

Providence City  
Administrative Land Use Authority (ALUA)  
Agenda – February 24, 2021 – 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](mailto:providencecityutah@gmail.com) or text comments to 435-752-9441.**

**Call to Order:** Skarlet Bankhead, Chair

**Item No. 1 - Conditional Use – New Home:** The Providence City Administrative Land Use Authority will consider for approval a request by Hoth Boys Construction for Jo Marie and Kirk Ochoa for a new home, located at 231 N 850 E, Providence, UT.

Agenda posted on February 23, 2021



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: February 24, 2021**

**Request:** Applicant is requesting zoning approval and conditional use for a new home located at 231 N. 850 E. Providence, UT.

**Item Type:** Conditional Use

**Applicant:** Hoth Boys Construction for Jo Marie & Kirk Ochoa

**Address:** 231 N 850 E. Providence

**Parcel ID #** 02-288-0013

**General Plan:** SFL

**Zone:** SFL

**Background Information:**

A complete application was received February 11, 2021 and contained:

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

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure February 24, 2021.

Aaron Walker, Deputy Fire Marshal/Fire Inspector, reviewed site; see letter dated February 19, 2021.

**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 Hazard Wildfire and Landslide areas.
3. Providence City has the authority to impose reasonable conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.
4. Aaron Walker, Deputy Fire Marshall/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 hazard areas by:
  - a. See letter from Aaron Walker, Deputy Fire Marshall, dated February 19, 2021.

- b. Landslide Study dated 2-9-2021 was submitted with application.
- 3. This conditional use is for the residence only as shown on the site plan updated and submitted on February 11, 2021.
- 4. Approval by the City of any submitted application 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.

DRAFT



## 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 PH Name Ryan Hoth

Date FEB 11 2021

### SUBMITTAL REQUIREMENTS

### Staff Check

- \$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, current; and a copy of the official recorded final plat that includes any notes.
- 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)

### Applicant Information (all information MUST be provided)

Name Ryan Hoth - Hoth Boys Construction  
Address 1926 South Highway 165, Logan, UT, 84321  
Phone (435) 994-0169 Email hothboys@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 Jo Marie + Kirk Henry Ochoa  
Owner address 131 Crockett Ave., Logan, UT, 84321  
Owner phone (916) 539-3799 Owner email kirkchoa@gmail.com  
Parcel address 231 North 850 East Parcel Tax I.D. 02-288-0013  
Zone SFL Height 20'6" Initial PH  
Setbacks (front yard) 20' (side yard) 10' (rear yard) 15' Initial PH

### 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.

See attached sheet.

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 BA Name BANKHEAD

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 BA

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 BA

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

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 <sup>1</sup> |
|---------------------------------------------|-----------------|--------------------|---------------------|----------------|----------------|----------------|------------------|-------------------------|
| Code Amendment                              | ✓               | ----               | ✓                   | ✓ <sup>2</sup> | ✓              | ----           | ----             | \$100                   |
| Annexation                                  | ✓               | ----               | ----                | ----           | ✓              | ✓              | ----             | \$150                   |
| Rezone                                      | ✓               | ----               | ✓                   | ✓              | ✓              | ----           | ----             | \$100                   |
| Conditional Use                             | ✓               | ✓                  | ----                | ----           | ----           | ----           | ----             | \$100                   |
| Subdivision Concept Plan                    | ✓               | ----               | ----                | ----           | ----           | ----           | ----             | \$300                   |
| Preliminary Subdivision Plat                | ✓               | ----               | ✓                   | ----           | ----           | ----           | ----             | \$400                   |
| Final/Amended Subdivision Plat <sup>3</sup> | ✓               | ----               | ✓                   | ----           | ✓ <sup>4</sup> | ----           | ----             | \$600                   |
| Site Plan                                   | ✓               | ✓                  | ----                | ----           | ----           | ----           | ----             | \$50                    |
| Lot Consolidation <sup>5</sup>              | ✓               | ----               | ✓                   | ----           | ----           | ----           | ----             | \$50                    |
| Exception to Title <sup>6</sup>             | ✓               | ----               | ✓                   | ----           | ✓              | ----           | ----             | \$100                   |
| General Plan Amendment                      | ✓               | ----               | ✓                   | ✓              | ✓              | ----           | ----             | \$100                   |
| Right-of-Way Vacation                       | ✓               | ----               | ✓                   | ----           | ✓              | ✓              | ----             | \$100                   |
| Variance/ Appeal                            | ----            | ----               | ----                | ----           | ----           | ----           | ✓                | \$100                   |

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

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

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

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

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

<sup>6</sup> 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.



## Residential Site Plan Application

### FOR OFFICE USE ONLY

Date \_\_\_\_\_  
Payment Form \_\_\_\_\_  
Amount \_\_\_\_\_  
Receipt # \_\_\_\_\_  
Clerk \_\_\_\_\_

Date: FEB 11 2021

### 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 Brian Hoth Initial BH

| Construction Type | Application                         | Filing Fee<br>\$50- New Home<br>\$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          | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/>             | <input checked="" type="checkbox"/>                   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/>    | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/>          |
| Acc. Building     | <input type="checkbox"/>            | <input type="checkbox"/>                        | <input type="checkbox"/>                              | <input type="checkbox"/>            | <input type="checkbox"/>               | <input type="checkbox"/>            | *                                   | *                                            |
| Addition          | <input type="checkbox"/>            | <input type="checkbox"/>                        | <input type="checkbox"/>                              | <input type="checkbox"/>            | <input type="checkbox"/>               | <input type="checkbox"/>            | *                                   | *                                            |
| Deck              | <input type="checkbox"/>            | <input type="checkbox"/>                        | <input type="checkbox"/>                              | <input type="checkbox"/>            | <input type="checkbox"/>               | <input type="checkbox"/>            | *                                   | *                                            |
| Other             | <input type="checkbox"/>            | <input type="checkbox"/>                        | <input type="checkbox"/>                              | <input type="checkbox"/>            | <input type="checkbox"/>               | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>                     |

\*May not apply in all cases

### Applicant Information

Name: Ryan Hoth - Hoth Boys Construction

Mailing address: 1926 South Highway 165, Logan, UT, 84321

Telephone: (435) 994-0169

Email: hothboys@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: Jo Marie + Kirk Henry Ochoa

Mailing address: 131 Crockett Ave., Logan, UT., 84321

Telephone: (916) 539-3799

Email: kirkchoa@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 Information**Address: 231 North 850 EastSubdivision: Little Baldy Place Parcel Tax ID: 02-288-0013

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

8,796 ft<sup>2</sup> Initial PHZone SFL Height 20' 6" Initial PHSetbacks (front yard) 20' (side yard) 10' (rear yard) 15' Initial PH**Contractor Information**Name: Ryan Hoth - Hoth Boys ConstructionMailing address: 1926 South Highway 165, Logan, UT, 84321Telephone: (435) 994-0169Email: hothboys@gmail.com**Stormwater Notice of Intent (NOI) Information**NOI No. UTR H02207 Permit issued to: Hoth Boys Construction

To obtain your NOI permit, please visit: [cdx.epa.gov](http://cdx.epa.gov). 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. For SWPPP templates, visit [construction.stormwater.utah.gov](http://construction.stormwater.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 PH Name Ryan Hoth

