

Providence City
Administrative Land Use Authority (ALUA)
Agenda – March 9, 2023 – 9:00 am

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

Persons wishing to comment on agenda items may email their comments to
providencecityutah@gmail.com.

Call to Order: Skarlet Bankhead, Chair

Item No. 1 - Conditional Use – In-Home Preschool: The Providence City Administrative Land Use Authority will consider for approval a request by Erika Lundberg for a preschool located at 124 E. 520 N., Providence, UT.

Item No. 2 - Conditional Use – In-Home Salon: The Providence City Administrative Land Use Authority will consider for approval a request by Michael and Thavy Thorp for an in-home salon located at 349 S 100 W., Providence, UT.

Item No. 3 - Conditional Use – Outdoor Preschool: The Providence City Administrative Land Use Authority will consider for approval a request by Rachel Cox for a preschool located at various parks with office at 97 N. Main St., Providence, UT.

Agenda posted on March 6, 2023


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 8:00 am on the day of the meeting.

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: March 9, 2023

Request: The applicant is requesting approval for a conditional use site plan for a home preschool (Erika's Preschool).

Item Type: Conditional Use

Applicant: Erika Lundberg

Address: 124 E 520 N Providence

Parcel ID #: 02-301-0080

General Plan: LCR

Zone: LCR

Background Information:

Application was received Feb. 27, 2020; application contained:

- a. Providence City Conditional Use Application.
- b. Business and Safety Plans
- c. A statement describing request.

Rob Stapley, Providence City Public Works director, inspected the current infrastructure Feb. 7, 2023.

Inspection letter from Aaron Walker, Fire Inspector, dated Feb. 14, 2023.

FINDINGS OF FACT:

The following Providence City Code (PCC) list regulations and requirements to be considered.

1. 3-4-5 Home businesses
2. 10-6-1 Use Regulations
3. 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 . . .
4. Official Zoning Map Revised June 2022.

CONCLUSIONS OF LAW:

1. Providence City has adopted ordinances in compliance with UCA 10-9a-507. Conditional Uses allows the City to adopt a land use ordinance that includes conditionals uses and provisions for conditional uses that require compliance with standards set forth in an applicable ordinance.
1. PCC 10-3-5 E Establishes the standard for reasonable conditions.
2. PCC 10-6-1: C5 provides that preschools are permitted by conditional use as a home business.
3. The applicant meets the requirements of Findings of Facts with the following conditions.

CONDITIONS:

1. The applicant will apply for business license pursuant to PCC 3-1-5.
2. The applicant will meet the requirements for a home business listed in PCC 3-4-5.
3. The applicant will meet the requirements listed in the fire inspector review: see letter from Aaron Walker, Fire Inspector, dated Feb. 14, 2023.
4. The applicant will operate the business in the manner described in the business description.
5. The applicant will continue to meet all federal, state, county, and Providence City rules, laws, codes, ordinances, related to the operation of a Home Preschool.
7. 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.



PROVIDENCE CITY CONDITIONAL USE

INFORMATION FORM Date _____

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.

Application fees do not include professional firm fees, which will be billed separately. Initial _____

A COMPLETE APPLICATION INCLUDES THE FOLLOWING:

Submittal Requirements	Staff Check
\$200 application fee	
Completed, signed and initialed Conditional Use Information Form	
A site plan (minimum size: 8 ½ x 11") of the property showing the location, function and characteristics of the use, including parking and percentage of space being used.	
Structure elevations & square footage including attached garage(s), covered porches, covered decks etc.	
If the use involves a childcare business or home business, provide the interior layout of the structure showing, the area dedicated for the use and the percentage of space being used.	
Current Cache County Plat Map 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/	
If the use involves a childcare business or home business, provide a business plan	
Mitigation Strategies for sensitive areas (as defined by Providence City Code 10-5-2), traffic circulation, noise, lighting, etc., if applicable.	
Names and mailing addresses for the adjacent property owners. Providence City Code defines "adjacent property owners" as the record owner of real property that shares a common boundary with the applicant's property or is separated by a public right-of-way, canal, stream, etc.	
Property owner consent for pursuit of conditional use (if owner is different than Applicant)	
If filing in person, provide electronic copy of ALL submittals (email or flash drive is acceptable)	
If filing online, please submit physical copies of the complete application to the city office, 164 N Gateway Dr.	

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

Name: Erika Lundberg
Address: 124 E 520 N Providence, UT 84332
Phone: 801-662-8859
Email: erikalauren123@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
Owner address

Page 1 of 2

164 N. Gateway Dr * Providence UT 84332

435-752-9441 * Fax: 435-753-1586 * email: sbankhead@providence.utah.gov

Owner phone 801-662-8859

Owner email erikalauren123@gmail.com

Parcel address 124 E 520 N Providence, UT Parcel Tax I.D. 02-301-0080 Zone LCR Actual structure height 25 feet _____ Initial: EL

Actual structure setbacks (front yard) 20 ft (side yard) 7 ft 6 in (rear yard) 10 ft Initial _____ EL _____

Written Statement of Request (attach additional sheets if necessary)

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

I am seeking a conditional use permit to start an at-home preschool in my home in Providence this fall. I hope to obtain this permit so that I can legally run this business out of my home. I want to provide a safe learning environment for preschool aged children in my area. I would love to run this business out of my home to create a more home-like feel for my preschool. My intended use of my basement would be to welcome children to my preschool for learning and growth.

