

Providence City
Administrative Land Use Authority (ALUA)

Agenda – June 24, 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 – Accessory Building: The Providence City Administrative Land Use Authority will consider for approval a request by Dennis and Katherine Gehrke, for an accessory building located at 198 E. 200 S, Providence, UT.

Item No. 2 Conditional Use – Addition: The Providence City Administrative Land Use Authority will consider for approval a request by BJ Davis for an addition to the primary residence located at 141 E 300 S, Providence, UT.

Agenda posted on June 23, 2020



Diane Campbell

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: June 24, 2020

Request: Applicant is requesting approval of a conditional use and zoning approval for an accessory bldg. located at 198 E 200 S Providence, UT.

Item Type: Conditional Use App	Applicant: Dennis and Katherine Gehrke	Address: 198 E. 200 S. Providence
Parcel ID #: 02-100-0021	General Plan: SFT	Zone: SFT

Background Information:

A complete application was received June 1, 2020 and contained:

1. Providence City Residential Site Plan application.
2. Updated Conditional Use application submitted June 16, 2020.
3. Updated plans submitted June 10, 2020.
4. Payment of \$100 fee, June 2, 2020.

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure June 5, 2020.

Aaron Walker, Fire Inspector, reviewed site; see letter dated June 9, 2020.

FINDINGS OF FACT:

1. UCA 10-9a-507. Conditional Uses allow a municipality to adopt a land use ordinance that includes conditional uses and provisions for conditional uses that require compliance with standards set for in an applicable ordinance.
2. The Cache County GIS Parcel Summary shows sensitive areas that may require further analysis.
3. Providence City Code (PCC) 10-5 Sensitive Areas, Section 1 Conditional use permit required states, all requests for permits involving a lot, parcel or site located wholly or partially within an area subject to the Hazard Flood (HF), Hazard Slope (HS), Hazard Water Table (HW) or Hazard Earthquake Primary Fault (HE), Hazard Wildfire (WF) regulations, shall be dealt with as a request for a conditional use permit under the provisions of Section 10-3-5 of this Title. All applications shall comply with the following regulations before any permit shall be issued.
4. PCC 10-3-5 Conditional Use Permits 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.

CONCLUSIONS OF LAW:

1. Providence City has adopted land use ordinances that include conditional uses and provisions for conditional uses.
2. The Cache County GIS Parcel Summary indicates this parcel is in a Wildfire Hazard area.
3. Providence City has the authority to impose reasonable conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.
4. Aaron Walker, Fire Inspector – Logan City Fire Department, reviewed the parcel 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.
5. The request meets the requirements of the Codes listed in the Findings of Fact with the following conditions:

CONDITIONS:

1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, and ordinances.
2. The applicant will mitigate Wildfire Area by:
 - a. See letter from Aaron Walker dated June 9, 2020.
3. This conditional use is for the accessory building only as shown on the site plan date stamped June 10, 2020.
4. Payment of fees listed on the Providence City Zoning Permit.
5. 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 DG Name GEHRKE, DENNIS

Date 6/16/20

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
- 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 DENNIS/KATIE GEHRKE
Address 323 W. 700 S. LOGAN 84328
Phone 435-213-6075 Email DLGEHRKE@GMAIL.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 _____

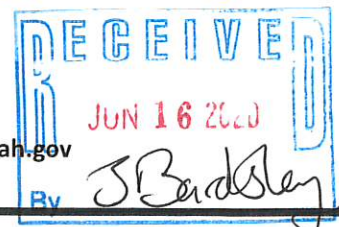
Property Information

Owner of record KATHERINE GEHRKE
Owner address 198 E 200 S. Providence 84332
Owner phone (435) 213-6075 Owner email digehrke@gmail.com
Parcel address 198 E 200 S. Parcel Tax I.D. 02-100-0021
Zone _____ Height 23' Initial _____
Setbacks (front yard) 240 (side yard) 20 (rear yard) 12 Initial DG

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.

- THIS FOR A GARAGE/SHOP WITH SMALL LIVING SPACE IN THE
REAR.



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 DK Name Dennis G. K...

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 DK

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 DK

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.

Katherine Gehrke Signature of Applicant
Katherine Gehrke Printed Name
6-16-20 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.



Public Works Infrastructure Inspection

Project Address: 198 E 200 S Providence

Contact Name: Dennis Gehrke

Phone Number: 435-213-6075

Inspection	Pass/Fail	Notes
Concrete	N/A	
Curb/Gutter	N/A	
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>6.5.2020</u>		
Final Inspection	Pass/Fail	Notes
Concrete		
Curb/Gutter		
Utilities		
Inspection Completed by _____ Date _____		

SE⁴ SE⁴ Section 10 Township 11 North Range 1 East

Scale 1 Inch = 100'

BLKS. 22, 23, 28, 29, PLAT A PROVIDENCE

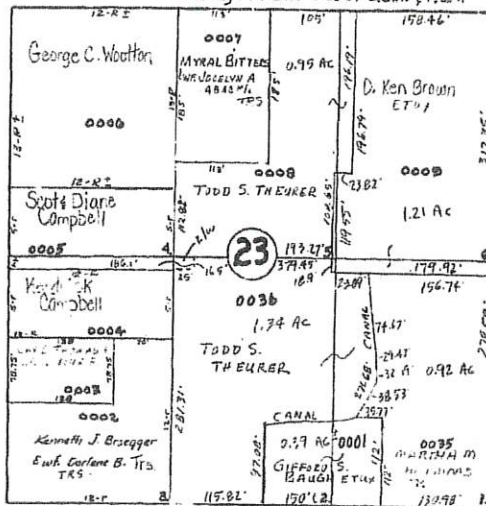
02
100

TAX UNIT 09

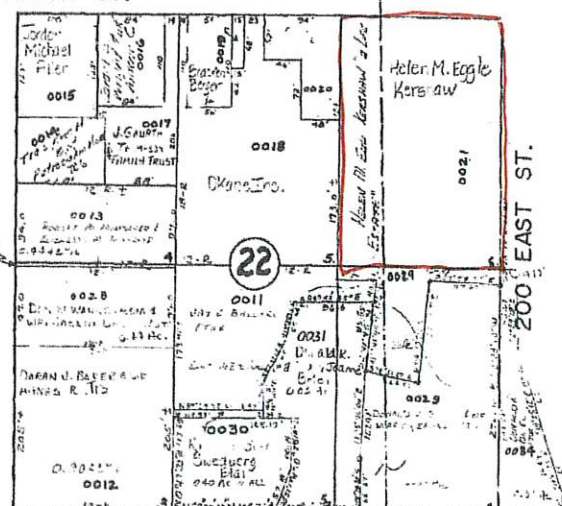
SEE 02-098

Shortage in Blk. 23-256+ EUM. & PCH.

200 SOUTH ST.

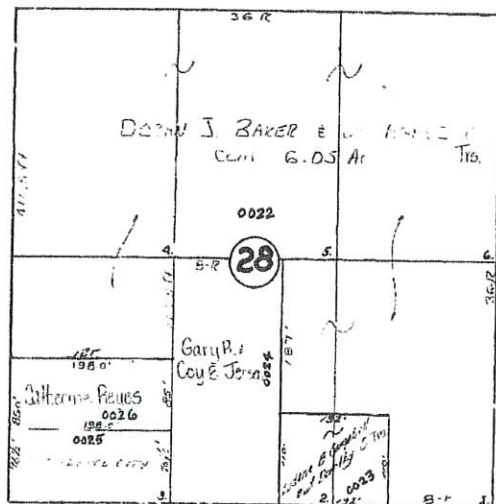


100 EAST ST.



200 EAST ST.

300 SOUTH ST.



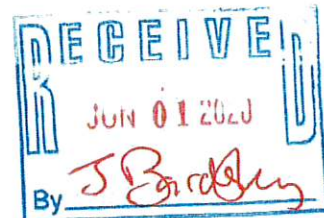
400 SOUTH ST.

South Line of Sec. 10

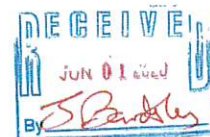
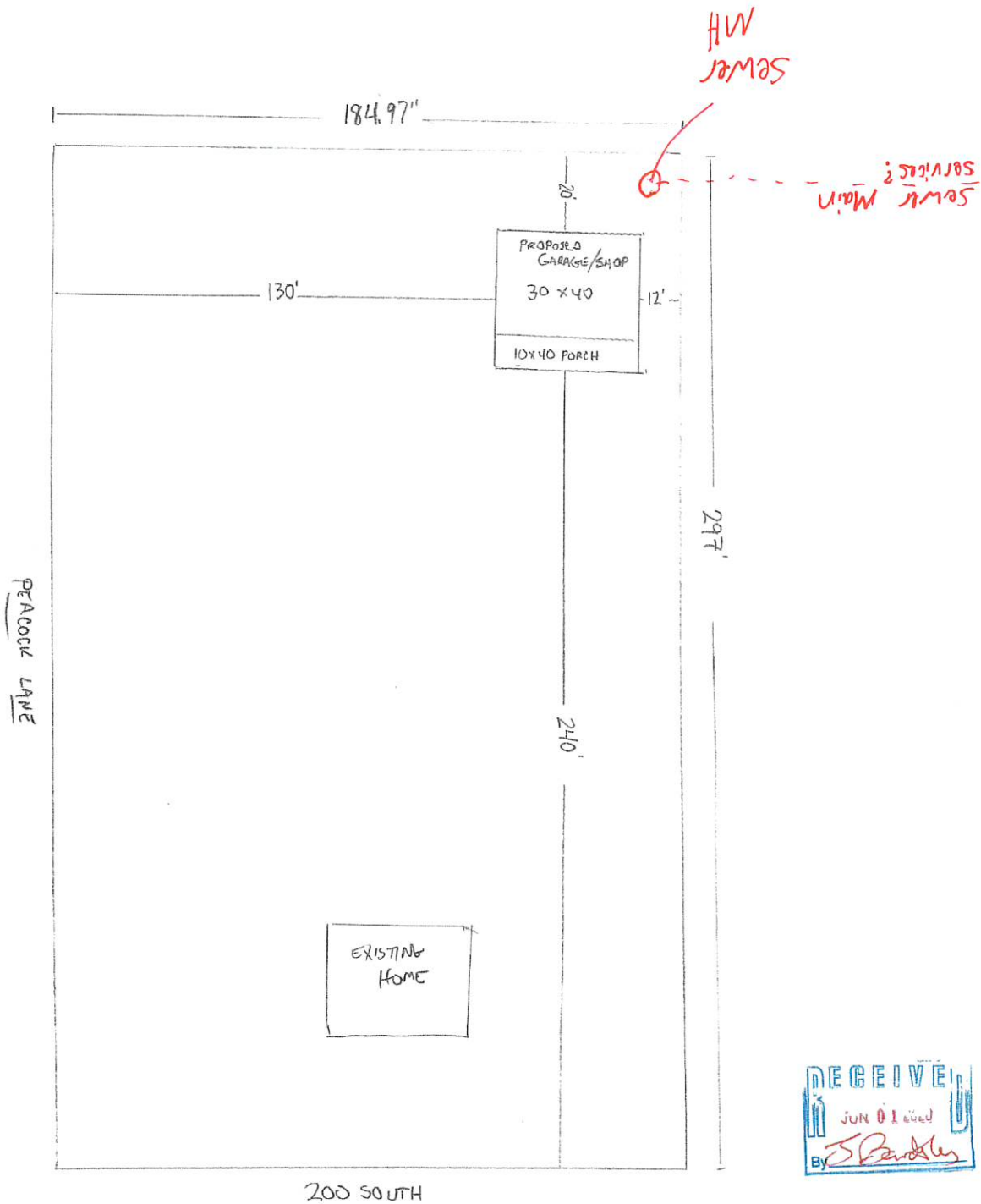
SEE 02-120