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 PH

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 PH

**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:

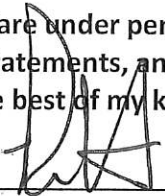
Sensitive and Hazard Areas:

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.
5. CRUCIAL WILDLIFE HABITAT AREAS: As identified by the State Division of Wildlife Resources (DWR)

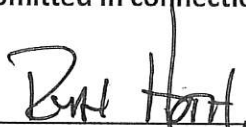
6. GEOLOGICAL HAZARD AREAS: Earthquake fault lines or areas prone to debris flows, landslides, high or extreme liquefaction potential, and rock falls as identified by the US Geological Survey (USGS)
7. WILDFIRE HAZARD AREAS: Areas of the City designated as having moderate to extreme potential for wildfire 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



Printed Name



Date



## 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

Printed Name

On Behalf Of

Date



## APPLICATION FOR CONNECTION TO THE PROVIDENCE CITY WATER SYSTEM

(Required only for applications for new home/commercial construction)

I hereby apply to Providence City for permission to connect my residence at 231 N. 850 EAS to the Providence City water system and receive water services thereby provided. I agree to the following:

1. Providence City will install a water meter for the premises when the service line and meter set is in and has been accepted by the City.
  - a. This acceptance is also contingent upon any changes or alteration to grade of landscape made by the homeowner/builder around the meter set. These changes must also meet Providence City specifications.
2. If a homeowner/builder is required to make a connection to the Providence City water system, all costs of this connection, service line, meter set and permits shall be paid by the homeowner/builder.
  - a. Applicant shall purchase an excavation permit.
  - b. Applicant shall post an \$800 bond with the City, \$750 refundable upon satisfactory acceptance by the City.
  - c. Installation shall follow all guidelines of Providence City standard specifications (a copy is available for purchase at the City Office).
  - d. All work shall be inspected by the City. If not approved, the applicant will have the problems rectified at his expense to meet Providence City requirements.
  - e. Any connection and service line made from the City's main line up to and including the meter shall remain the property of the City, and Providence City shall have access thereto at all times.
    1. Cost for installation and maintenance of service lines, including homeowner connection to the meter setter is the sole responsibility of the homeowner/builder.
3. The applicant understands that the billing for water service begins once the meter is set. The time frame for setting of the water meter needs to be scheduled with Providence City Water Dept.
  - a. Providence City shall have 30 days in which to install the requested water meter after payment of all fees and satisfactory inspections have been completed. Providence City Water Dept. reserves the right to evaluate the feasibility of a water service or water meter being installed between November 1 and April 1.
4. No water meter set shall be installed in a sidewalk, driveway or encased in concrete. Providence City shall have a minimum of an 18 inch unobstructed radius from the center of the lid and free access to the lines and meters installed under this agreement at reasonable times, through applicant's property if necessary.
5. Sprinkler systems or other possible contamination sources on the homeowner's property that connect to the City water system shall have approved backflow assemblies installed and registered with the City.
6. Applicant hereby agrees to abide by all rules, regulations, resolutions or ordinances enacted or adopted by the governing body applicable to the Providence City Water System.

Signature

Printed Name

On Behalf Of

Date



## APPLICATION FOR CONNECTION TO THE PROVIDENCE CITY SEWER SYSTEM

(Required only for applications for new home/commercial construction)

I hereby apply to Providence City for permission to connect my premises at \_\_\_\_\_ to the Providence City sewer system. I agree to the following:

1. Providence City will allow the applicant to connect to the sewer trunk line or the service line extension, if one exists.
2. Applicant will obtain an excavation permit and comply with it if connection to the trunk line is required.
  - a. Applicant shall purchase an excavation permit.
  - b. Applicant shall post an \$800 bond with the City, \$750 refundable upon satisfactory acceptance by the City.
  - c. Installation shall follow all guidelines of Providence City standard specifications (a copy is available for purchase at the City Office).
  - d. All work shall be inspected by the City. If not approved, the applicant will have the problems rectified at his expense to meet Providence City requirements.
  - e. Applicant will bear all the costs associated with the permits, excavation, pipe, installation, backfill, compaction, and repair of curbs, sidewalks and streets.
  - f. Applicant shall use the mechanical connection apparatus approved by the Public Works Director.
  - g. All materials used that are placed on City property shall become the property of Providence City.
  - h. Applicant shall call for a City inspector 48 hours prior to any work beginning on a City right-of-way. All work shall be inspected prior to backfill.
3. Before making connection with the sewer system, applicant shall cause the plumbing upon the premises to be inspected by the municipality, and if it is not approved, it shall be rectified at the applicant's expense.
4. The Providence City Water Department reserves the right to evaluate the feasibility of installing a sewer connection between November 1 and April 1.
5. Providence City shall maintain all sewer trunk lines in the City, but it shall be the responsibility of the home owner to maintain the line on the premises and to the junction with the sewer trunk line, commonly known as the "Y".
6. Applicant agrees to abide by all rules, regulations, resolutions or ordinances enacted or adopted by the governing body applicable to the Providence City Sewer System.

Signature

Printed Name

On Behalf Of

Date

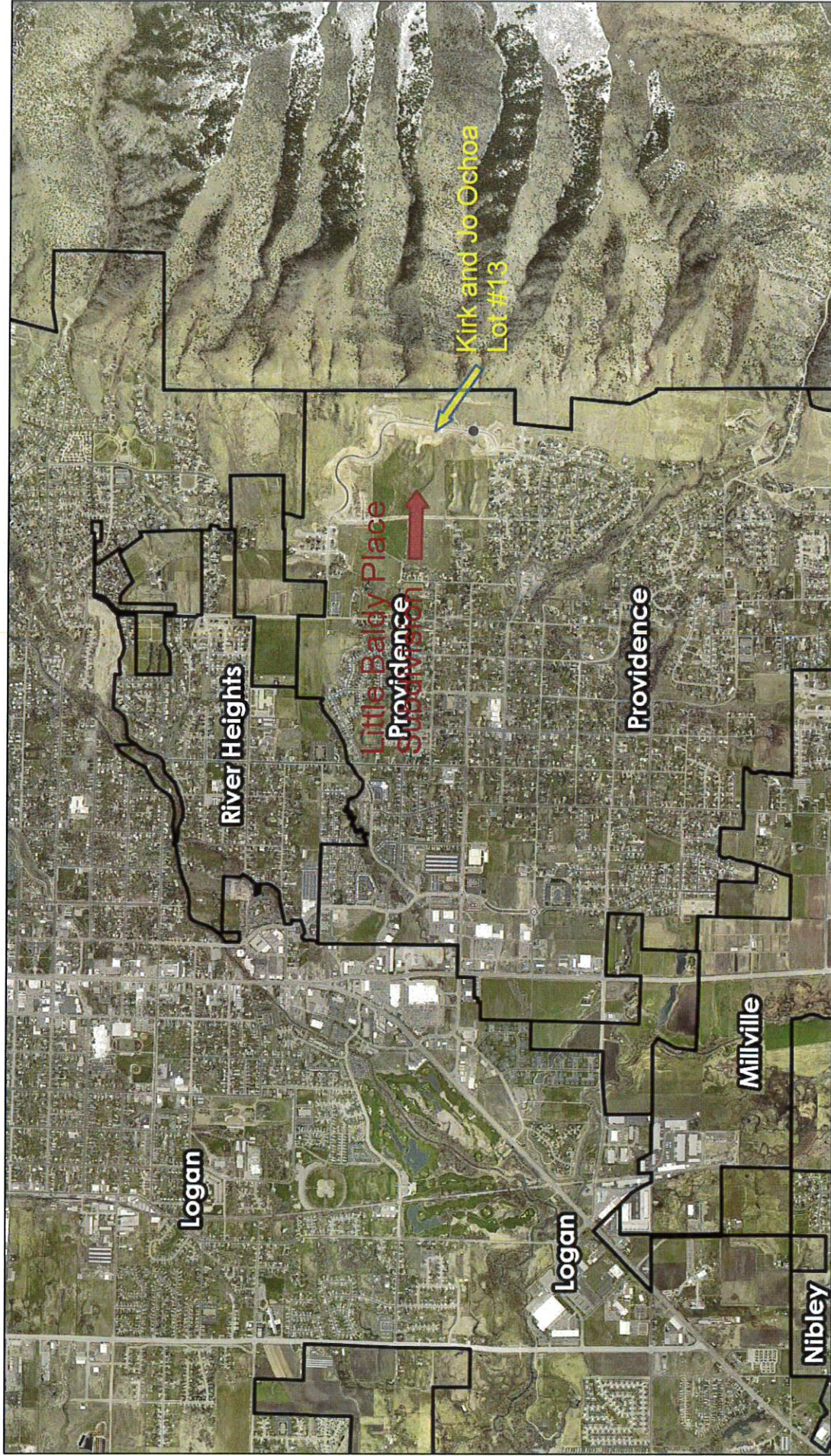
## Written Statement of Request – Little Baldy Place Subdivision Lot #13