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: EL Name: Erika Lundberg

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 _____ EL _____

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 _____ EL _____

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

2/4/23

Erika Lundberg

Erika Lundberg

Page 2 of 2

164 N. Gateway Dr * Providence UT 84332

435-752-9441 * Fax: 435-753-1586 * email: sbankhead@providence.utah.gov



Conditional Use Application

Date: 02/03/2023

Applicant / Owner

Applicant Name: Erika Lundberg
Address: 124 East 520 North
City, State, Zip: Providence, UT 84332
Phone: 8016628859
Email: erikalauren123@gmail.com

Owner Name: Erika Lundberg
Address: 124 E 520 N
City, State, Zip: Providence, UT 84332
Phone: 801-662-8859
Email: erikalauren123@gmail.com

Responsible Party

Responsible Party: Erika Lundberg
Address: 124 E 520 N
City, State, Zip: Providence, UT 84332

Phone: [Party Responsible Phone]
Email: erikalauren123@gmail.com

Project

Project Location: 124 E 520 N Providence, UT
Parcel ID: 02-301-0080
Zone: LCR
Height: 25 feet

Front Setback: 20 feet
Side Setback: 10 feet
Rear Setback: 7 foot 6 inches

Explanation for Conditional Use:

I am hoping to start an at home preschool in my basement where children can learn, grow and develop!

I do hereby certify that the information contained herein is true and correct.

Erika Lundberg

Name

02/03/2023

Date

Child Care Business Additional Information

My application includes the floor plan of my home. My preschool will take place in my basement and will use 100% of my basement space for the preschool. The layout of the basement can be viewed in the floor plan submitted in my application. I am currently in the process of finishing my basement, so it is currently under construction. Once all the construction is complete, I will furnish the preschool and set it up as an organized, safe environment. I will have cubbies near the basement entrance door, a reading area, play space on the floor, a bathroom, kitchen sink, small tables/chairs, book shelves, toy cabinets, and any over furnishings I find necessary to run a high quality preschool.

Property Information:

Address: 124 E 520 N Providence, UT 84332

Home/Surrounding Information: 3 car garage driveway available if needed, however I do not intend to need parking as cars will only be dropping off/picking up children from my home. Up to 100% of our 3 car slots are available if need be. The children will be dropped off and walked to the side of my home next to the basement stair entrance. Drop off and pick up will be done in an efficient manner and will not disrupt my surrounding neighbors.

Mitigation Strategies

In case of an emergency there are 3 possible exits from my home. The main exit will be the basement entrance that is the main entrance for the preschool. The children will be led safely out the basement door, up the stairs and a short walk to an open field near my home. There are also exit opportunities using my front door and sliding back door if the situation arose. The location of my home is on a street with few sensitive areas. The street will need to be crossed with caution to exit the home, but an evacuation would be handled with the utmost safety measures in place. I plan to practice fire drills with my preschoolers once a semester. I will guide the children out the basement door, carefully walking together outside, across the street and to the field across from my home. The children will become familiar with this plan in case an emergency called for an evacuation.



5090 GW

FUTURE BEDROOM

FUTURE FAMILY ROOM

108

175 sq. ft.

WET BAR ROUGH-IN

MAIN DUCT

FUTURE BEDROOM

FUTURE BATH

UNDER STAIR STORAGE

10.5" RUN 7.63" RISE 16 RISERS

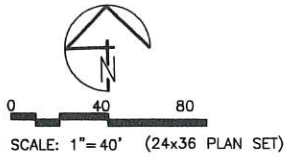
LANDING

ROUGH-IN

FUTURE FLEX ROOM

103 not using

FR-3068-R



VINEYARD PHASE 3

PART OF THE SOUTHWEST QUARTER OF SECTION 2
AND SOUTHEAST QUARTER OF SECTION 3
TOWNSHIP 11 NORTH, RANGE 1 EAST
SALT LAKE BASELINE AND MERIDIAN
PROVIDENCE, UTAH

