

Providence City
Administrative Land Use Authority (ALUA)
Agenda – May 9, 2023, 2:30 pm
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 – Home Business: The Providence City Administrative Land Use Authority will consider for approval a request by Paige Fullmer for an online craft business located at 463 W 60 S M102, Providence UT. [EXHIBIT](#)

Agenda posted on May 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 1:00 pm on the day of the meeting.

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: May 9, 2022

Request: The applicant is requesting approval for a conditional use for a home-based online craft business.

Item Type: Conditional Use

Applicant: Paige Fullmer

Address: 463 W 60 S Unit M102
Providence

Parcel ID #: 02-094-1102

General Plan: R-M-18

Zone: R-M 18

Background Information:

Application was received April 26, 2023; application contained:

- a. Providence City Conditional Use Application
- b. Explanation for Conditional Use and Description of Business
- c. A site plan drawing, statement describing request, permission from property owner.

FINDINGS OF FACT:

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

1. UCA 10-9a-507. Conditional Uses allows the City to adopt a land use ordinance that includes conditionals uses and provisions for conditional uses that require compliance with standards set forth in an applicable ordinance.
2. PCC 10-3-5 allows the City to impose reasonable conditions: to mitigate the reasonably anticipated detrimental effects of the proposed use on the health, safety, or general welfare of persons residing, working, or conducting business in the vicinity; to mitigate injury to property in the vicinity; to mitigate any risk to safety of persons or property because of vehicular traffic or parking, large gatherings of people, or other causes . . .
3. PCC 10-6-1 Use Chart
4. Official Zoning Map Revised June 2022

CONCLUSIONS OF LAW:

1. Providence City has adopted ordinances in compliance with UCA 10-9a-507.
2. PCC 10-3-5:E. establishes the standards for reasonable conditions.
3. The Official Zoning Map shows this property in an R-M-18 zone.
4. PCC 10-6-1:E.17 provides that an small craft and handcraft businesses are permitted by conditional use in Multi-Family zones
6. The applicant meets the requirements of the Findings of Facts with the following conditions:

CONDITIONS:

1. The applicant will apply for a 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.
4. The applicant will operate the business in the manner described in the Written Statement of Request submitted April 26, 2023, and will notify the city of any changes.
5. The applicant will continue to meet all federal, state, county, and Providence City rules, laws, codes, and ordinances related to the operation of a craft business.
6. 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 ~~4/18/23~~ 4/27/23

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 FP

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 Paige Fuller
Address 403 W 60 S M102, Providence, UT 84332
Phone 801-662-8278 Email paige.aiko13@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 Craig Schiffman
Owner address 185 E. 3850 S., Nibley, UT 84321

Owner phone 801-690-4989 Owner email erug-schiffman@msn.com
Parcel address 463 W. 60 S. M102 Parcel Tax I.D. _____
Zone _____ Actual structure height _____ Initial RP
Actual structure setbacks (front yard) _____ (side yard) _____ (rear yard) _____ Initial RP

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 trying to open an online shop with Etsy.com. I make & sell handmade embroidery items, crocheted items, and crystalized books. I will use a part of the dining room and garage for craft assembling and storage of items.

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 RP Name Paige Fullmer

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 RP

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 RP

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.

Paige Fullmer
Signature of Applicant

Paige Fullmer
Printed Name

4/27/23
Date



Conditional Use Application

Date: 04/26/2023

Applicant / Owner

Applicant Name: Paige Fullmer
Address: 463 W 60 S Unit M102
City, State, Zip: Providence, UT 84332
Phone: 8016628278
Email: paige.aiko13@gmail.com

Owner Name: Craig Schiffman
Address: 463 W 60 S Unit M102
City, State, Zip: 84332
Phone: 801-690-4989
Email:

Responsible Party

Responsible Party: Paige Fullmer
Address: 463 W 60 S Unit M102
City, State, Zip: Providence, UT 84332

Phone: [Party Responsible Phone]
Email: paige.aiko13@gmail.com

Project

Project Location: 463 W 60 S Unit M102,
Providence, UT 84332
Parcel ID: Na
Zone: Na
Height: Na

Front Setback: Na
Side Setback: Na
Rear Setback: Na

Explanation for Conditional Use: I am seeking a business license to open a small online shop through Etsy.com. I will be making hand embroidered items, crocheted items, crystallized books, and similar small items.

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

Paige Fullmer

Name

04/26/2023

Date



Paige Fullmer <paige.aiko13@gmail.com>

General Inquiry From Email - Question for Manager - [#XN3773642]

FCS Community Management <providencegatewaycondos@hoaliving.com>
To: paige.aiko13@gmail.com

Wed, Apr 26, 2023 at 9:49 AM

If you would like to respond to this notification, please place your response in between the dotted lines found below: - -

Hello Paige,

The Board has approved your request to have this business as described in your initial request.

I am a resident of 463 W 60 S M102, renting from Craig Schiffman. I am trying to start an online Etsy business selling hand embroidered jewelry, crocheted plushies, crystallized books, and other similar items. No customers would be coming to the residence as it is all done online. Because of the zone we live in, the city of Providence requires approval from the HOA in order to receive my business license. If this is something that can be done I would greatly appreciate it!

Have a great day!

Item Details:
Providence Gateway Condos (FCS)
Craig W Schiffman
463 West 60 South Unit M-102

Etsy business approval Hello,

I am a resident of 463 W 60 S M102, renting from Craig Schiffman. I am trying to start an online Etsy business selling hand embroidered jewelry, crocheted plushies, crystallized books, and other similar items. No customers would be coming to the residence as it is all done online. Because of the zone we live in, the city of Providence requires approval from the HOA in order to receive my business license. If this is something that can be done I would greatly appreciate it!