The purpose for seeking a conditional use is to construct a residential, single family dwelling at 231 North 850 East, Providence, Utah. The building lot (Lot #13) is located in Little Baldy Place Subdivision on mapped hazard areas for geology (landslide) and wildfire.

This application for a conditional use includes the following attachments:

- Location Map: Maps showing property location.
- Property Map: Includes pages from the design plan set in 11" x 17" format that show the function and characteristics of use including parking areas. These pages also show building structure elevations and square footage for the residence and attached garages, covered porches, and decks.
- Plat Map: A current copy of the Cache County Plat Map for Little Baldy Place Subdivision including Lot #13.
- GIS Parcel Summary: A copy of Cache County GIS Parcel Summary for Lot #13 identifying potential hazards from moderate slope, landslide, and wildfire.
- Mitigation Strategies: A geotechnical report addressing areas of moderate slope and landslide hazards identified by the GIS Parcel Summary in Lot #13. Mitigation for wildfire will be included (as necessary) pending a site inspection by the Cache County Fire District during the application review process.
- Adjacent Properties: Mailing addresses for owners of adjacent properties to the North and South of Lot #13.
- Property Owner Consent: Correspondence from the property owner granting consent to the Applicant (Hoth Boys Construction).
- Electronic Copy: All attachments to this application are included on a flash drive submitted with a printed copy of the application.