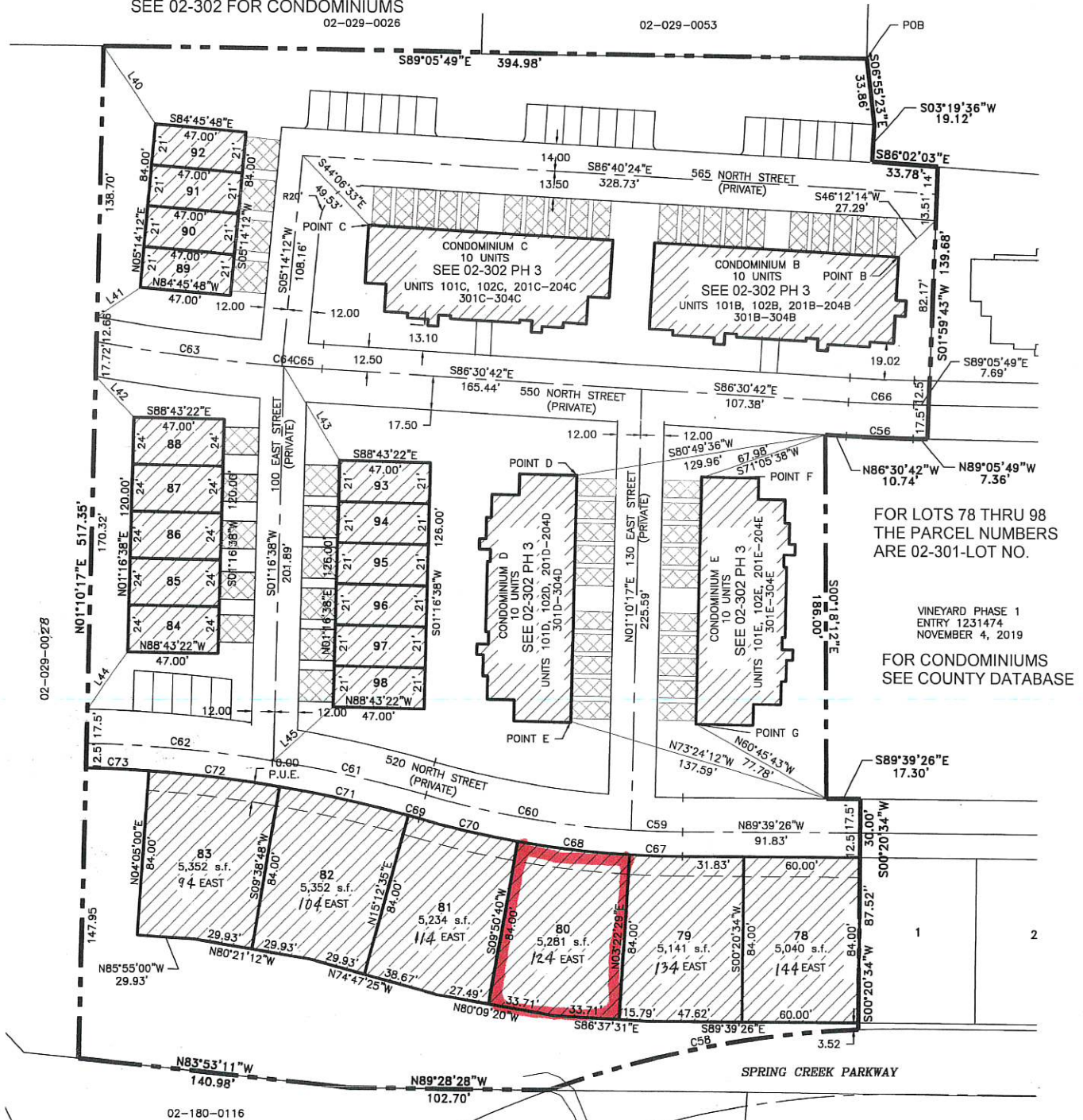
02-301

-3-

TAX UNIT 009

FILED 4 DEC 2020, ENT 1268743,
MAP NO. 2020-3436, SITE PAGE 02-004
SEE 02-302 FOR CONDOMINIUMS

Electronic only



9:42



◀ Camera



RE: General Inquiry From Email - [#XN3426523]

Inbox



FCS Community Manag... 9:32 AM



to [tlundberg14, me](#) ▾

Hello,

The Board has reviewed your request and has approved your request under the conditions that you meet all city code/requirements. As long as these requirements are met this request is approved.

Have a great day!

Sincerely,

Vineyard Master Association
(435) 833-0465 | www.hoaliving.com

[VIEW ENTIRE MESSAGE](#)

[Great, thank
you so much!](#)

[Thank you!](#)

[Thank you
so much!](#)

Signed in as erikalauren123@gmail.com

February 14, 2023



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

RE: CU review, proposed Erika Lundberg in-home Preschool, 124 E 520 N, Providence, Ut 84332

Erika is proposing to operate a preschool out of her home located at 124 East, 520 North in Providence, Utah. Her plan outlining her sessions, days of operation, and the process of drop off and pick up of students has been submitted to Providence City. The maximum number of students at the home preschool for any one session will be 16, with the youngest age of any student being 3 years old. Each class session will be 3 hours in duration. Erika has been clear that her proposal is for a preschool and not a daycare. There is no plan for the sleeping of students.

After an on-site inspection on February 13, 2023, with Paul Berntson (Cache County Building Official) and Erika Lundberg (property owner), it was determined that the preschool could be operated in the home with the following conditions:

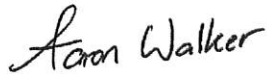
FIRE DEPARTMENT

- 1- The preschool may be conducted as outlined in the basement of the home without installing an approved basement exit door and stairway. There are existing approved escape windows from the area the preschool is being proposed. An approved basement exit door and stairway directly to the exterior of the home is required for clients under the age of two in the basement (not approved for daycare - FYI).
- 2- The preschool may be conducted in the basement of the home once the basement finish work has been completed, with approved plans submitted to the Building Department.
- 3- The preschool will have a safety inspection conducted annually using the established form for daycare/preschools currently used.

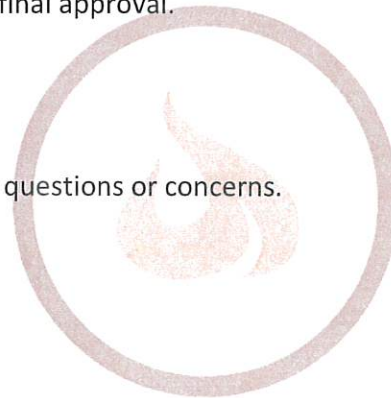
- 4- The preschool (if approved) may not be used as a daycare without prior review and approval from Providence City, the Fire Department, and the Cache County Building Department.
- 5- Minimum size of 2A:10BC fire extinguisher is required and shall be serviced and tagged every year. The fire extinguisher must be mounted to the wall in a conspicuous location
- 6- Interconnected smoke and carbon monoxide alarms will be required in the preschool area of the basement. This will need tested and approved on a final inspection prior to final approval.
- 7- The preschool must also be reviewed and approved by the City of Providence, the Cache County Building Department, and any other HOA or other applicable associations.
- 8- A fire and life safety inspection is required once all above items have been completed, prior to final approval.