SEE 02-119

SEE 02-125



- PROPOSED GARAGE SHOP © 1986 2005.
- 30' X 40' WITH 10' X 40' COVERED PORCH
- 20 FT SETBACK FROM SOUTH PROPERTY LINE (REAR)
- 12 FT SETBACK FROM WEST PROPERTY LINE
- ALL UTILITIES ARE @ EXISTING HOUSE
- ALL UTILITIES TO BE STUBBED @ NEW GARAGE SITE



LOT 6 BLK 22 PLAT A
DIST CODE D09
1.35 ACRES
TAX ID - 02-100-0021



June 9, 2020

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

RE: Conditional Use review for the Gehrke Shop/Garage - (01-100-0021)

The above-named conditional use permit plans have 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 site was reviewed using 2018 IFC.

This project is being recommended to Providence City for approval with the conditions listed.

The following comments document the review process:

Access

(IFC 503.1.1) Fire Apparatus Access shall extend to within 150 feet of all portions of the facility as measured by an approved route around the exterior of the building.

- **Access from 200 south is adequate as submitted. Driveway is documented to be 20 feet in width.**

Fire Hydrant Locations and number of Hydrants

(IFC 507.5.1) Fire Hydrants shall be located within 400 feet of the building as measured by an approved route around the exterior of the building. Exception allows for the distance to be increased to 600 feet for R-3 occupancies.

- **Fire hydrants #131 is within 600 feet of all buildable areas of the lot.**

Fire Water Flow

(IFC 507.1) An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, building or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.3) Fire flow requirements for buildings or portions of building and facilities shall be determine by an approved method.

- **Fire hydrant #131 has a fire flow of approximately 3,930 GPM at 20 PSI and is adequate for this size and type of construction.**

Wildfire hazard mitigation

2006 Utah Wildland-Urban Interface Code

SECTION 506 Class 3 - Ignition-resistant Construction:

- **Builder is planning on a Class A roof covering. Approved.**
- **Builder is planning on closing all underfloor decks and eaves with soffits. Approved**
- **Builder is planning on installing 1/8-inch mesh on all vents. Approved**

Other project comments

This project was reviewed as an accessory building (shop/garage) as submitted. If or when the building is used for residential (sleeping) purposes the following items will need addressed prior to approval;

- Driveway will need to be at least 20 feet in width and constructed to support the imposed load of fire apparatus weighing 75,000 pounds and compaction test results submitted.
- An approved fire department turn-around may be required.
- Approved address identification will need to be clearly posted on the street serving the structure.
- Available water for fire flow will need to be confirmed and meet the standard requirements.

If you have any questions, please call me.

Respectfully,

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

GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Parcel Number: 02-100-0021

Property Address: 198 E 0200 S
PROVIDENCE

Tax Roll Acreage: 1.35

Owner Name: KATHERINE V GEHRKE

Owner Address: 198 E 200 S
PROVIDENCE, UT 84332-9746

Jurisdiction: Providence

Future Annexation Area: n/a

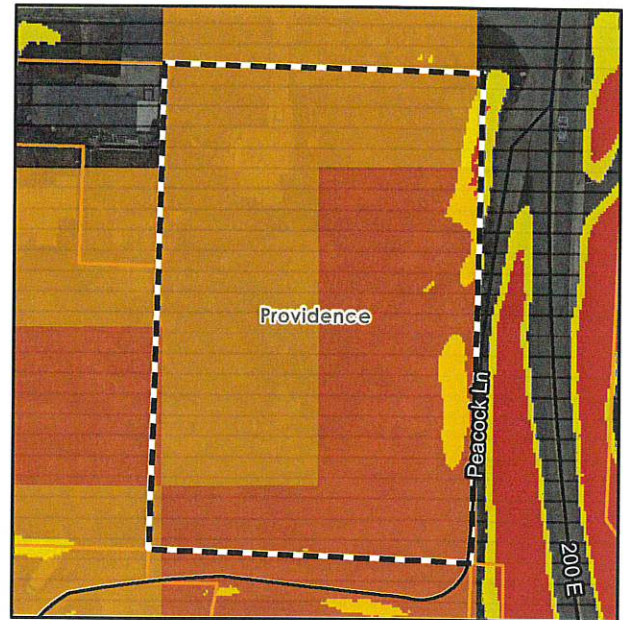
Base Zone: Contact Providence for Zoning

Overlay Zone: n/a

Initial Parcel Incorporated Area

Legality Review: Contact Providence for Applicable Regulations

Generated on 02 Jun. 2020 at 09:10 AM



Comprehensive maps can be found
at www.cachecounty.org/gis

NOTE: Parcel legality does **NOT** guarantee that a parcel or lot is buildable; it is only one step in the development process. All other requirements must still be met. Parcel legality should be verified before submitting a land use application.

Areas That May Require Further Analysis

Canals
Source Water Protection
Zones 1 or 2

Moderate Slopes
Steep Slopes

Wildfire Hazard Areas

This overview is based on the information in the Cache County GIS databases. Please verify the potential presence of areas requiring further analysis with the County's webmaps. Sections 17.10, 17.17, and 17.18 of the Cache County Land Use Ordinance contain the development standards and requirements associated with these areas. The definition of "Parcel/Lot" in Section 17.07.040 outlines parcel legality.

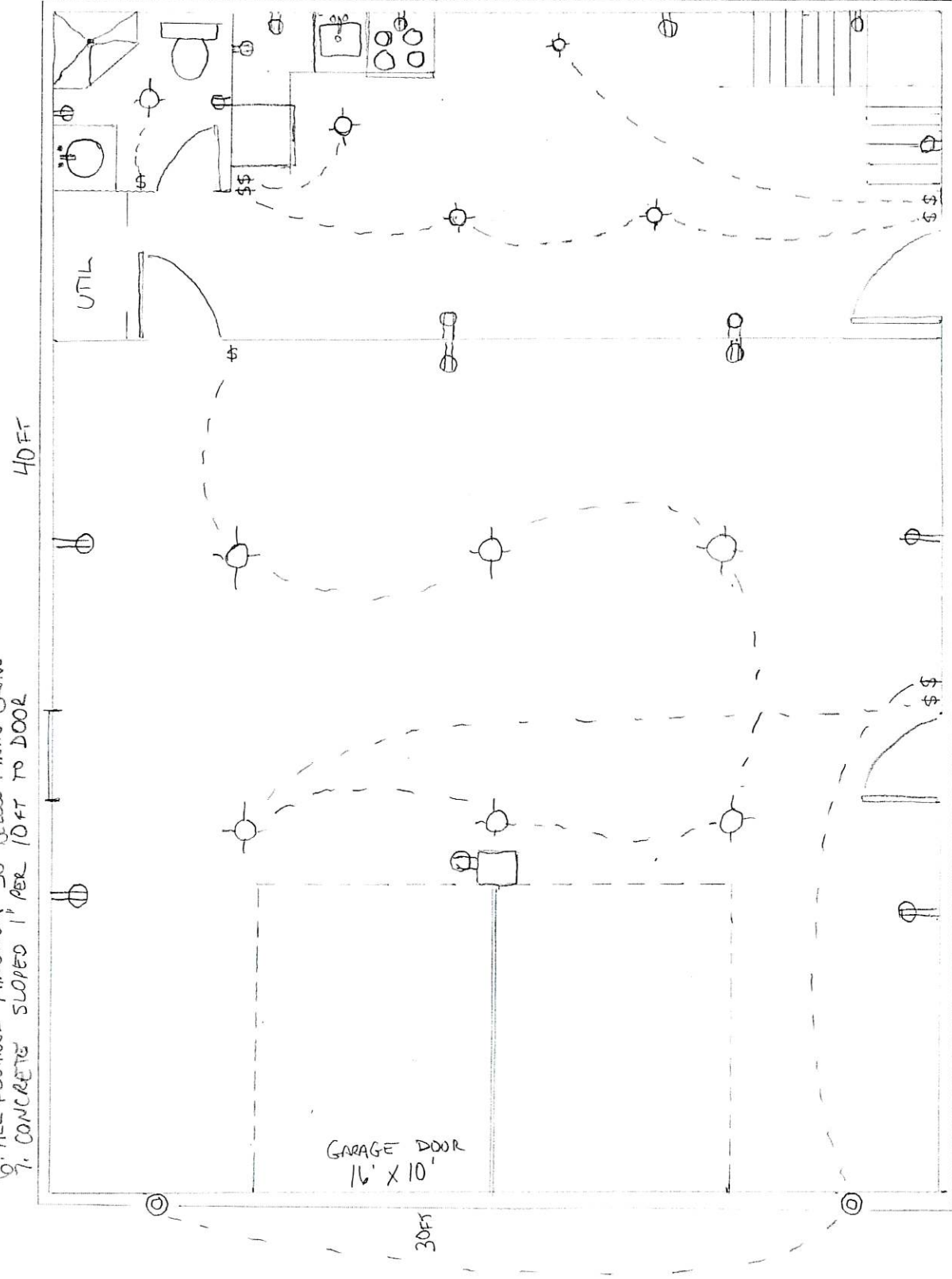
Cache County assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein. All datasets may contain errors. The information shown here is not intended to replace evaluation by a competent, licensed professional. In particular, the parcel boundaries are representational only and are not legal definitions of real property, nor are they intended to replace a land survey by a licensed surveyor.