# Construction Site Location

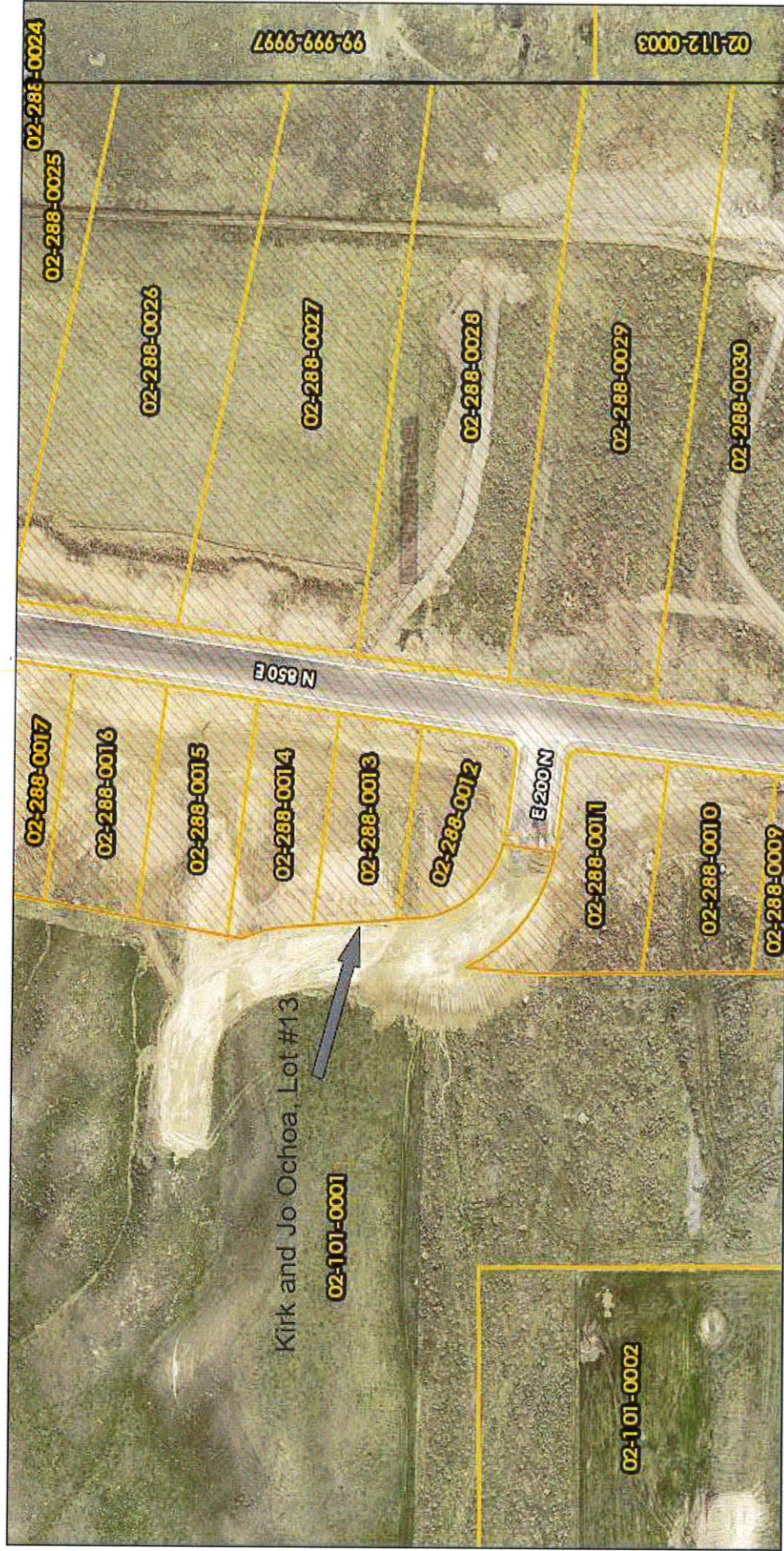


1/29/2021, 12:07:09 PM

□ Municipal Boundaries

County Centerline

# Vicinity Map – Lot #13



1/29/2021, 11:47:11 AM

☐ Municipal Boundaries

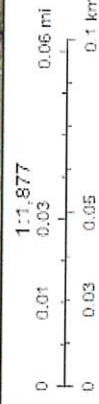
☐ Subdivisions

☐ County Centerline



Cache Parcels

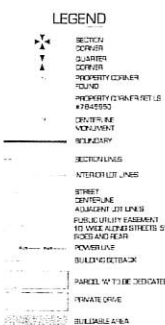
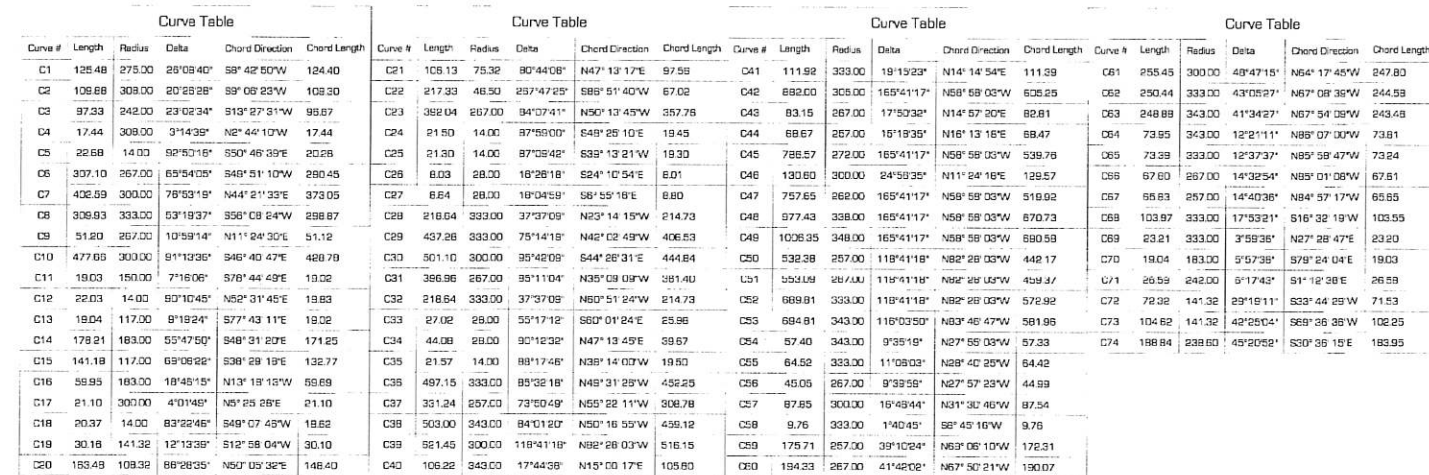
Parcel Tax ID Label





LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN  
PROVIDENCE CITY, CACHE COUNTY, UTAH, OCTOBER 2016, SCALE: 1"=100'

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN  
PROVIDENCE CITY, CACHE COUNTY, UTAH, OCTOBER 2016, SCALE: 1"=100'



LITTLE BALDY PLACE SUBDIVISION  
FINAL PLAT  
PROVIDENCE UT



PROVIDENCE | P: 435.213.3762  
SALT LAKE CITY | P: 801.216.3119  
info@civilsolutionsgroup.net  
www.civilsolutionsgroup.net

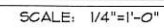
| MARK             | DATE          | DESCRIPTION |
|------------------|---------------|-------------|
| PROJECT #:       | 742-1501      |             |
| DRAWN BY:        | J. TAYLOR     |             |
| PROJECT MANAGER: | M. TAYLOR     |             |
| REVIEWED BY:     | D. MACFARLANE |             |
| ISSUED:          | 11.2.2018     |             |

11/02/16  
Jane D Taylor

FINAL  
PLAT

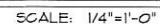
SHEET 2 OF 3





SCALE: 1/4"=1'-0"

1. NOTE: ALL MATERIALS TO BE INSTALLED A/R PER  
RFR SPECS
2. ROOFENTS AS REQ'D (SEE GENERAL NOTES PG. 2  
NOTE 1C) (TYP)
3. STANDING SEAM METAL ROOF (TYP)
4. 8" FLUSH OUT FASCIA (TYP)
5. 4" STUCCO TRIM PER RFR SPECS (TYP)
6. FABRICATED METAL CHIMNEY CAP (TYP) (MUST BE  
APPROVED BY FIREPLACE MANUF)
7. ALL PITCHES ARE 4/12 UNLESS OTHERWISE SPECIFIED



SCALE: 1/4"=1'-0"

1. NOTE: ALL MATERIALS TO BE INSTALLED A/R PER  
RFR SPECS
2. ROOFENTS AS REQ'D (SEE GENERAL NOTES PG. 2  
NOTE 1C) (TYP)
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4. 8" FLUSH OUT FASCIA (TYP)
5. 4" STUCCO TRIM PER RFR SPECS (TYP)
6. FABRICATED METAL CHIMNEY CAP (TYP) (MUST BE  
APPROVED BY FIREPLACE MANUF)
7. ALL PITCHES ARE 4/12 UNLESS OTHERWISE SPECIFIED

AUTHORIZED COPY

REAR / LEFT SIDE  
ELEVATIONS

|  |  |
|--|--|
|  |  |
|--|--|

|               |            |
|---------------|------------|
| DESIGNED BY:  | OCHOA      |
| DRAWN BY:     | J. EMERT   |
| CHECKED BY:   | Z. SCHWALM |
| ISSUE DATE:   | 1/16/2020  |
| PLAN NUMBER:  | R3161      |
| SHEET NUMBER: | 5 OF 16    |

## GIS PARCEL SUMMARY

*Not Authoritative — For Preliminary Review Only*

**Parcel Number:** 02-288-0013

**Property Address:** 231 N 0850 E  
PROVIDENCE

**Tax Roll Acreage:** 0.55

**Owner Name:** JOMARIE & KIRK HENRY  
OCHOA

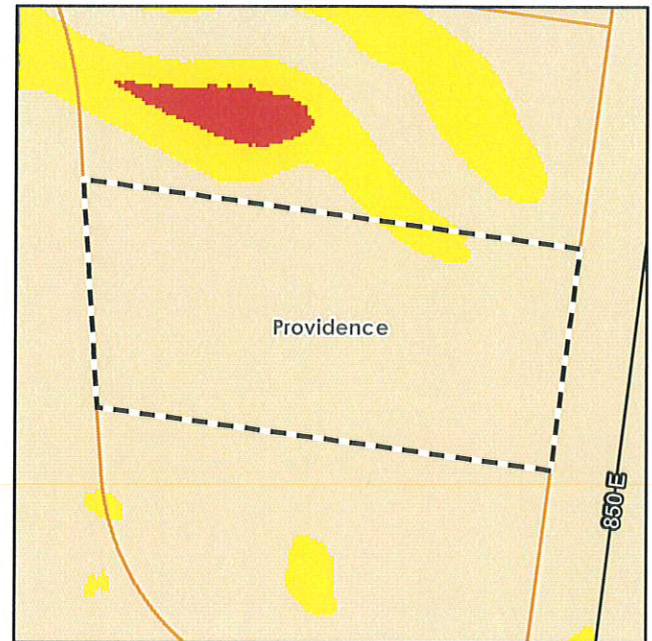
**Owner Address:** 131 CROCKETT AVE  
LOGAN, UT 84321-4334

**Jurisdiction:** Providence  
**Future**

**Annexation Area:** n/a

**Base Zone:** Contact Providence for Zoning

**Overlay Zone:** n/a



Generated on 10 Feb. 2021 at 02:28 PM

**Initial Parcel** Incorporated Area

**Legality Review:** Contact Providence for Applicable Regulations

*Comprehensive maps can be found  
at [www.cachecounty.org/gis](http://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

Moderate Slopes  
Steep Slopes

Landslides

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.

