9441 * Fax: 435-753-1586 * email: sbankhead@providence.utah.gov

Property owner and contractor shall have responsibility to determine grades, and final placement and elevations of footings/foundations. Property owner and contractor shall be responsible for compliance with all state, national and local building codes and ordinances. Initial JP Name JAMISON FARGO

Approval by the city of any application submittal or paperwork does not alleviate the owners from their responsibility to understand and conform to local, state and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated. Initial JP

By signing this document, you agree that Providence City will bill you for any and all professional firm fees as they arise throughout the approval process. This is in addition to application fees. All subdivisions require engineering review throughout the approval process, such as but not limited to reviews of development agreements, construction drawings, preliminary and final plats, and inspections. These services are billed by our city engineer at an hourly rate. Some subdivision applications may also require legal review. Other applications, such as but not limited to conditional uses, may also require engineering and/or legal review at the City's discretion. You agree to reimburse the City for all such costs, whether or not you were forewarned about such costs, and that the City cannot predict all situations in which professional services may be required in order to process your application. Initial JP

I declare under penalty of perjury that I am making this application of my own free will and choice and that the statements, answers, and documents submitted in connection with this application are true and correct to the best of my knowledge.

Jamison Fargo
Signature of Applicant

JAMISON FARGO
Printed Name

4/9/20
Date

The following is a general summary of which body reviews each land use application in Providence City. Public hearings may be required by the Planning Commission and City Council, as shown below. This matrix does not include zoning clearance/permits for new single-home construction or for business licenses, both of which are reviewed and approved by city staff.

Application	Executive Staff	Land Use Authority	Planning Commission	Public Hearing	City Council	Public Hearing	Appeal Authority	Filing Fee ¹
Code Amendment	✓	----	✓	✓ ²	✓	----	----	\$100
Annexation	✓	----	----	----	✓	✓	----	\$150
Rezone	✓	----	✓	✓	✓	----	----	\$100
Conditional Use	✓	✓	----	----	----	----	----	\$100
Subdivision Concept Plan	✓	----	----	----	----	----	----	\$300
Preliminary Subdivision Plat	✓	----	✓	----	----	----	----	\$400
Final/Amended Subdivision Plat ³	✓	----	✓	----	✓ ⁴	----	----	\$600
Site Plan	✓	✓	----	----	----	----	----	\$50
Lot Consolidation ⁵	✓	----	✓	----	----	----	----	\$50
Exception to Title ⁶	✓	----	✓	----	✓	----	----	\$100
General Plan Amendment	✓	----	✓	✓	✓	----	----	\$100
Right-of-Way Vacation	✓	----	✓	----	✓	✓	----	\$100
Variance/ Appeal	----	----	----	----	----	----	✓	\$100

¹ Filing Fees do **not** include professional firm review fees. Those will be billed to the applicant separately.

² Public Hearing required at Planning Commission only when the proposed code amendment is related to land use.

³ Construction drawings are reviewed/approved by the City Engineer and Public Works Director.

⁴ The City Council does not review the final plat itself, but rather reviews and approves the development agreement associated with the final plat.

⁵ Lot consolidations are only required to have City approval when they are in a platted/recorded subdivision.

⁶ Developers may ask for an exception from the requirements of the Providence City Subdivision Code (Title 11) through this process. All other variance/exception requests shall be handled by the Appeal Authority.

Providence City

164 N. Gateway Drive

Providence, Ut 84332

(435) 752-9441

Receipt No: 166850

Receipt Date: 04/10/2020

Timestamp: 04/10/2020 02:26 PM

Payor: Jamison Fargo

305 Application fees	75.00
48 South 100 West Hopestead farm	
	\$75.00

Check 3985	\$75.00
Tendered Amount:	\$75.00
Cash Back:	\$0.00
Total Applied:	\$75.00



April 13, 2020

Providence City
164 North, Gateway Dr.
Providence, Ut 84332

RE: CUP review, Hopestead Farm LLC (Fargo), 48 S 100 W, Providence UT.

The above-named application for conditional use plans has been submitted to the Logan Fire Department for a fire and life safety review. This review was made in the interest of the fire safety provisions and regulations as adopted by the State of Utah and in accordance with the International Fire Code. This review is not considered comprehensive nor regarded as sanctioning any code deficiencies not identified. The ultimate responsibility for compliance with the applicable codes, standards and ordinances rests with the owner.

This project is being recommended to Providence City for approval with the following comments and conditions.