Please contact me with any questions or concerns.

Regards,



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



FIRE DEPARTMENT

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

Addresses of Adjacent Neighbors

Parcel Tax ID: 02-301-0081		Parcel Tax ID: 02-301-0079		Parcel Tax ID: 02-301-0078	
Owner Name	BRITON HILL	Owner Name	WILLIAM NEE	Owner Name	CARMCO LLC
Owner Address	114 E 520 N	Owner Address	2186 E WHITEKIRK WAY	Owner Address	1136 E 700 N
Owner City State Zip	PROVIDENCE, UT 84332-8805	Owner City State Zip	DRAPER, UT 84020-5609	Owner City State Zip	NEPHI, UT 84648-2059
Property Address	114 E 0520 N	Property Address	134 E 0520 N	Property Address	144 E 0520 N
Property City	PROVIDENCE	Property City	PROVIDENCE	Property City	PROVIDENCE
District Code	009	District Code	009	District Code	009
District Code Definition	PROVIDENCE CITY	District Code Definition	PROVIDENCE CITY	District Code Definition	PROVIDENCE CITY
Legal Acreage	0.12	Legal Acreage	0.12	Legal Acreage	0.12
Legal Description	LOT 81 VINEYARD PHASE 3 CONT 0.12 AC	Legal Description	LOT 79 VINEYARD PHASE 3 CONT 0.12 AC	Legal Description	LOT 78 VINEYARD PHASE 3 CONT 0.12 AC
Land Type	LAND VACANT	Land Type	LAND RESIDENTIAL	Land Type	LAND RESIDENTIAL



Diane Campbell <dcampbell@providence.utah.gov>

Conditional Use Application & Additional Information

erika lundberg <erikalauren123@gmail.com>

Mon, Feb 6, 2023 at 10:22 AM

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

This is the floor plan of our basement including dimensions. The flex room and future bedroom will be used for storage not for day to day business use and will not count towards the total square footage being used. The total square footage of the basement is 794 square feet, however we won't be using the entirety of it solely for the preschool. So subtracting the future bedroom and flex room the square footage would fit the criteria. Also the entire floor plan was already provided with all the

documents I sent in for the application if you want to reference it.

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: March 9, 2023

Request: The applicant is requesting approval for a conditional use business for an in-home salon.

Item Type: Conditional Use

Applicant: Michael & Thavy Thorp
(Blossom Studio)

Address: 349 S 100 W. Providence

Parcel ID #: 02-099-0032

General Plan: R-1-12

Zone: R-1-12

Background Information:

A complete application was received February 15, 2023; application contained:

- a. Providence City Conditional Use Application.
- b. Business Plan, site plan, and statement describing request.

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure 2-22-23.

Aaron Walker, Deputy Fire Marshal/Fire Inspector, reviewed site; (pending).

FINDINGS OF FACT:

The following Utah and Providence City Code (PCC) list regulations and requirements to be considered.

1. UCA 10-9a-507.
2. PCC 10-3-5 allows the City to impose reasonable conditions: to mitigate the reasonably anticipated detrimental effects of the proposed use on the health, safety, or general welfare of persons residing, working, or conducting business in the vicinity; to mitigate injury to property in the vicinity; to mitigate any risk to safety of persons or property because of vehicular traffic or parking, large gatherings of people, or other causes . . .
3. PCC 10-6-1 Use Chart
4. Official Zoning Map revised June 2022.

CONCLUSIONS OF LAW:

1. Providence City has adopted ordinances in compliance with UCA 10-9a-507. Conditional Uses allows the City to adopt a land use ordinance that includes conditionals uses and provisions for conditional uses that require compliance with standards set forth in an applicable ordinance.
2. PCC 10-3-5:E. establishes the standards for reasonable conditions.
3. PCC 10-6-1: F-4 provides that barber/beauty shops are permitted by conditional use as a home business in a SFT zone.
4. The applicant meets the requirements of the Findings of Facts with the following conditions:

CONDITIONS:

1. The applicant will apply for business license pursuant to PCC 3-1-5.
2. The applicant will meet the requirements for a home business listed in PCC 3-4-5.
3. The applicant will meet the requirements listed in the fire inspector review: see letter from Aaron Walker, Fire Inspector, (pending).
4. The applicant will operate the business in the manner described in the business description.
5. The applicant will continue to meet all federal, state, county, and Providence City rules, laws, codes, ordinances, related to the operation of a home salon.
7. 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.



PROVIDENCE CITY CONDITIONAL USE INFORMATION FORM

FOR OFFICE USE ONLY

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

Date 2/14/23

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. Initial no

A COMPLETE APPLICATION INCLUDES THE FOLLOWING:

Submittal Requirements	Staff Check
✓ \$200 application fee	
✓ Completed, signed and initialed Conditional Use Information Form	
✓ A site plan (minimum size: 8 1/2 x 11") of the property showing the location, function and characteristics of the use, including parking and percentage of space being used.	
✓ Structure elevations & <u>square</u> footage including attached garage(s), covered porches, covered decks etc.	
If the use involves a childcare business or home business, provide the interior layout of the structure showing, the area dedicated for the use and the percentage of space being used.	
Current Cache County Plat Map 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/	
If the use involves a childcare business or home business, provide a business plan	
Mitigation Strategies for sensitive areas (as defined by Providence City Code 10-5-2), traffic circulation, noise, lighting, etc., if applicable.	
Names and mailing addresses for the adjacent property owners. Providence City Code defines "adjacent property owners" as the record owner of real property that shares a common boundary with the applicant's property or is separated by a public right-of-way, canal, stream, etc.	
Property owner consent for pursuit of conditional use (if owner is different than Applicant)	
If filing in person, provide electronic copy of <u>ALL</u> submittals (email or flash drive is acceptable)	
If filing online, please submit physical copies of the complete application to the city office, 164 N Gateway Dr.	