GERALD DENNIS

FOUNDATION PLAN

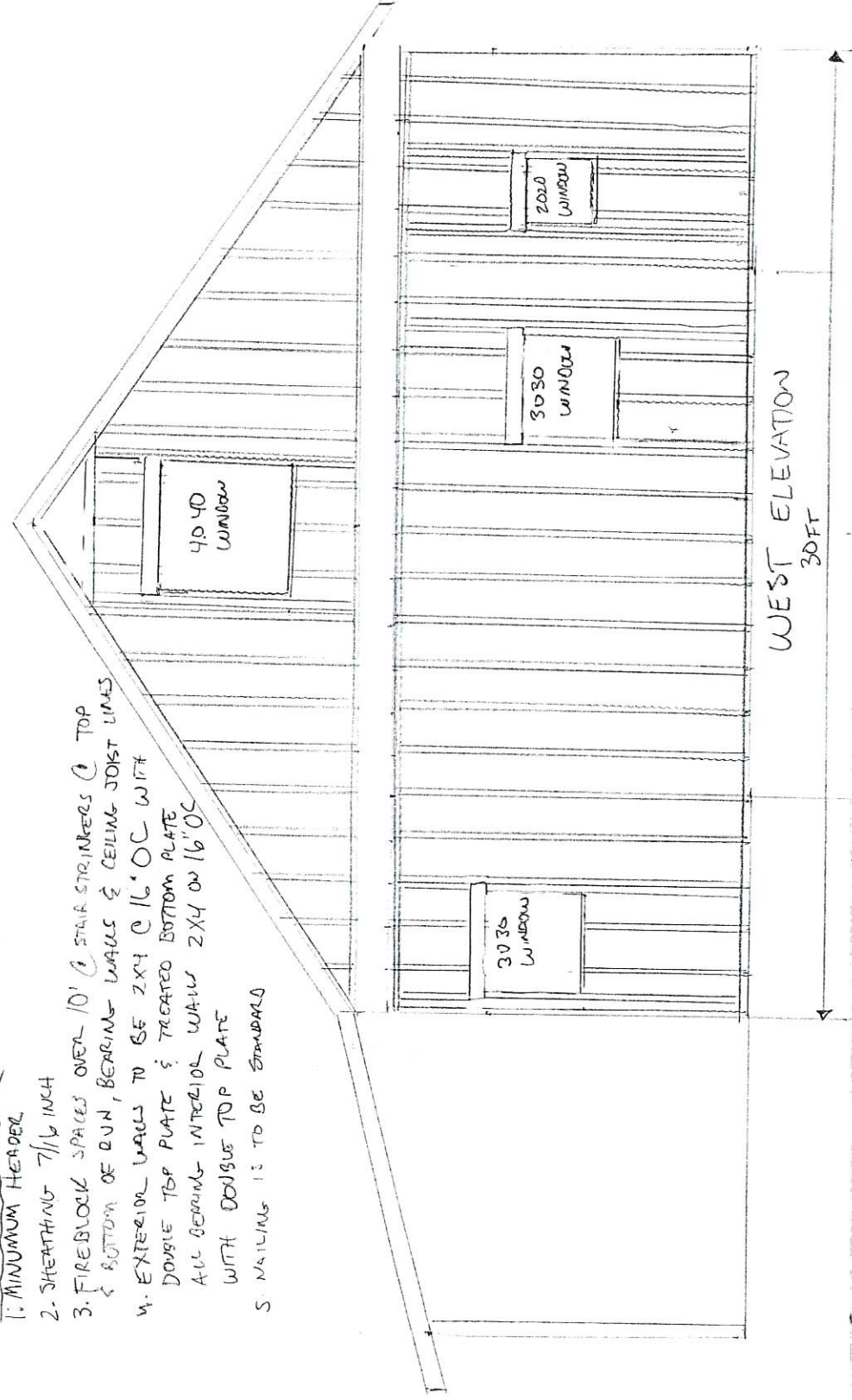
CONCRETE

1. ALL SLABS TO BE 4" CONCRETE OVER 4" GRAVEL
2. CONCRETE TO BE
3. REINFORCING TO BE
4. CONCRETE DESIGN BASED ON
5. ANCHOR BOLTS
6. ALL FOOTINGS MINIMUM 30" BELOW FINAL GRADE
7. CONCRETE SLOPED 1" PER 10 FT TO DOOR



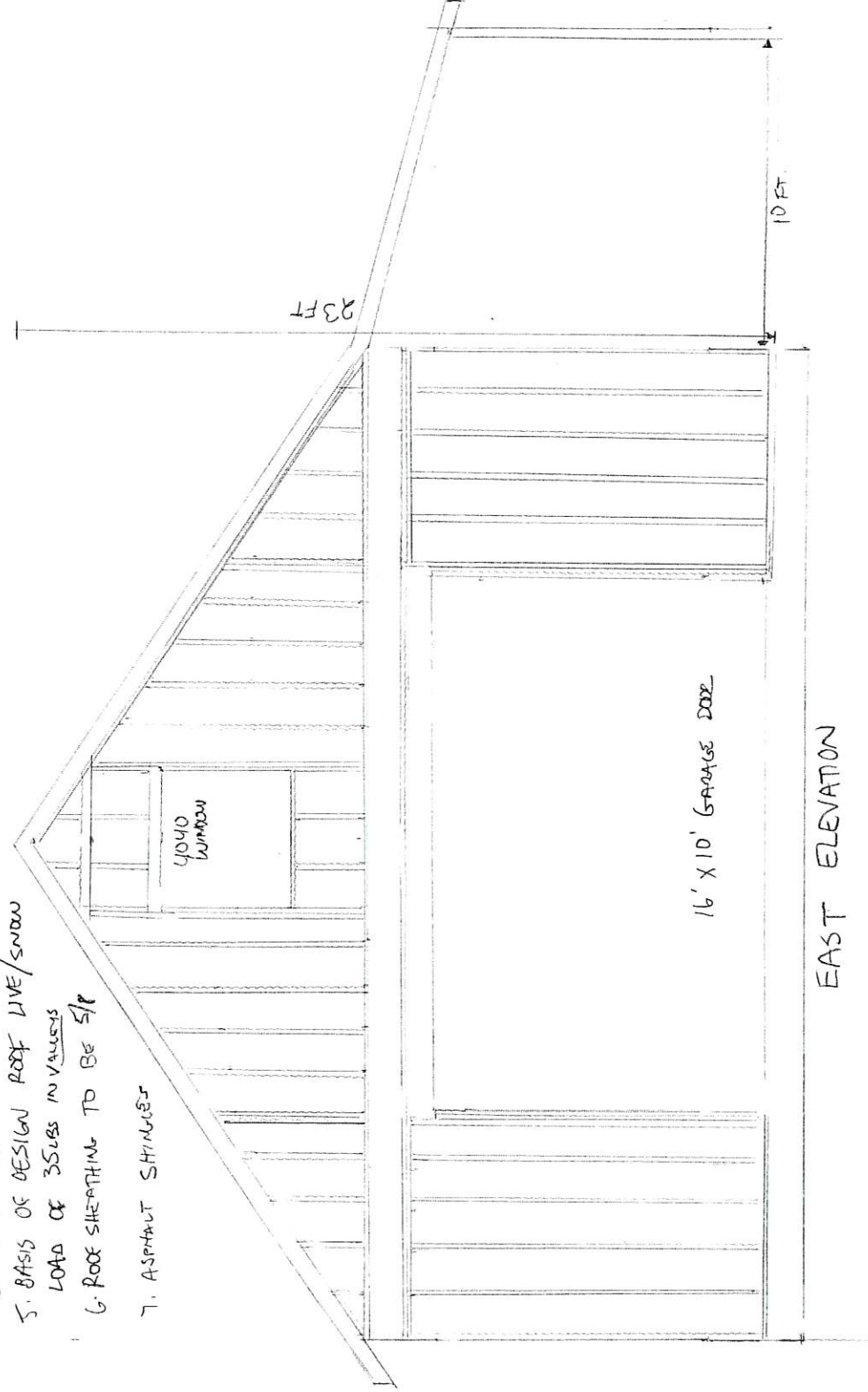
GENERAL FRAMING: (DOUGLAS FIR)

1. MINIMUM HEADER
2. SHEATHING 7/16 INCH
3. FIREBLOCK SPACES OVER 10' @ STUD STRAINERS @ TOP & BOTTOM OF RUN, BEARING WALLS & CEILING JOIST LINES
4. EXTERIOR WALLS TO BE 2X4 @ 16" OC WITH DOUBLE TOP PLATE & TREATED BOTTOM PLATE
5. ALL BEARING INTERIOR WALLS 2X4 @ 16" OC WITH DOUBLE TOP PLATE
6. NAILING IS TO BE STANDARD



ROOF FRAMING

1. FASCIA TO BE 2X5 DOUG FIR
2. TRUSSES ARE TO BE AN APPROVED TRUSS DESIGN FROM THE TRUSS MANUFACTURER'S ENGINEER
3. SIMPSON 4-1 HURDLINE ANCHORS @ EACH TRUSS OR RAFTER TO WALL CONNECTION
4. SOLID BLOCKING BETWEEN JOIST RAFTERS AND TRUSSES OVER ALL BEARING WALLS
5. BASIS OF DESIGN ROOF LIVE/SNOW LOAD OF 35 LBS IN VALLEYS
6. ROOF SHEATHING TO BE 5/8"
7. ASPHALT SHINGLES



PROVIDENCE CITY
Land Use Authority – Record of Decision
Meeting Date: June 24, 2020

Request: Applicant is requesting approval of a conditional use and zoning approval for an addition to the home of BJ and Kelli Davis at 141 E 300 S Providence, UT.

Item Type: Conditional Use App	Applicant: BJ Davis	Address: 141 E 300 S Providence
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Parcel ID #: 02-100-0030	General Plan: SFR	Zone: SFR
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Background Information:

A complete application was received June 12, 2020 and contained:

1. Providence City Conditional Use Application and Residential Site Plan application.
2. Payment of \$100 fee, June 10, 2020

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure June 17, 2020.