# LANDSLIDE STUDY

## HOTH RESIDENTIAL PROPERTY

### PROJECT SITE:

Parcel #02-288-0013  
Cache County

Part of the NE  $\frac{1}{4}$  of  
Section 11  
Township 11 North  
Range 1 East  
Salt Lake Base & Meridian



### PREPARED FOR:

RYAN HOTH, Owner

### PREPARED BY:



Michael E. Taylor, PE



**civilsolutionsgroup** inc.

540 West Golf Course Road, Suite B1, Providence, Utah 84332

February 9, 2021 - Project #21-036

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## 1.0 Introduction

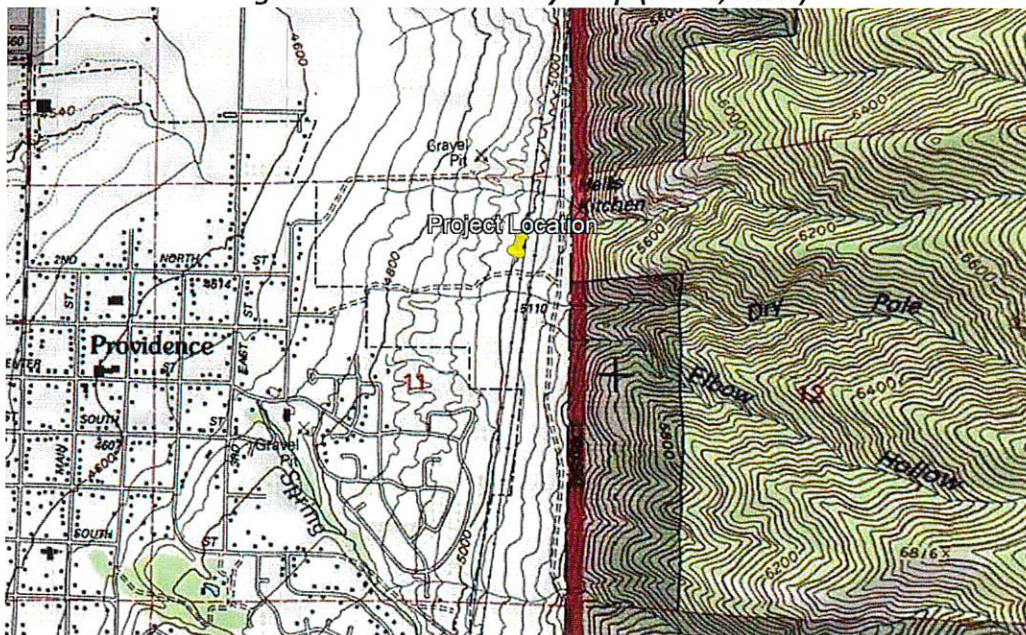
It is proposed that a residential structure be constructed on Cache County parcel #02-288-0013, Lot 13 in the Little Baldy Place Subdivision, an area of approximately 0.55-acres. Access to the property is gained from the City right-of-way of 850 East Street. The site is highly disturbed from roadway and driveway cuts. Large amounts of material from the cut side of the roadway (the east side) have been spoiled on this lot (the west side). The main vegetation on the property consists of rangeland pasture grasses and invasive weeds. Aside from utility stubs, the site is currently devoid of improvements. The general location of the project is shown in Figure 1.

Providence City staff requested that this report be prepared since the parcel is encumbered by a landslide zone further described by the Utah Geological Survey (UGS) as a “deep or unclassified landslide – generally 10 feet thick or more and show[ing] characteristic landslide morphology. May include areas of complex or composite landsliding where density is too great to show individual landslides separately.”

The project applicant hired Civil Solutions Group to prepare a report determining the risk of landsliding in relation to the subject parcel and provide recommended mitigation strategies if needed. The scope of this analysis did not involve excavation and exploration of trenches across the landslide area. Furthermore, this report has not assessed the compaction and/or proper installation of any fill material placed during subdivision or home construction. Rather, pre-disturbance in-situ conditions are here discussed.

Civil Solutions Group, Inc. is a professional engineering firm with offices located in Providence and Provo. Our licensed professional engineers have a depth of experience in natural hazard analysis, soil condition analysis, historic high-water table analysis, and overall site planning in relation to hazards on a subject property. This analysis represents the collective experience of a team of professional engineers and our recommendations in relation to the subject property.

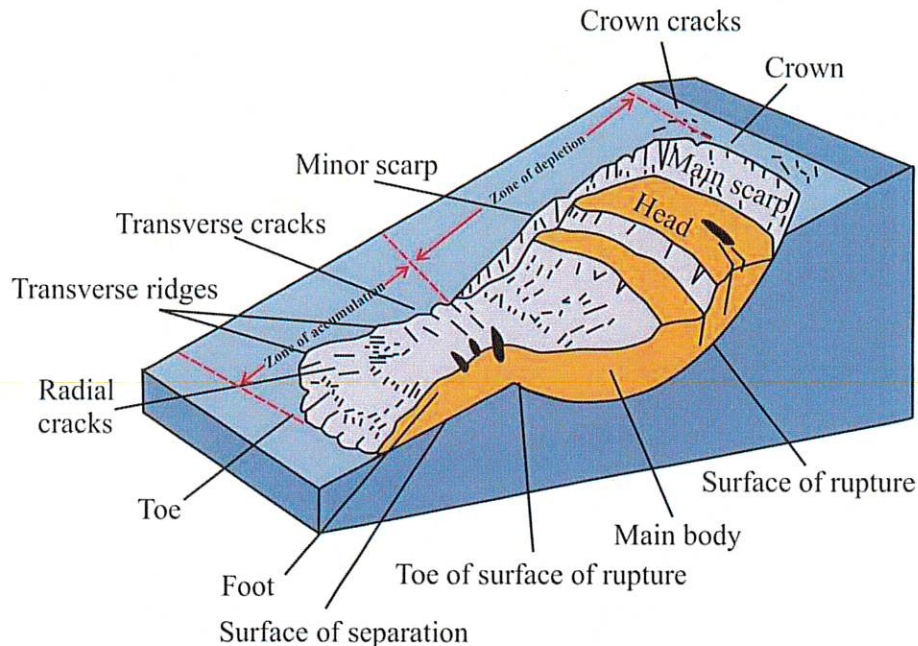
**Figure 1. Overall Vicinity Map (USGS, 2021)**



## 2.0 Assessment of Risk

Landsliding typically occurs as a result of high groundwater creating a slip plane between two soil layers beneath the surface. Typically, the risk is greater in areas with poor soils, which are defined as loosely compacted sandy or clay soils. Michael E. Taylor, Professional Engineer, visited the site on Tuesday, February 9, 2021 to gather evidence of landslide risk. This section will explore the probability of landslide conditions existing within the study area. Typical landslide terminology is defined in Figure 2.