Applicant Information (all information MUST be provided)

Name Michael Thorp
Address P.O. Box 430 Providence, UT 84332 (349 So. 100 W. Prov. UT 84332)
Phone 435-764-0800 Email maigo.clark@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 Same
Address _____
Phone _____ Email _____

Property Information

Owner of record Michael & Thary Thorp
Owner address 349 So. 100 W. Providence, UT 84332

Owner phone 435-764-0800 Owner email maigoclarke@gmail.com
Parcel address 349 S. 1600 W. Prov. Ut. Parcel Tax I.D. _____
Zone _____ Actual structure height 8'4"32 Initial MA
Actual structure setbacks (front yard) _____ (side yard) _____ (rear yard) _____ Initial _____

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.

Salon - hair, nails, and eyelashes. One stylist - 1 customer
at a time

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 _____ Name _____

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 _____

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 MA

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]

Signature of Applicant

Michael Thoy

Printed Name

2/19/23

Date

GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Parcel Number: 02-099-0032

Property Address: 349 S 0100 W
PROVIDENCE

Tax Roll Acreage: 0.64

Owner Name: MICHAEL ERIC & THAVY THORP

Owner Address: 349 S 100 W
PROVIDENCE, UT 84332-9735

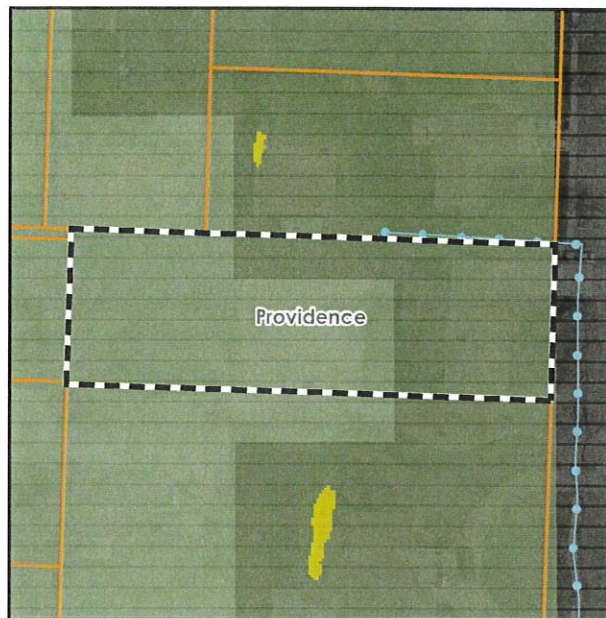
Jurisdiction: Providence

Future Annexation Area: n/a

Base Zone: Contact Providence for Zoning

Overlay Zone: n/a

Generated on 14 Feb. 2023 at 04:49 PM



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
Source Water Protection
Zones 1 or 2

Moderate 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.

SW¹ SE⁴ Section 10 Township 11 North Range 1 East

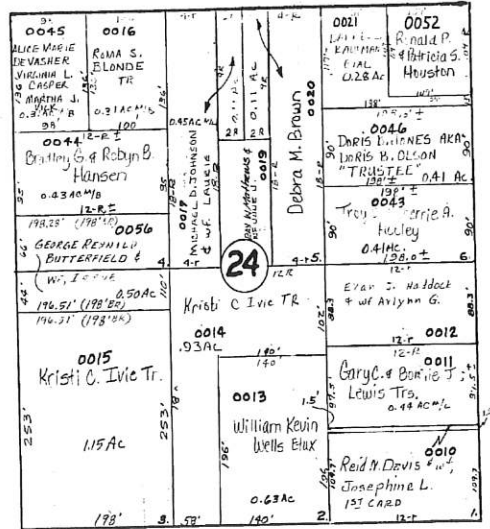
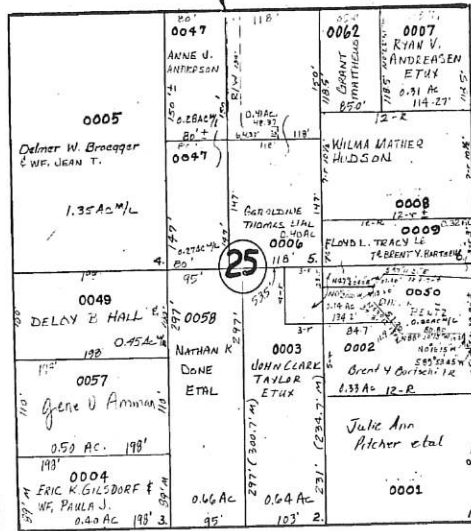
Scale 1 Inch = 100'