Aaron Walker, Fire Inspector, reviewed site; see letter dated June 15, 2020.

FINDINGS OF FACT:

1. UCA 10-9a-507. Conditional Uses allow a municipality to adopt a land use ordinance that includes conditional uses and provisions for conditional uses that require compliance with standards set for in an applicable ordinance.
2. The Cache County GIS Parcel Summary shows sensitive areas that may require further analysis.
3. Providence City Code (PCC) 10-5 Sensitive Areas, Section 1 Conditional use permit required states, all requests for permits involving a lot, parcel or site located wholly or partially within an area subject to the Hazard Flood (HF), Hazard Slope (HS), Hazard Water Table (HW) or Hazard Earthquake Primary Fault (HE), Hazard Wildfire (WF) regulations, shall be dealt with as a request for a conditional use permit under the provisions of Section 10-3-5 of this Title. All applications shall comply with the following regulations before any permit shall be issued.
4. PCC 10-3-5 Conditional Use Permits 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.

CONCLUSIONS OF LAW:

1. Providence City has adopted land use ordinances that include conditional uses and provisions for conditional uses.
2. The Cache County GIS Parcel Summary indicates this parcel is in a Wildfire Hazard area and has steep slopes.
3. Providence City has the authority to impose reasonable conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.
4. Aaron Walker, Fire Inspector – Logan City Fire Department, reviewed the parcel 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.
5. The request meets the requirements of the Codes listed in the Findings of Fact with the following conditions:

CONDITIONS:

1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, and ordinances.
2. The applicant will mitigate Wildfire Area by:
 - a. See letter from Aaron Walker dated June 15, 2020.
3. See emailed letter for slope mitigation dated June 11, 2020.
4. This conditional use is for the deck only as shown on the site plan date stamped June 10, 2020.
5. Payment of fees listed on the Providence City Zoning Permit.
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.



Residential Site Plan Application

FOR OFFICE USE ONLY

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

Date: 6/10/20

Required Submittals

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. Application fees do not include professional firm fees, which will be billed separately. Engineered site plans may, at the City's discretion, be required. The City will contact the applicant if an engineered site plan is deemed necessary. Accessory buildings include sheds (over 200 sq ft) and all detached buildings (shop, garage, etc.)

Name BJ DAVIS Initial JD

Construction Type	Application	Filing Fee \$50- New Home \$25- all other	11x17 Site Plan Must Include:			Cache County Plat Map	Stormwater NOI Permit	Stormwater Pollution Prevention Plan (SWPPP)
			Existing & proposed buildings, dimensions, & setbacks	Existing/ proposed utilities	Dimensions of driveway cut - (35' max)			
New Home								
Acc. Building							*	*
Addition							*	*
Deck							*	*
Other								

*May not apply in all cases

Applicant Information

Name: BJ DAVIS
Mailing address: 141 East 300 South Providence
Telephone: 435-881-2529 Email: Bjdavis1030@gmail.com

Property Owner Information (If applicant is not the property owner, the application **must** include the property owner's information and written consent for the applicant to pursue the permit)

Name: BJ DAVIS
Mailing address: 141 East 300 South Providence
Telephone: 435-881-2529 Email: Bjdavis1030@gmail.com

Utilities (circle, if applicable): ☒ Septic tank ☐ City sewer ☐ Water ☐ Well
Construction Type (circle): ☐ New home ☐ Accessory building ☐ Deck ☒ Addition ☐ Other
Do the plans include an Accessory Apartment Unit (circle): ☐ Yes ☒ No
Is this an Accessory Dwelling Unit (circle): ☐ Yes ☒ No



Project InformationAddress: 141 E. 300 South ProvidenceSubdivision: _____ Parcel Tax ID: 631000030

Square footage for fire flow (includes all floors and all areas under the roof, including garages and covered porches):

11,220 Initial ESZone _____ Height _____ Initial ESSetbacks (front yard) 10' (side yard) 15' (rear yard) 30' Initial ES**Contractor Information**Name: Andrew DavidsonMailing address: 213 East 600 South Mendon UT 84325Telephone: 435-770-6824Email: limitlessbuilding@gmail.com**Stormwater Notice of Intent (NOI) Information**

NOI No. UTR _____ Permit issued to: _____

If this construction will occur in an approved subdivision, you may be able to use the NOI permit taken out by the development contractor or the developer. If you have to obtain your own NOI permit, please visit:

<https://secure.utah.gov/account/log-in.html>. You will create a log in and then access the Storm Water Permit Issuance System. There is a \$150 NOI fee, paid directly to the state when you file your permit.

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 ES Name BT DAVIS

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 ES

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 ES

All Applicants Must Read the Following Before Signing This Application

The granting of a zoning permit does not override 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 comply with all relevant local, state, and federal laws and regulations, including but not limited to Providence City Code 10-5 outlined below:

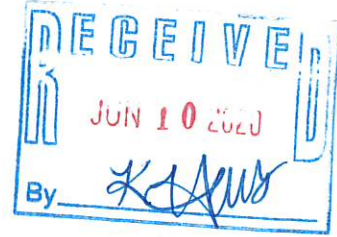
Sensitive and Hazard Areas:

1. JURISDICTIONAL WETLANDS: As Defined by the US Army Corps of Engineers
2. STEEP SLOPES: Where the rise or fall of the land is equal to or exceeds 30% over a horizontal distance of 50 feet or greater measured perpendicular to the contour lines.
3. NATURAL WATERWAYS OR OPEN WATER: Including but not limited to: rivers, creeks, or streams. Identified as those areas where surface waters flow sufficiently to produce a defined channel or bed.
4. FLOODPLAINS: See definitions in Chapter 16 Section 3 of this Title.



PROVIDENCE CITY BUILDING DIVISION CONSTRUCTION POLICIES

(Required for all zoning permit applications)



1. Zoning requirements

- Site plan required to be on site at footing inspection
- Property corners to be marked and staked for inspection

2. Lot ID

- Posting of a lot ID sign is required during construction for inspections and emergency services. This sign is provided by the City and shall be posted by the first scheduled inspection and visible from the street.

3. Toilets

- The IPC and OSHA require a toilet on site during construction and in place prior to the first inspection. This has to be accessible to all workers in the area and requires the cooperation of all.

4. Water Meter

- Unauthorized use of City water will result in a fine and a stop work order on the property.
- Meter and sewer clean outs are not allowed to be encased or surrounded in concrete. (Contact the Public Works for the required specs.) The moving cost will be the responsibility of the owner.

5. Streets/Sidewalks

- No material will be allowed on public streets or sidewalks. "Material" is defined as construction products, or any size or dimension of aggregate. (See Providence City's specs.)
- Dirt piled over curb and sidewalk requires a minimum 4" pipe installed to allow drainage to the gutter. This temporary (180 days) blockage to the sidewalk requires safety tape or cones to divert traffic.
- All sidewalks, curbs, gutters, and streets associated with the property are to be kept clean during construction with a final cleaning required prior to final occupancy.
- Construction sites should be kept clean and all debris contained to that site.

6. Elevations

- I accept responsibility for all the soils and hazard conditions of the site. Approval of this permit does not constitute a representation by the City that the building at any specified elevation will solve any ground water, slope or hazard condition. The solution to this problem is the sole responsibility of the permit applicant, agent, or property owner.

7. Final Occupancy

- Occupying the building prior to final occupancy will result in revocation of the \$500 power bond. After the initial inspection, the Building Official will determine whether any furniture can be moved into the house or garage.

8. Temporary Occupancy

- Will only be issued with special permission. Temporary permits will expire after 30 days of issue and the construction bond will be forfeited if work is not completed

9. Permits

- Plan review and permit fees are good for 180 days. Only the permit portion will be refunded, after a written letter of request is received. No fees will be refunded after this period has expired.

By signing below, I state that I have read and agree to the above terms and understand that I am the responsible party for the information contained on this sheet.


Signature

BRADLEY J. DAVIS
Printed Name

On Behalf Of

6-2-2020
Date

5. CRUCIAL WILDLIFE HABITAT AREAS: As identified by the State Division of Wildlife Resources (DWR)
6. GEOLOGICAL HAZARD AREAS: Earthquake fault lines or areas prone to debris flows, landslides, high or extreme liquefaction potential, and rock falls as identified by the US Geological Survey (USGS)
7. WILDFIRE HAZARD AREAS: Areas of the City designated as having moderate to extreme potential for wildfire hazards as identified by the City.
8. HAZARD WATER TABLE AREA: An area where potential ground water levels may occur within 12 feet of the natural grade.

By submitting this application, I affirm that I have read and understand the Title 10 Chapter 5 requirements for construction on property in the Sensitive or Hazard Area. I understand that the City is not liable for any issues which may arise because of the construction of structures in the Sensitive or Hazard Areas of the City. The property owner and their agents assume all liability for placing structures in this area of the City. I hereby certify that I am the property owner or authorized agent and I have read and examined this application and understand that the City has no liability. I accept responsibility for all soils and hazardous conditions on the site.

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.



Signature of Applicant

BRADLEY J. DAVIS

Printed Name

6-2-2020

Date



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 ~~JS~~ Name BJ DAVIS

Date 6.2.2020

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 BJ Davis
Address 141 East 300 South Providence
Phone 435-881-2529 Email Bjdavis1030@gmail.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 _____

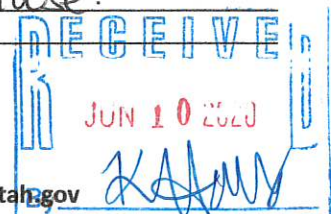
Property Information

Owner of record BJ Davis & Kelli Davis
Owner address 141 East 300 South Providence
Owner phone 435-881-2529 Owner email Bjdavis1030@gmail.com
Parcel address 141 East 300 South Parcel Tax I.D. 02100 0030
Zone _____ Height _____ Initial JS
Setbacks (front yard) 20 (side yard) 15 (rear yard) 30 Initial JS

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 want to build an addition on to our house.



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 BZ Name BS DAVIS

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 BZ

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 BZ

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.

Signature of Applicant BRADLEY J. DAVIS Printed Name 6-2-2020 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.