**Figure 2. Landslide Terminology (USGS, 2009)**



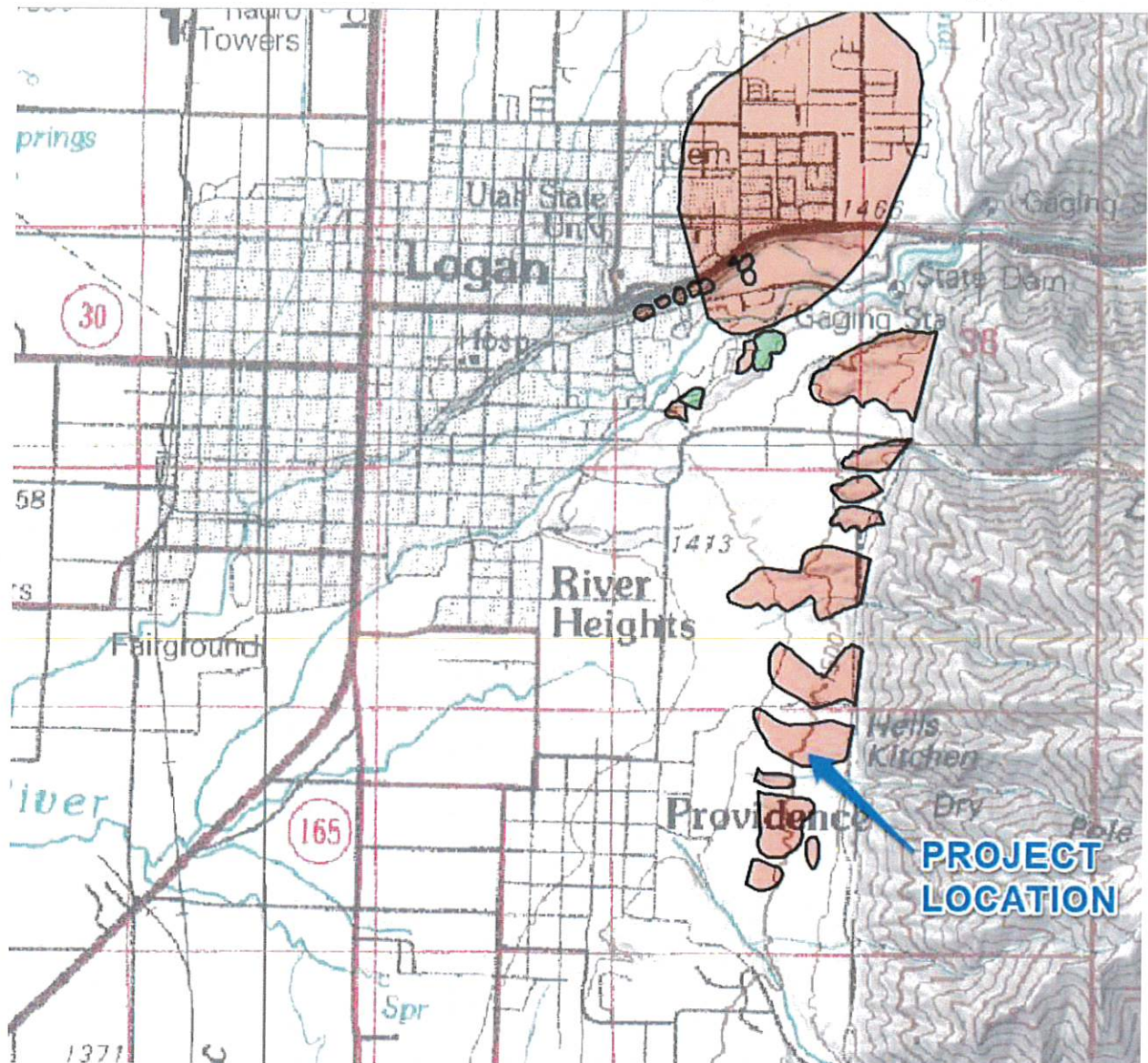
### Soils & Hydrology

“Landslide Maps of Utah, Logan 30’x60’ Quadrangle” indicate that the parcel is affected by a landslide zone classified as follows:

**Deep or unclassified landslide** – Generally 10 feet thick or more and show[ing] characteristic landslide morphology. May include areas of complex or composite landsliding where density is too great to show individual landslides separately. Also includes unclassified landslides (original source was not specific about landslide type).

The study area has been overlaid with the Landslide Map in Figure 3.

**Figure 3. Landslide Map (Landslide Maps of Utah, Ogden 30'x60' Quadrangle, 2010)**



The USDA Soil Survey lists one soil type within the study boundary: "HILLFIELD-TIMPANOGOS SILT LOAMS, 10 TO 30 PERCENT SLOPES". This soil type does not have a hydric soil rating. Groundwater in the Bear River Range occurs in consolidated rocks, poorly consolidated rocks, and unconsolidated basin-fill deposits and is derived from precipitation, stream and pond seepage and the infiltration of unconsumed well water. According to USGS mapping and on-site observation, no shallow groundwater, seeps or springs were identified on the parcel or anywhere directly uphill of the parcel. Given this, the site topographic gradients, and regional topography, it is the Engineer's opinion that groundwater flows from east to west are very deep.

## Empirical Observations

During the site visit the landslide zone described on the USGS mapping was examined for evidence of prehistoric (pre-settlement), historic and recent landslide events. The study area and adjacent parcels were absent of any evidence of recent landsliding, and except where disturbed by construction machinery, the ground surface was well-smoothed and covered in stable vegetation. Recent or historic colluvial deposits, transverse cracking, and chaotic land surface texture were not observed. Some talus piles as photographed in Figure 4 were found located on the south side of the main scarp. According to historic aerial photography further discussed in the next section, the talus piles on the south side of the main scarp have been stable since at least the earliest available photo taken in 1993.