BLKS. 24, 25, 26, 27, PLAT 'A' PROVIDENCE CITY SVY TAX UNIT 09

02-099

SEE 02-097

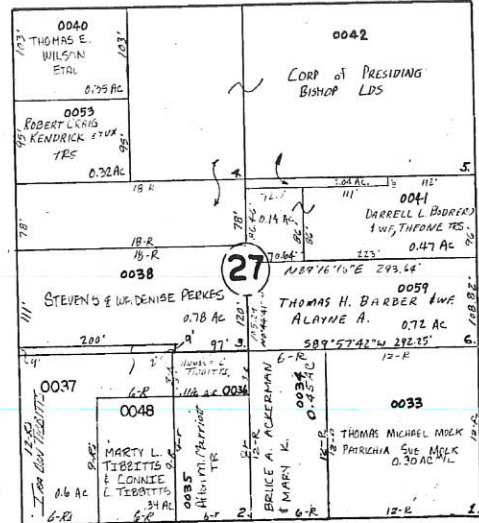
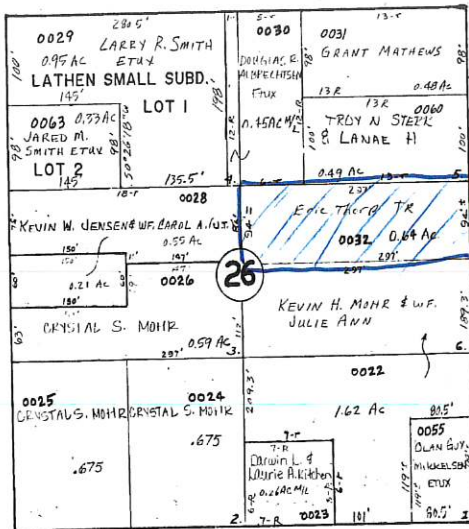
200 SOUTH ST.



200 WEST ST.

100 WEST ST.

300 SOUTH ST.



400 SOUTH ST.

MAIN STREET

SEE 02-118

SEE 02-119



Business is a simple salon. Thavy, one of the home owners will be the only stylist, and will only have one customer at a time. Services provided include hair, nails, and eye lashes.

There will only be one customer at a time. Our driveway is large and has plenty of room for our clients to park. Please see above photo of our driveway.

Living Area

First Floor

1459.63 Sq ft

Total Living Area (Rounded):

1460 Sq ft

Non-living Area

Basement

1459.63 Sq ft

2 Car Attached

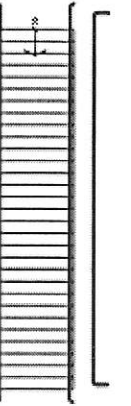
707.25 Sq ft

Home total square footage taken from appraisal.

First Floor	1459.63 Square Feet
Basement	1459.63 Square Feet
Garage	707.25 Square Feet
Total	3626.51 Total Square Feet