Public Works Infrastructure Inspection

Project Address: 141 E 300 S

Contact Name: BJ Davis

Phone Number: 435-881-2529

Inspection	Pass/Fail	Notes
Concrete	N/A	
Curb/Gutter	N/A	
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  Date 6.17.2020

Final Inspection	Pass/Fail	Notes
Concrete		
Curb/Gutter		
Utilities		

Inspection Completed by _____ Date _____

GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Generated on 02 Jun. 2020 at 10:42 AM

Parcel Number: 02-100-0030

Property Address: 141 E 0300 S
PROVIDENCE

Tax Roll Acreage: 0.4

Owner Name: BRADLEY J & KELLI L DAVIS

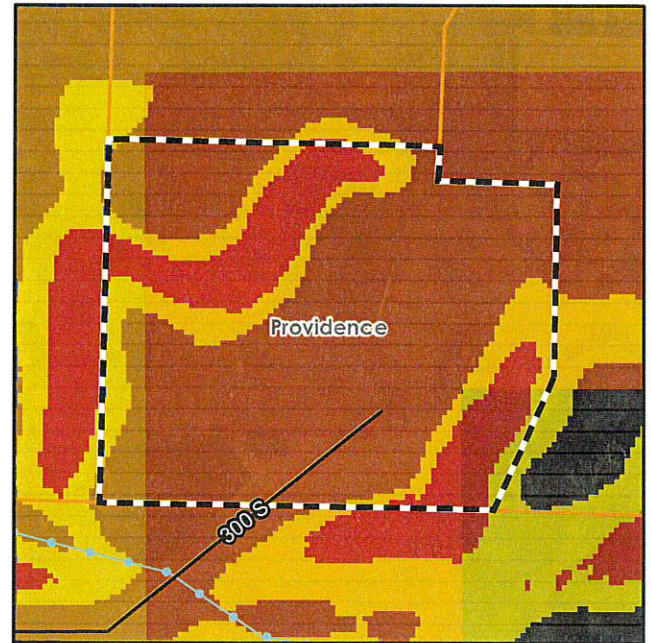
Owner Address: 141 E 300 S
PROVIDENCE, UT 84332-9646

Jurisdiction: Providence

Future Annexation Area: n/a

Base Zone: Contact Providence for Zoning

Overlay Zone: n/a



Comprehensive maps can be found
at www.cachecounty.org/gis

Initial Parcel Incorporated Area

Legality Review: Contact Providence for Applicable Regulations

NOTE: Parcel legality does **NOT** guarantee that a parcel or lot is buildable; it is only one step in the development process. All other requirements must still be met. Parcel legality should be verified before submitting a land use application.

Areas That May Require Further Analysis

Canals	Steep Slopes	Wildfire Hazard Areas
Moderate Slopes		

This overview is based on the information in the Cache County GIS databases. Please verify the potential presence of areas requiring further analysis with the County's webmaps. Sections 17.10, 17.17, and 17.18 of the Cache County Land Use Ordinance contain the development standards and requirements associated with these areas. The definition of "Parcel/Lot" in Section 17.07.040 outlines parcel legality.

Cache County assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein. All datasets may contain errors. The information shown here is not intended to replace evaluation by a competent, licensed professional. In particular, the parcel boundaries are representational only and are not legal definitions of real property, nor are they intended to replace a land survey by a licensed surveyor.

June 15, 2020



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

RE: Conditional Use Review, BJ Davis home addition, 141 E 300 S, Providence Ut.

The above-named site plans have 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 was reviewed using 2018 IFC, 2006 Utah Wildland-Urban Interface Code and Providence City Code Title 10, Chapter 5 for Hazard Wildfire Area.

This project is being recommended to Providence City for approval.

The following comments document the review process:

Access

(IFC 503.1.1) Fire Apparatus Access shall extend to within 150 feet of all portions of the facility as measured by an approved route around the exterior of the building.

- On a site visit it was discovered that the fire department access is pre-existing and nonconforming. Driveway appears to be existing from original construction and is not feasible to mitigate slope and turn around issues due to topography.
- The use of the structure serviced by the access road is remaining an R-3, and as such the current codes are not applied.
- 2018 IFC 503.1.1, exception 1.3 allows the distance to be lengthened if *There are not more than two group R-3 or U occupancies.*

Fire Hydrant Locations and number of Hydrants

(IFC 507.5.1) Fire Hydrants shall be located within 400 feet of the building as measured by an approved route around the exterior of the building. Exception allows for the distance to be increased to 600 feet for R-3 occupancies.

- **Fire hydrant #428 is within 600 feet of the existing structure.**

Fire Water Flow

(IFC 507.1) An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, building or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.3) Fire flow requirements for buildings or portions of building and facilities shall be determine by an approved method.

- The building appears to be approx. 3,000 sq. ft. in size. According to Table B105.1 and B105.2, the fire flow for a combined fire area 3,000 sq. ft. of type V-B is 1,750 GPM at 20 PSI. Fire Flow requirements are subject to change due to separation of fire areas, type of construction, and the installation of fire suppression system.
- **Fire hydrant #428 is within 600 feet of the existing home and has approximately 5,415 GPM at 20 PSI and is adequate for this size of construction**

2006 Utah Wildland-Urban Interface Code

SECTION 506 Class 3 - Ignition-resistant Construction:

506.1 General. Class 3 ignition-resistant construction shall be in accordance with Sections 506.

*506.2 Roof covering. Roofs shall have at least a Class A covering, Class C roof assembly or an approved noncombustible roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire-stopped to preclude entry of flames or embers. (No wood shakes or combustible roofing used) Per phone discussion with BJ Davis, - **Builder is planning on a Class A roof covering. Approved.***

*506.3 Unenclosed under-floor protection. Buildings or structures shall have all under-floor areas enclosed to the ground with exterior walls. Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction. (Per County Fire Marshal - Soffits to be installed as to close underside of combustible decks and supported structures) Per phone discussion with BJ Davis - **Builder is planning on closing all underfloor decks and eaves with soffits. Approved.***

*506.4 Vents. Attic ventilation openings, soffit vents, foundation or under-floor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches each. Such vents shall be covered with noncombustible corrosion resistant mesh with openings not to exceed 1/8 inch. Per phone discussion with BJ Davis - **Home Builder is planning on installing 1/8" mesh screen on all openings. Approved.***

Providence City Code Title 10, Chapter 5 for Hazard Wildfire Area

Property owners are encouraged to implement the following:

- Construct the roof with fire-resistant materials like tile or metal, asphalt or fiberglass shingles. Clean roof surfaces and gutters of pine needles, leaves, branches, etc. regularly to avoid accumulation of flammable materials.
- Inspect your property regularly, clearing dead wood and dense vegetation from at least 30' around your house. Rake piles of leaves and twigs. If on a hill, more space will be needed to protect your home. A fuel break should be maintained around all structures.
- Move firewood away from the house or attachments like fences or decks.
- Cover vents with wire mesh no larger than 1/8 of an inch to keep sparks from enter your home through vents.
- Driveways should be wide enough for firefighting equipment to maneuver.

Conditions of approval:

- The address shall be posted at the driveway entrance. Numbers shall be at least 4 inches in height with ½ inch stroke and on contrasting background.
- Maintain defensible space of at least 30 feet around the home.
- Trim tree growth from blocking Yield sign at 300 S 100 E.

If you have any questions, please call me.

Respectfully,

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



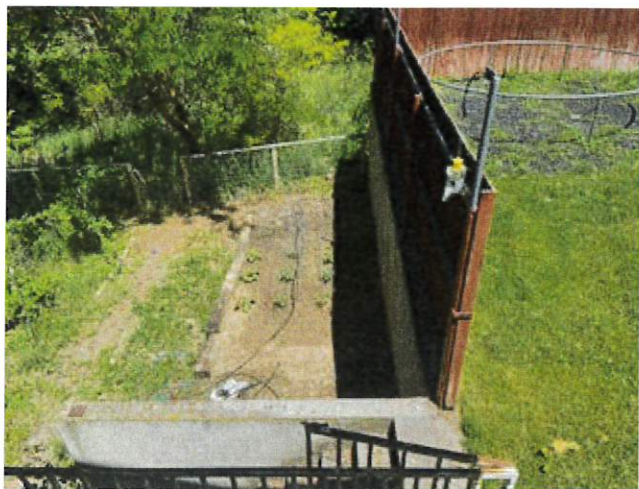
Diane Campbell <dcampbell@providence.utah.gov>

BJ Davis addition

BJ Davis <bjdavis1030@gmail.com>

Thu, Jun 11, 2020 at 12:38 PM

To: Diane Campbell <dcampbell@providence.utah.gov>



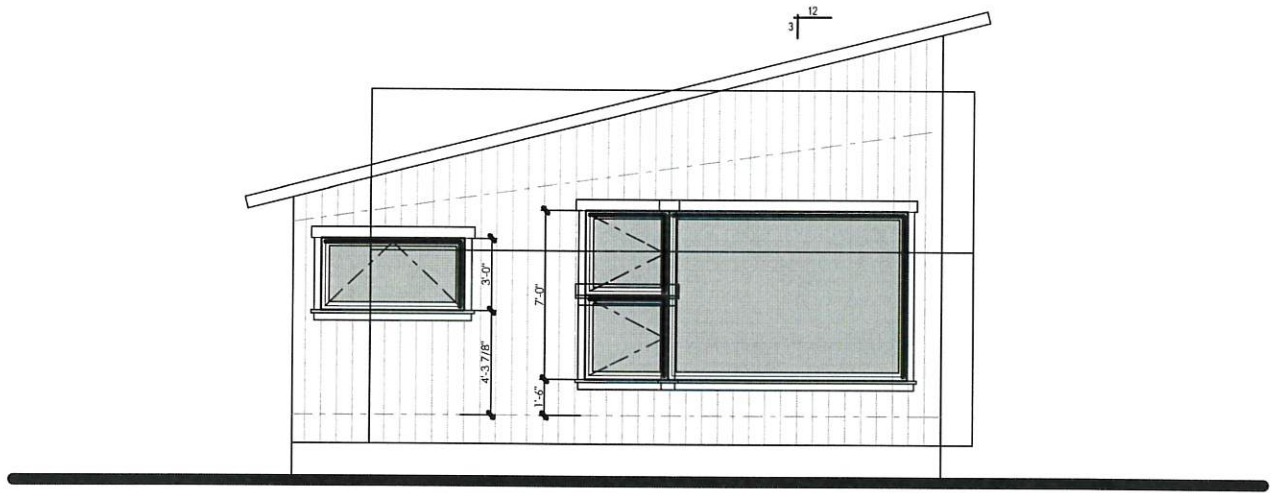
The slope is minimal where the addition will be. It has been mitigated previously by the retaining wall. The drive way on the east and south provide a fire break on the west and north there is 20' of defensible space with minimal growth on the ground.