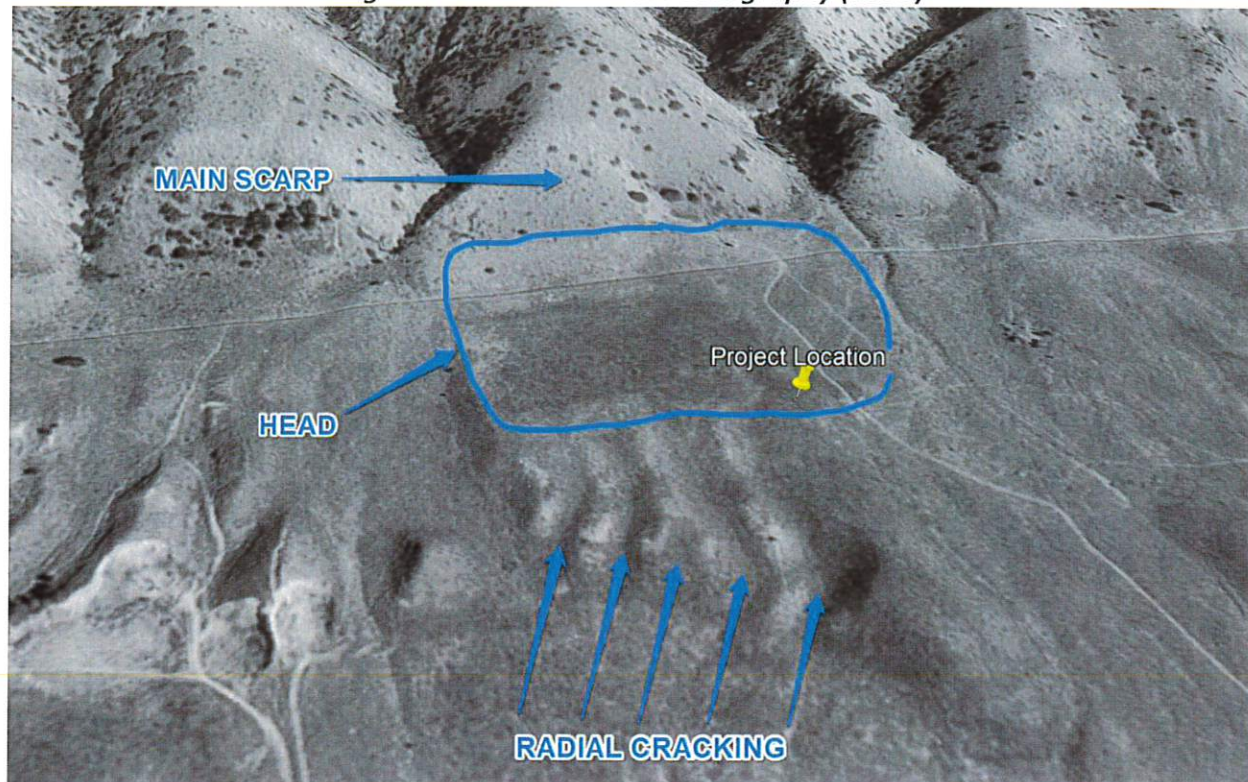
**Figure 4. Talus Piles on South Side of Main Scarp (11/10/20)**



## Aerial Observations

Aerial photography taken from 1993 to 2018 was accessed from Google Earth (Google Earth, 2020) and reviewed. 1993 photography is provided in Figure 5 showing clear evidence of pre-historic landslide(s). The associated main scarp (zone of depletion) and head and radial cracking (zone of accumulation) are identified in the same figure. It appears, however, that these landslide remnants have been stable for centuries, if not millennia. The landslide is likely associated with multiple other adjacent landslides that occurred roughly at 5,100 feet (the highest level attained by Pleistocene Lake Bonneville). Lake Bonneville would have induced high groundwater conditions at the base of the adjacent hills which in turn would have led to shoreline erosion and land sliding.

**Figure 5. Historic Aerial Photography (1993)**



### Conclusions

It is the conclusion of this study that the risk of land sliding on parcel #02-288-0013 is low and should not preclude the construction of the proposed residential structure.

Michael E. Taylor, P.E.  
Civil Solutions Group, Inc.



### 3.0 References

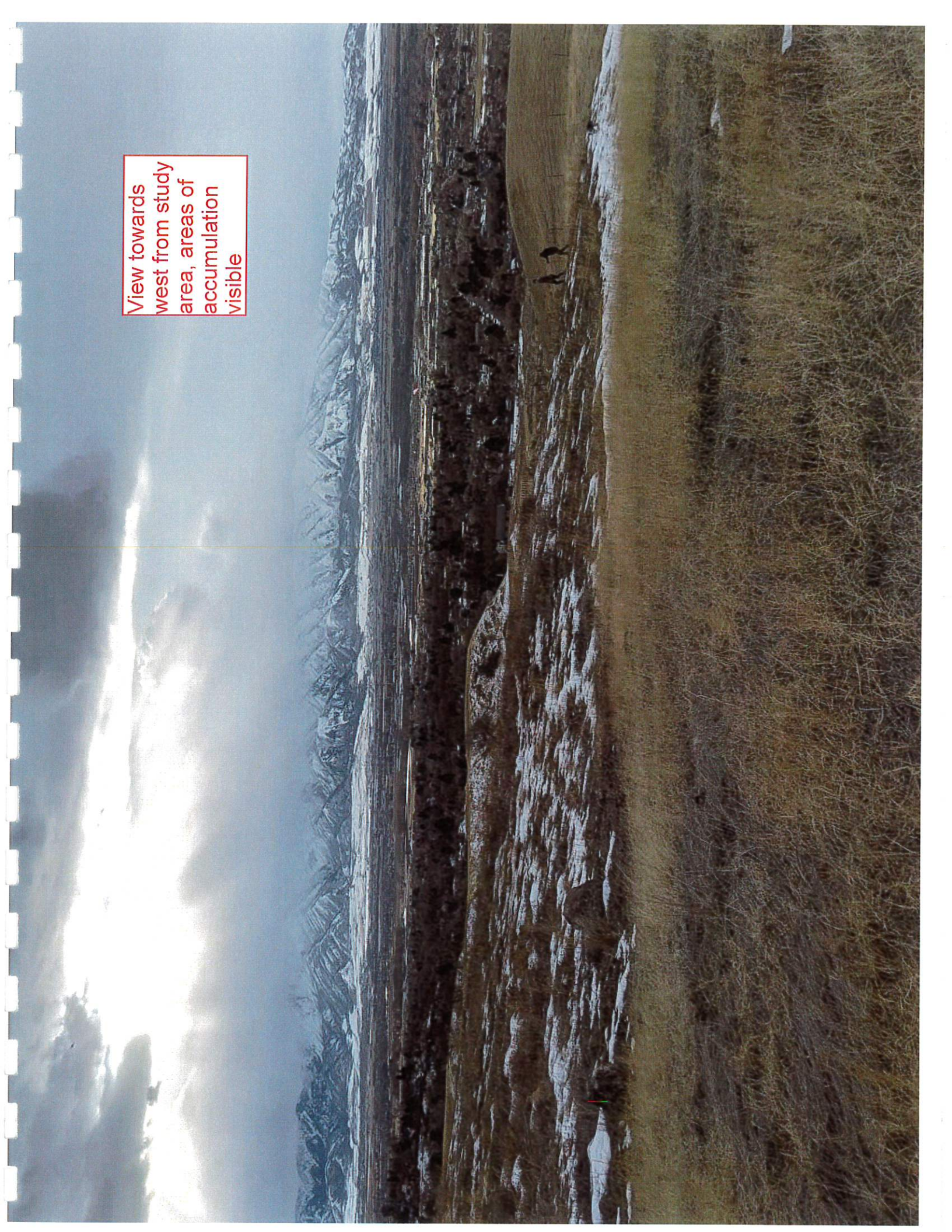
Dover, J.H., 1995, *Geologic Map of the 30'x60' Logan Quadrangle*, USGS

Elliott, Ashley H., 2010; Harty, Kimm M.; *Landslide Maps of Utah, Logan 30'x60' Quadrangle*; Utah Geology.