Area used for Salon **550 Square Feet**
Percentage of home used is **15.17%**

Out side stairs
to entrance



Lash Room

Sitting area

Nail Station

Shampoo bar

Hair Station

Color
Mixing
Station

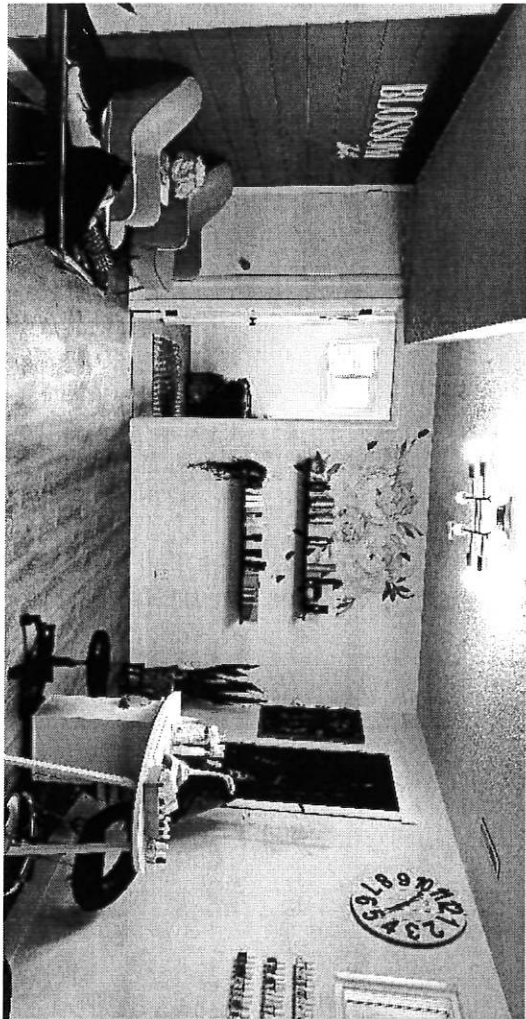
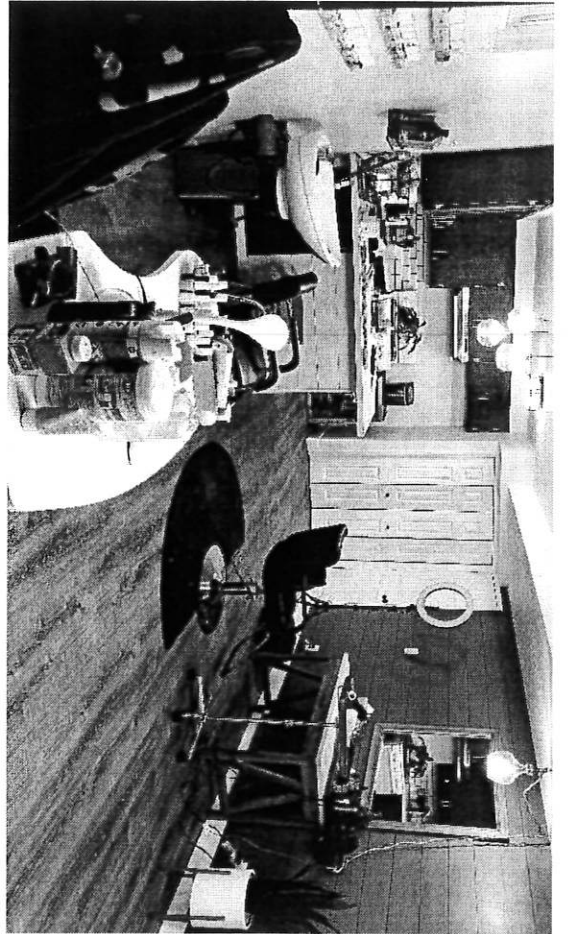
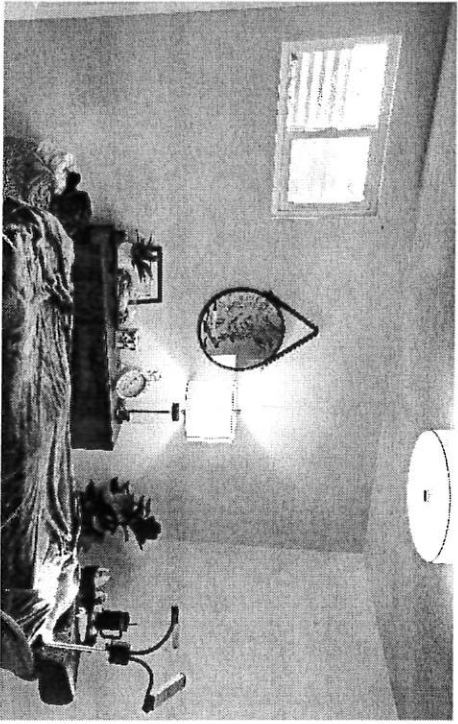
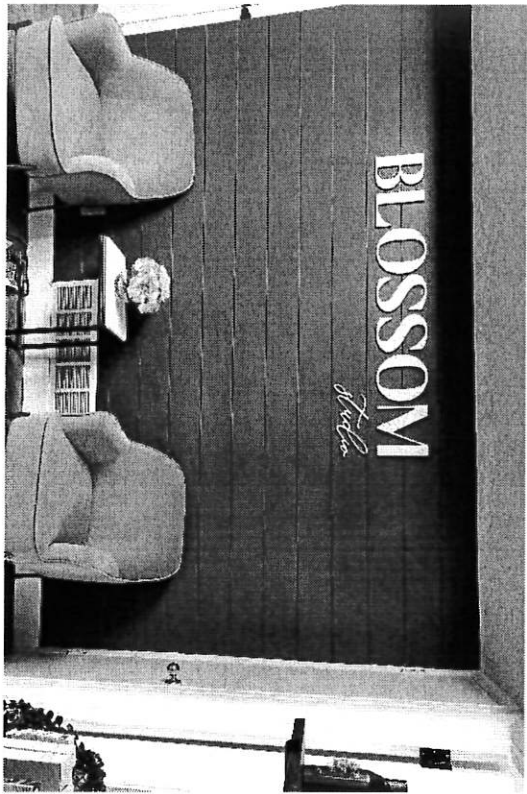
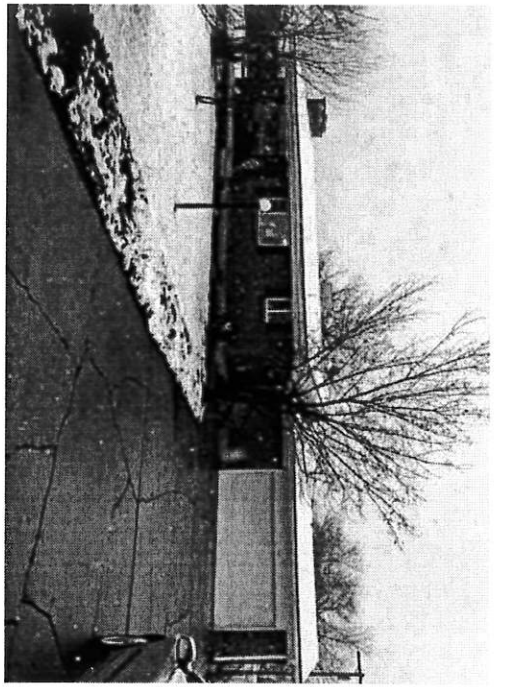
Rest room

Inside stairs to
upstairs



21.75'

4.5'



PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: March 9, 2023

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

Item Type: Conditional Use

Applicant: Rachel Cox

Address: 97 N Main St.
Providence

Parcel ID #: 02-0940017

General Plan: R-1-12

Zone: R-1-12

Background Information:

A complete application was received February 24, 2020; application contained:

- a. Providence City Conditional Use Application.
- b. Written Explanation describing request.

FINDINGS OF FACT:

The following Providence City Code (PCC) list regulations and requirements to be considered.

1. 3-4-5 Home businesses
2. 10-6-1 Use Regulations
3. 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 . . .
4. Official Zoning Map Revised June 2022.

CONCLUSIONS OF LAW:

1. Providence City has adopted ordinances in compliance with UCA 10-9a-507. Conditional Uses allows the City to adopt a land use ordinance that includes conditionals uses and provisions for conditional uses that require compliance with standards set forth in an applicable ordinance.
1. PCC 10-3-5 E Establishes the standard for reasonable conditions.
2. PCC 10-6-1: C5 provides that preschools are permitted by conditional use as a home business.
3. The applicant meets the requirements of Findings of Facts with the following conditions.