BJ Davis
South Davis Metro Fire Agency
bjdavis1030@gmail.com
435-881-2529

On Jun 10, 2020, at 18:02, BJ Davis <bjdavis1030@gmail.com> wrote:

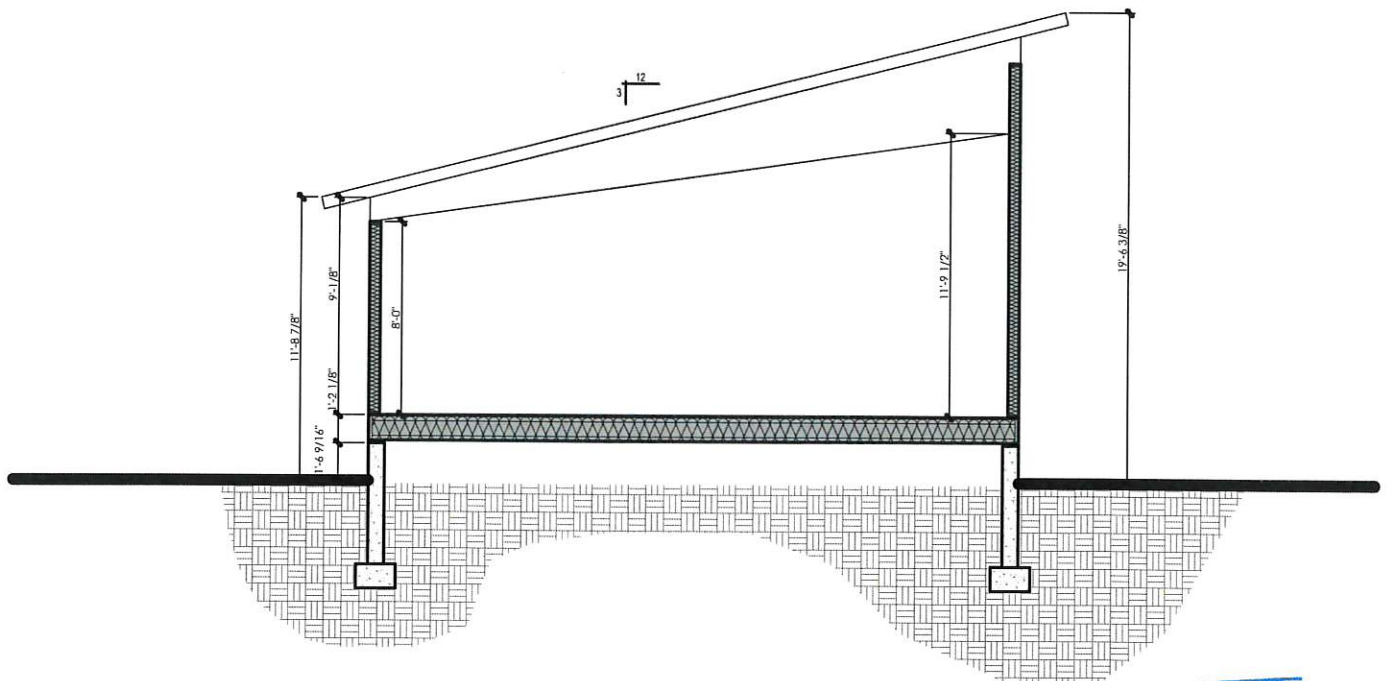
I will try to come in tomorrow and take care of those things. I thought I had completed all the signatures.

[Quoted text hidden]



North Elevation

Scale: 1/8" = 1'-0"



Section

Scale: 1/8" = 1'-0"



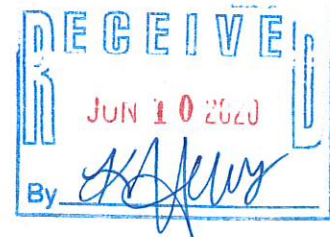
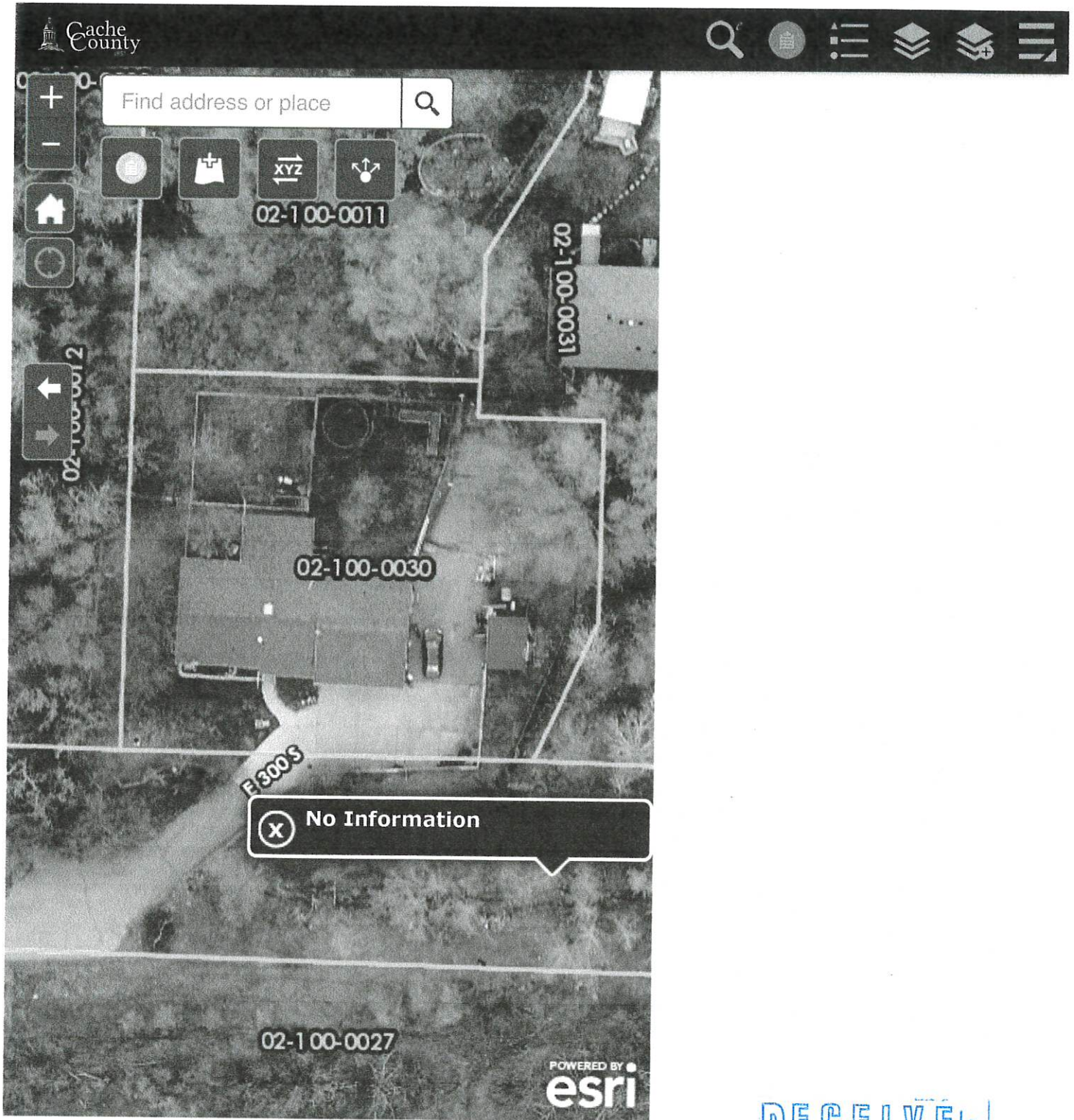
Davis Residence

phases/revisions	date

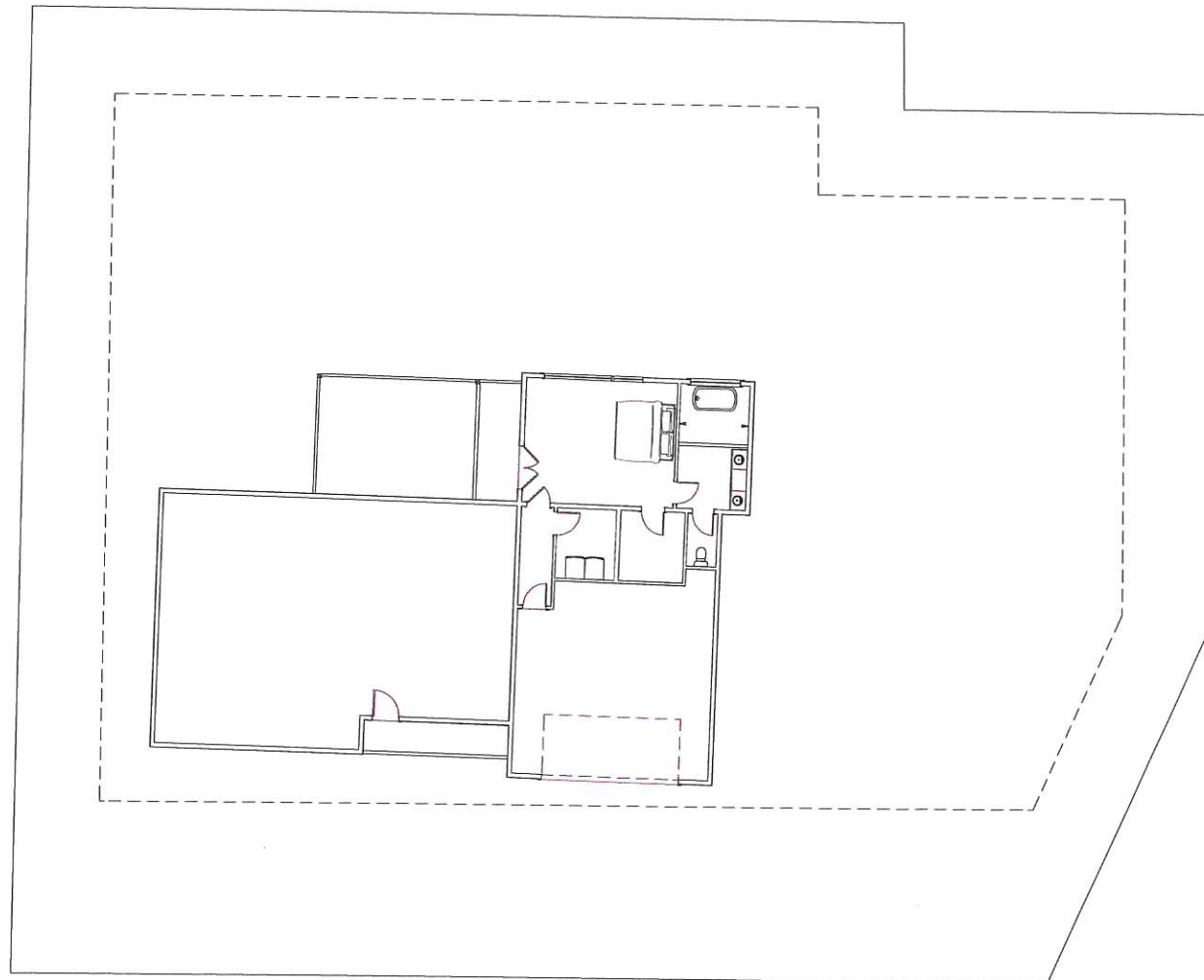


307.734.5245

PO Box 642 Jackson, WY 83001
970 W. Broadway #216
www.jhbuildersinc.com
info@jhbuildersinc.com