USDA, "Web Soil Survey", USDA Web Soil Survey, Web: February 2021.

United States Geological Survey (USGS), "The National Map", Web: February 2021.

View towards  
west from study  
area, areas of  
accumulation  
visible



View towards  
west from study  
area, head and  
main scarp  
visible



**INSERT RESULT HERE OF CACHE COUNTY FIRE DISTRICT  
INSPECTION.**

## Mailing addresses for the owners of adjacent properties

### **Lot #12 – south of lot #13**

#### **Parcel Tax ID: 02-288-0012**

|                            |                                                                |
|----------------------------|----------------------------------------------------------------|
| Parcel ID                  | 02-288-0012                                                    |
| Owner Name                 | BRADY & CARLEE D HOGGAN                                        |
| Owner Address              | 948 STEWART HILL DR                                            |
| Owner City State Zip       | RIVER HEIGHTS, UT 84321-5669                                   |
| Property Address           | 215 N 0850 E                                                   |
| Property City              | PROVIDENCE                                                     |
| District Code              | 009                                                            |
| District Code Definition   | PROVIDENCE CITY                                                |
| Legal Acreage              | 0.53                                                           |
| Legal Description          | LOT 12 LITTLE BALDY PLACE SUBDIVISION CONT 0.53 AC             |
| Land Type                  | LAND VACANT                                                    |
| Building Type              |                                                                |
| Building Specific Type     |                                                                |
| Year Built                 | 0                                                              |
| Building Sq Feet           |                                                                |
| Zone Primary               | CITY                                                           |
| Zone Primary Description   | CITY - Contact Cities for Zoning                               |
| Zone Secondary             |                                                                |
| Zone Secondary Description |                                                                |
| Restricted                 |                                                                |
| Comments                   | BEARINGS ROTATED S0-12-6E TO MATCH GIS SECTION CORNER BEARINGS |
| Recorder Plat #1           | <a href="#">More info</a>                                      |
| Recorder Plat #2           | <a href="#">More info</a>                                      |
| Recorder Plat #3           |                                                                |
| Recorder Plat #4           |                                                                |
| 1970 Parcel ID             |                                                                |
| 1970 Recorder's Plat       | <a href="#">More info</a>                                      |
| 1978 Parcel ID             |                                                                |
| 1978 Recorder's Plat       | <a href="#">More info</a>                                      |
| 2006 Recorder's Plat       |                                                                |
| Google Street View         | <a href="#">More info</a>                                      |

**Lot #14 – north of lot #13****Parcel Tax ID: 02-288-0014**

|                            |                                                                |
|----------------------------|----------------------------------------------------------------|
| Parcel ID                  | 02-288-0014                                                    |
| Owner Name                 | DOUGLAS HATCH & DIANE MARIE BRINTON                            |
| Owner Address              | 247 N 850 E                                                    |
| Owner City State Zip       | PROVIDENCE, UT 84332-1202                                      |
| Property Address           | 247 N 0850 E                                                   |
| Property City              | PROVIDENCE                                                     |
| District Code              | 009                                                            |
| District Code Definition   | PROVIDENCE CITY                                                |
| Legal Acreage              | 0.61                                                           |
| Legal Description          | LOT 14 LITTLE BALDY PLACE SUBDIVISION CONT 0.61 AC             |
| Land Type                  | LAND VACANT                                                    |
| Building Type              |                                                                |
| Building Specific Type     |                                                                |
| Year Built                 | 0                                                              |
| Building Sq Feet           |                                                                |
| Zone Primary               | CITY                                                           |
| Zone Primary Description   | CITY - Contact Cities for Zoning                               |
| Zone Secondary             |                                                                |
| Zone Secondary Description |                                                                |
| Restricted                 |                                                                |
| Comments                   | BEARINGS ROTATED S0-12-6E TO MATCH GIS SECTION CORNER BEARINGS |
| Recorder Plat #1           | <a href="#">More info</a>                                      |
| Recorder Plat #2           | <a href="#">More info</a>                                      |
| Recorder Plat #3           |                                                                |
| Recorder Plat #4           |                                                                |
| 1970 Parcel ID             |                                                                |
| 1970 Recorder's Plat       | <a href="#">More info</a>                                      |
| 1978 Parcel ID             |                                                                |
| 1978 Recorder's Plat       | <a href="#">More info</a>                                      |
| 2006 Recorder's Plat       |                                                                |
| Google Street View         | <a href="#">More info</a>                                      |

**Property owner consent for pursuit of Conditional Use Permit**

**From:** Kirk Ochoa <[kirkochoa@gmail.com](mailto:kirkochoa@gmail.com)>

**Date:** February 4, 2021 at 2:23:04 PM MST

**To:** Ryan <[hothboys@gmail.com](mailto:hothboys@gmail.com)>

**Subject:** Permission to act on our behalf

To whom it may concern:

We, Kirk and Jomarie Ochoa give permission to Ryan Hoth to represent us for the construction of our home at 241N 850 E, (Lot 13), Providence, UT.

Sincerely,

Kirk and Jomarie Ochoa



February 18, 2021

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

RE: Conditional Use Review, Ochoa Residence, 231 N 850 E, Providence Ut. Little Baldy Lot #13 (02-288-0013).

The above-named site plans have been submitted to the Logan Fire Department for a fire and life safety conditional use 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

*Fire Apparatus Access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the facility as measured by an approved route around the exterior of the building (2018 IFC 503.1.1).*

- Fire department apparatus access from 850 East is adequate.

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 1 allows for the distance to be increased to 600 feet for R-3 occupancies.*

- Hydrant #488, 489, 490 are all within 600 feet of all exterior areas of the proposed home. Approved.

### Fire Water Flow

*An approved water supplies 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 507.1).*

- The building appears to be approx. 8,796 sq. ft. in size. According to Table B105.1 the fire flow for a combined fire area 8,796 sq. ft. of type V-B is 2,500 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 #489 located contains a water flow of approximately 1410 GPM at 20PSI.
- Table B105.1(1) allows for a 50% reduction in fire flow with the installation of an approved automatic sprinkler system.
- There are three fire hydrants within 600 feet of the proposed structure.
- The builder and homeowner have elected to install an approved NFPA 13-D automatic sprinkler system throughout the required areas of the home as an option to meet the required fire flows. Approved.
- Sprinkler plans may be a delayed submittal. The plans shall be reviewed by a third-party reviewer prior to sending to the Fire Department for approval. Contact the Fire Department for an approved list of third-party reviewers. The plans must be reviewed and approved prior to any work taking place on the sprinkler system.

### 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). During a phone conversation with contractor Ryan Hoth, Class A roof covering of asphalt shingles will be installed. 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). During a phone conversation with contractor Ryan Hoth, all combustible underfloor decks and eaves will be covered 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. During a phone conversation with Contractor Ryan Hoth, 1/8" mesh screen will be installed on all openings per building code. 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.

FIRE DEPARTMENT

If you have any questions, please call me.

Respectfully,

Aaron Walker, Fire Inspector  
Logan Fire Department  
435-716-9516