- 1- With no physical changes or changes of use to the existing structures, the access, hydrant placement and water for fire flows has been deemed acceptable as established.
- 2- A currently tagged fire extinguisher at least 2-A:10-B:C in size will be placed within 75 feet of all spaces and buildings.
- 3- An on site fire inspection may be conducted each year going into the growing season.
- 4- The general public will not access the back yard, buildings, or growing areas.
- 5- Periodically, a point of sale and produce pick up area will be established along the frontage of the property throughout the growing season.

Please contact me with any questions or concerns.

Respectfully,

Aaron Walker
Deputy Fire Marshal/Fire Inspector
Logan Fire Department
435-716-9516



PROVIDENCE CITY ZONING CLEARANCE

FOR OFFICE USE ONLY

Date _____
Payment Form _____
Amount _____
Receipt # _____
Clerk _____

Permit #	
Owner Name: Jamison Fargo (Hopestead Farm)	Phone: 435-258-8728
Project Address: 48 S. 100 W Providence	
Property Tax ID: 02-097-0018	Structure Type:
Valuation:	Commercial or Residential

Impact Fees (New Construction)		
OFFICE USE ONLY	DESCRIPTION	FEE AMOUNT
5-514	Park Impact Fee	\$0
5-515	Street Impact Fee	\$0
11-1101	Water Meter Connection	\$0
11-1107	Sewer Connection	\$0
11-1104	Water Impact Fee	\$0
	Total	\$0

Public Works Approval: 

Date: 4.20.2020

Zoning Approval: 

Date: 4-24-20

*Notes:

This property is being approved for the zoning clearance issuance above, and is valid for six (6) months from the date the fees are paid. Any change in the type of structure or placement is not allowed. The granting of this permit does not override or waive any federal, state, or local building code or authorize any individual to violate any local law or ordinance. Approval of this permit does not constitute a representation by the City that it will be liable for any issues arising from the construction of homes and other structures in a Sensitive or Hazard Area. It is the responsibility of the property owner to know and comply with all relevant local, state, and federal laws and regulations, including but not limited to Providence City Code 10-5.

Providence City contracts with Cache County for building permits and inspections. You will need to take this zoning permit, along with a Cache County building permit application, to the County prior to receiving your actual building permit. A copy of the Cache County building permit application may be found at:

<https://www.cachecounty.org/assets/departments/building/BP%20Application.pdf>



Public Works Infrastructure Inspection

Permit #: 2020-

Project Address: 48 S. 100 W.

Contact Name: Jamison Fargo

Phone Number: 435-258-8728

Hopstead Farm

Inspection	Pass/Fail	Notes
Concrete	<i>Pass</i>	
Curb/Gutter	<i>Pass</i>	
Utilities	<i>Pass</i>	
☐ Conditional Use Fire Hydrants: Location Flow		
SWPPP Needed: Yes ☒ No		SWPPP Completed: Yes No N/A
NOI Needed: Yes No		NOI UTR: _____ NOI Issued To: _____
Inspection Completed by <i>[Signature]</i> Date <i>4.20.2020</i>		
Final Inspection	Pass/Fail	Notes
Concrete		
Curb/Gutter		
Utilities		
Inspection Completed by _____ Date _____		

Jamison Fargo: 48 S 100 W Providence UT 84332. Conditional Use License Application 4/9/20
Hopestead Farm LLC: Small urban farm specializing in fresh, local produce.

Vegetable production will occur on the back of the property as we have done for many years in plots 1, 2, and 3 as indicated below. We are requesting a conditional use license (category I.9 “Agriculture and Related Uses: Garden and greenhouse plants and produce for wholesale or retail sales” so we can sell our produce to individuals and farmer’s markets. Plots 1, 2, and 3 combined = 5,360 square feet, which is 0.12 acre or 15% of the total property (0.79 acres). This space includes paths and walkways where vegetables are not growing. If paths and walkways are not included, vegetable production only occurs on 3,000 square feet, which is 0.07 acres or 9% of the total property. In addition, a 10’x15’ greenhouse and some space in the shed and barn are used to store equipment (combined, approximately 300 square feet). Therefore, the total area devoted to this business would be between approximately 10-16% of our property (3,300-5,660 square feet), depending if paths in the plots are counted. A roughly 10’x15’ + 8’x15’ area (max) in front of and next to the barn will be used to rinse and pack vegetables for sale on a once-a-week basis (Thursday or Friday afternoons), which will consist of a few tables, chairs, and rinsing tubs. The parking strip in front of the property will be used by individuals who choose to pick-up produce, rather than have it delivered, from a temporary small farm stand (eg, shade tent and tables) in the front of the property on Friday afternoons (3-6p), where they will be parked for 5-10minutes.