40ft
41°42'08"N 111°48'51"W



PLOT PLAN
SCALE 1" = 10'



SATELLITE VIEW
SCALE 1" = 30'



Note: Plans are half of stated scale if printed on 11x17 paper

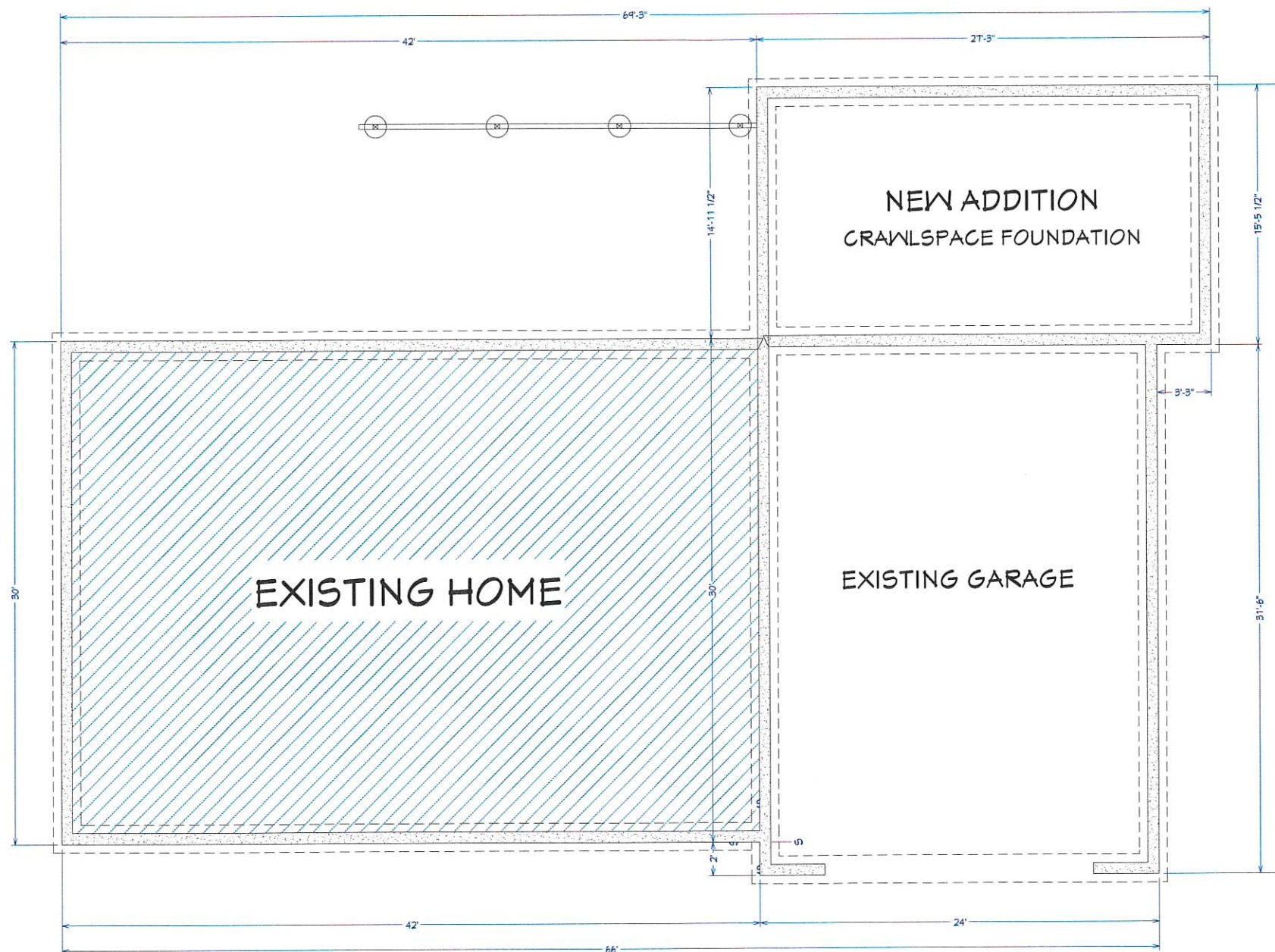
Residential Design By Matthew Davidson
435-512-9161 - davidsonhomedesign@gmail.com
Copyright Davidson Home Design