CONDITIONS:

1. The applicant will apply for business license pursuant to PCC 3-1-5.
2. The applicant will meet the requirements for a home business listed in PCC 3-4-5.
3. The applicant will operate the business in the manner described in the business description.
4. The applicant will continue to meet all federal, state, county, and Providence City rules, laws, codes, ordinances, related to the operation of a preschool.
5. 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.



PROVIDENCE CITY CONDITIONAL USE INFORMATION FORM

FOR OFFICE USE ONLY

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

Date Feb. 23, 2023

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. Initial RC

A COMPLETE APPLICATION INCLUDES THE FOLLOWING:

Submittal Requirements	Staff Check
\$200 application fee	
Completed, signed and initialed Conditional Use Information Form	
A site plan (minimum size: 8 1/2 x 11") of the property showing the location, function and characteristics of the use, including parking and percentage of space being used.	
Structure elevations & square footage including attached garage(s), covered porches, covered decks etc.	
If the use involves a childcare business or home business, provide the interior layout of the structure showing, the area dedicated for the use and the percentage of space being used.	
Current Cache County Plat Map 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/	
If the use involves a childcare business or home business, provide a business plan	
Mitigation Strategies for sensitive areas (as defined by Providence City Code 10-5-2), traffic circulation, noise, lighting, etc., if applicable.	
Names and mailing addresses for the adjacent property owners. Providence City Code defines "adjacent property owners" as the record owner of real property that shares a common boundary with the applicant's property or is separated by a public right-of-way, canal, stream, etc.	
Property owner consent for pursuit of conditional use (if owner is different than Applicant)	
If filing in person, provide electronic copy of ALL submittals (email or flash drive is acceptable)	
If filing online, please submit physical copies of the complete application to the city office, 164 N Gateway Dr.	

Applicant Information (all information MUST be provided)

Name Rachel Cox
Address 97 N. Main St, Providence, UT 84332
Phone 435-994-8305 Email rachel.cedarsapling@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 Gordon M and Irene H Allred
Owner address 97 N. Main St, Providence, UT 84332

Page 1 of 2

164 N. Gateway Dr * Providence UT 84332

435-752-9441 * Fax: 435-753-1586 * email: sbankhead@providence.utah.gov

Owner phone 435-753-3976 Owner email _____
Parcel address 97 N. Main St, Providence Parcel Tax I.D. 02-094-0017
Zone NA Actual structure height NA Initial RC
Actual structure setbacks (front yard) NA (side yard) NA (rear yard) NA Initial RC

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 statement

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 RC Name Rachel Cox

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 RC

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 RC - Unless such fees exceed the scope of the business model, in which
case Cedar Saplings retains the right to withdraw the business application.

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.

Rachel I. Cox
Signature of Applicant

Rachel I. Cox
Printed Name

2/23/23
Date



Conditional Use Application

Date: 02/24/2023

Applicant / Owner

Applicant Name: Rachel Cox
Address: 97 N Main St.
City, State, Zip: Providence, UT 84332
Phone: 435-994-8305
Email: rachel.cedarsaplings@gmail.com

Owner Name: Gordon M and Irene H Allred
Address: 97 N Main St.
City, State, Zip: Providence, UT 84332
Phone: 435-753-3976
Email:

Responsible Party

Responsible Party:
Address:
City, State, Zip:

Phone: [Party Responsible Phone]
Email:

Project

Project Location: 97 N Main St, Providence, UT
84332
Parcel ID: 02-094-0017
Zone: NA
Height: NA

Front Setback: NA
Side Setback: NA
Rear Setback: NA

Explanation for Conditional Use: Vibrant Roots LLC dba Cedar Saplings Business Proposal Cedar Saplings is an all-outdoors preschool, supporting physical, emotional, social, and cognitive growth of children and families. By nurturing children in an outdoor environment, their natural curiosity, resilience, creativity, empathy, wonder, and connection can sprout and grow. Through active play, children learn to experience the world and develop the skills to thrive in it. Operations Location: Office operations are conducted out of the home. All gatherings are in local public parks or on public trails. The class will frequently meet on the trail adjacent to Von Baer Park or Braegger Park. Roaming visits to other parks and trails in Providence, River Heights and Logan will also occur, including, but not limited to, Ryan's Place Park, Willow Park, the Logan River Trail, and Trapper Park. Students: Classes are geared toward preschool-age children. Children who are 2 years of age or not yet potty-trained may attend if accompanied by an adult caregiver. Class Size: Classes sizes vary depending on enrollment but are not to exceed 16 students or a ratio of 7 students per every adult. Every class will have at least two responsible adults present. Employees: There are no employees. The owner is the primary teacher and assistant teachers are volunteers. Hours: Regular classes meet twice weekly, for up to 3 hours each day. Hours are in the afternoon during colder months, and in the morning during the warmer months. Specialty classes (such as mommy-and-me classes or yoga classes) will not be more frequent than twice a week. Daily Activities The owner and lead teacher is responsible for preparing learning opportunities and materials for class each day. Supplies are brought to the location each day. No supplies will be left on the trails or parks, following Leave No Trace principles. The teacher is also responsible for responding to environmental changes and adjusting the activities to ensure minimal risk and child safety. Students have the opportunity to interact with each other and their environment. Activities may include, but are not limited to: · Circle time with books, songs, and fingerplays · Arts and crafts · Nature walks · Yoga-inspired movement · Whole-food snacks

I do hereby certify that the information contained herein is true and correct.

Rachel Cox

02/24/2023