DAVIDSON
Home Design

BJ DAVIS REMODEL
141 EAST 300 SOUTH
PROVIDENCE, UT

CLIENT _____
DATE _____
DRAWN BY _____
CHKD BY _____
DATE _____
REVISIONS _____
JOB NO. _____

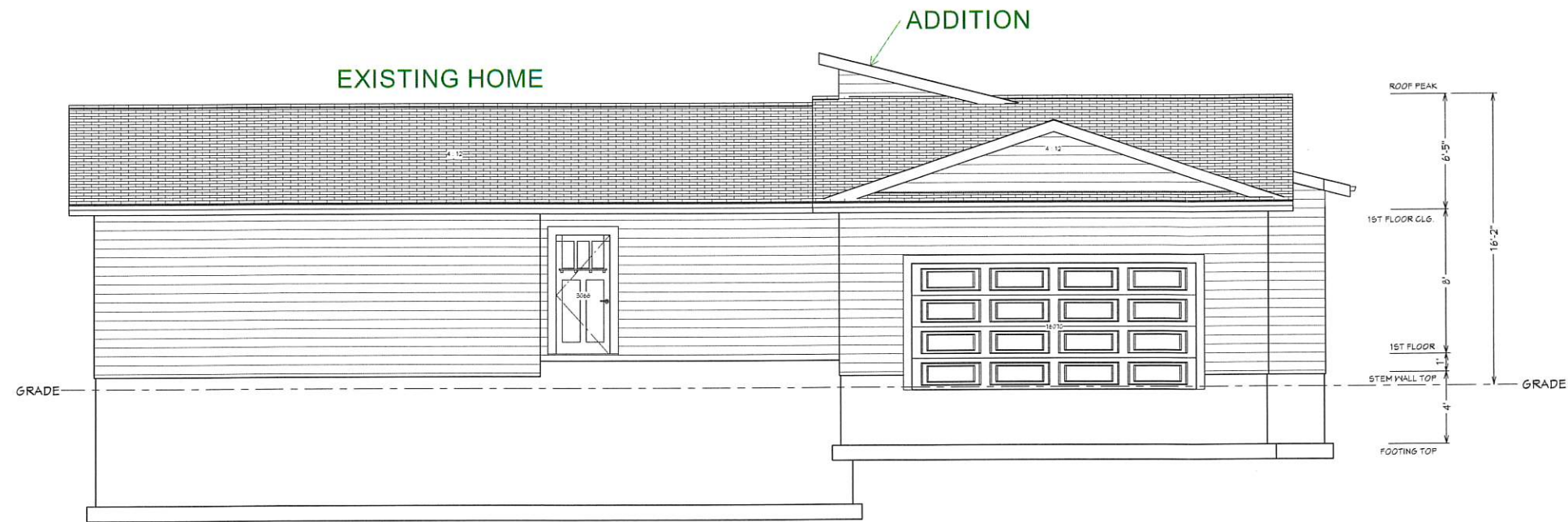
SHEET NO.
A8



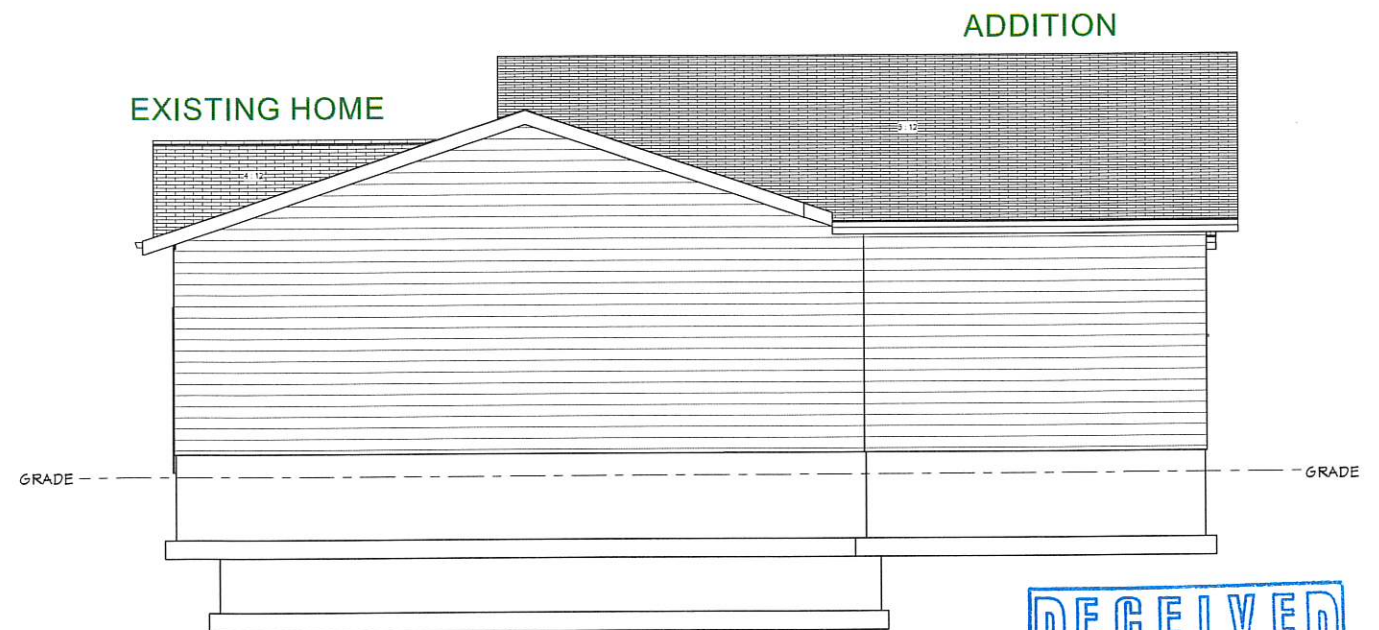
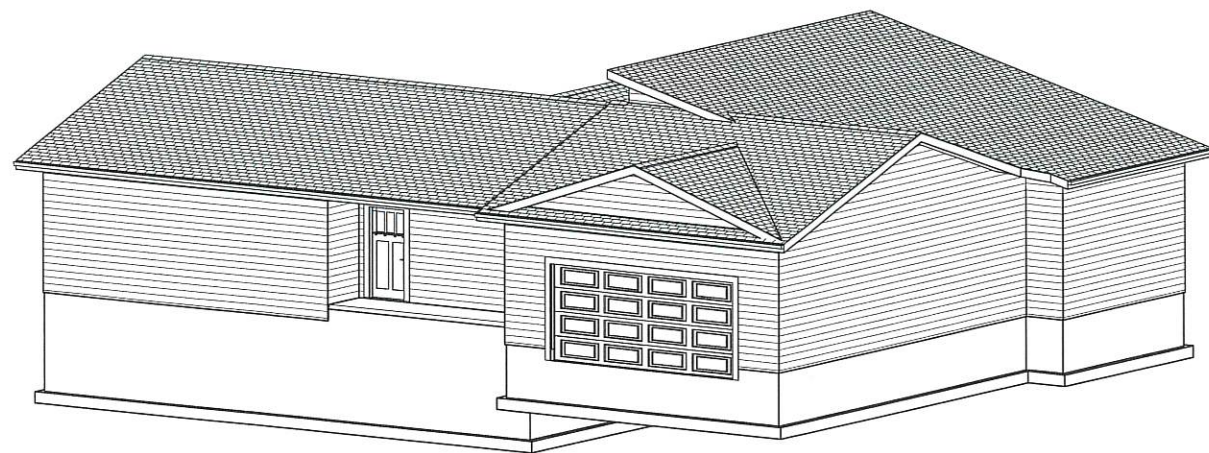
FOUNDATION PLAN
SCALE 1/4" = 1'



Note: Plans are half of stated scale if printed on 11x17 paper



FRONT ELEVATION
SCALE 1/4" = 1'



RIGHT ELEVATION
SCALE 1/4" = 1'



Note: Plans are half of stated scale if printed on 11x17 paper

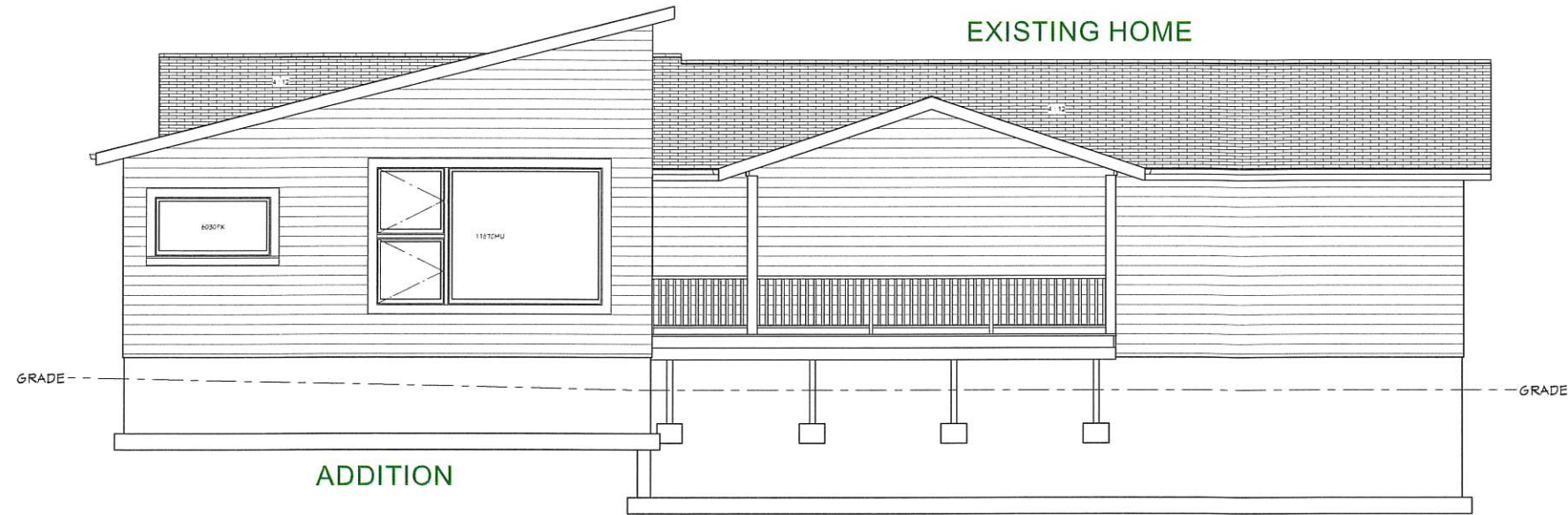
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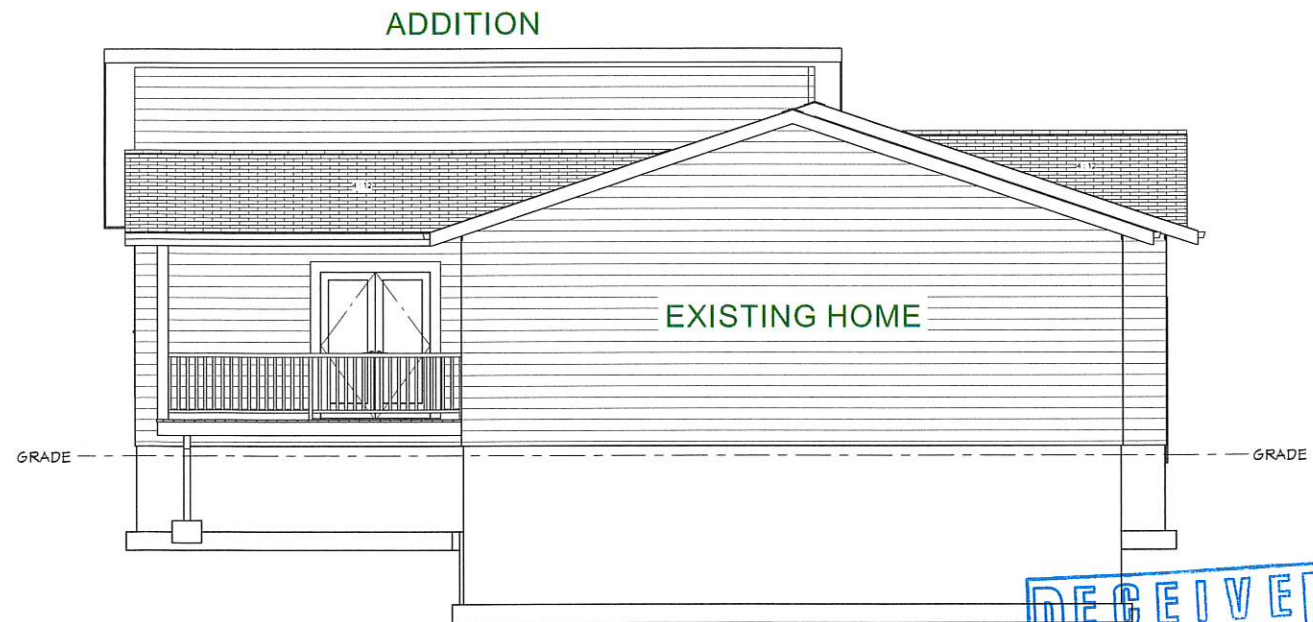
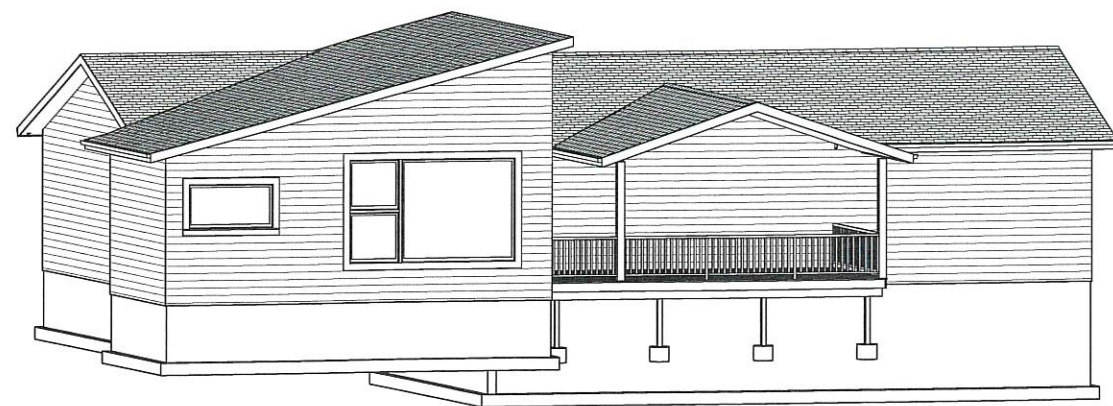
BJ DAVIS REMODEL
141 EAST 300 SOUTH
PROVIDENCE, UT

CLIENT
DATE
DRAWN BY
CHECKED BY
DATE
REVISIONS
JOB NO.
SHEET NO.

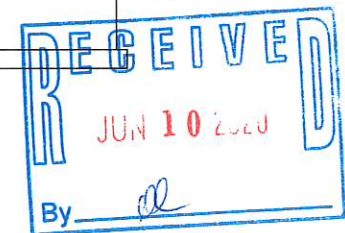
A4



REAR ELEVATION
SCALE 1/4" = 1'



LEFT ELEVATION
SCALE 1/4" = 1'



Note: Plans are half of stated scale if printed on 11x17 paper

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Home Design

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A5