Thank you,
Paige Fullmer

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Sincerely,

Jason Payne
On behalf of Providence Gateway Condominium Association

This Community is Professionally Managed By:
FCS Community Management



Paige Fullmer <paige.aiko13@gmail.com>

Authorization for home business

Craig Schiffman <craig_schiffman@msn.com>
To: Paige Fullmer <paige.aiko13@gmail.com>

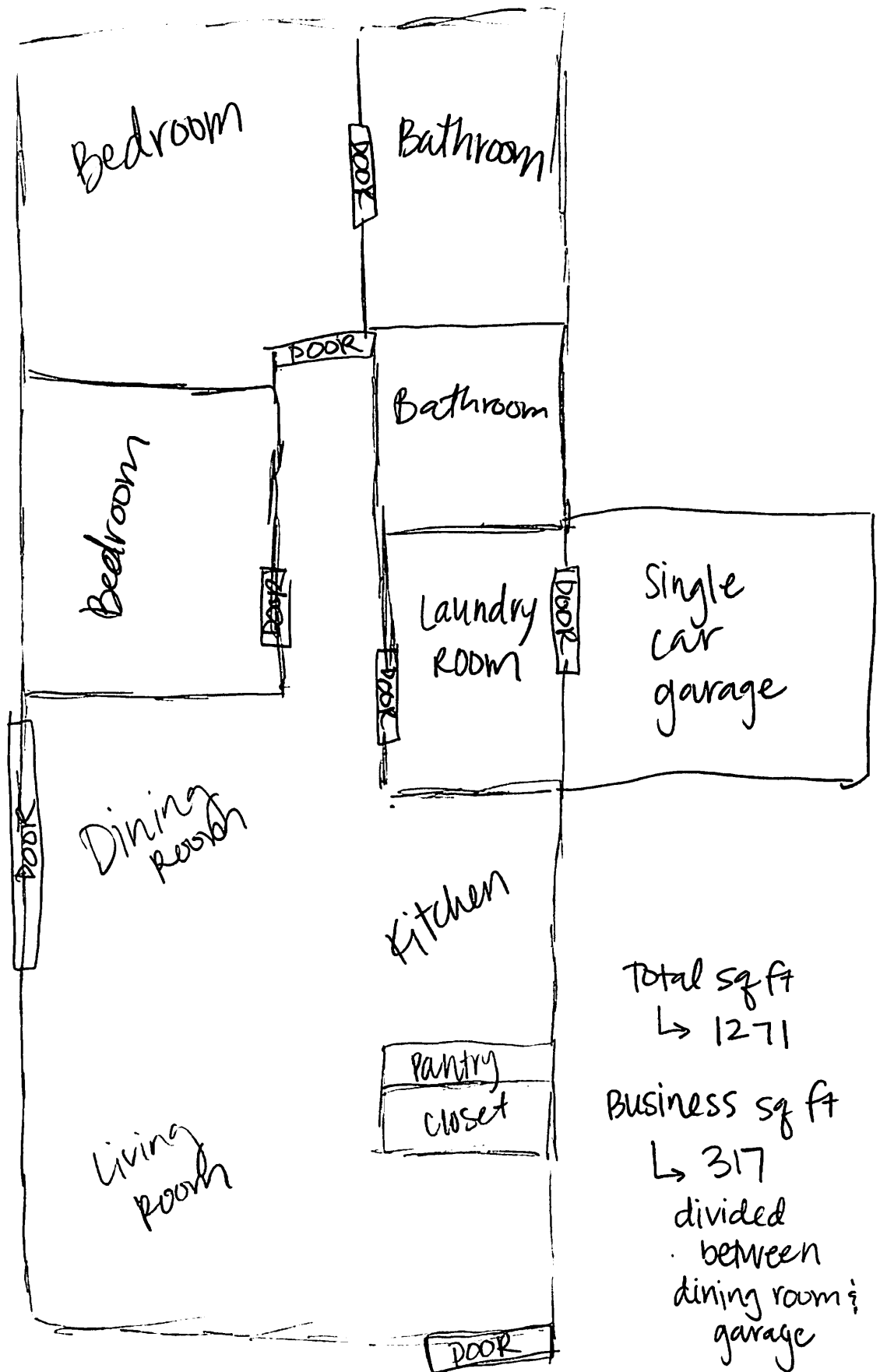
Tue, Apr 11 at 10:08 AM

Paige,

Please use this email as authorization from the owner to operate a home-based business.

Craig S.

Craig W. Schiffman
185 E 3850 S
Nibley, Ut 84321
801-690-4989



Total sq ft
↳ 1271

Business sq ft
↳ 317
divided
between
dining room &
garage

	II
MECHANICAL PROPERTIES	
LIMITED COMPRESSION DEFORMATION	
COMMON ORIENTATION	
PRIVATE ORIENTATION	

[illegible]

DATE _____ DATE _____
 DATE _____ DATE _____

[illegible][illegible]

PHASE 2 & 3 (A1)
CONDOMINIUM
PROVIDENCE
OF
PHASE 2 & 3 (A1)
LOCATED IN THE BAY OF BOSTON, MASS.
PROVIDENCE, MAINE

[illegible][illegible][illegible][illegible][illegible]

RECORDED # 124717
PROVIDENCE, CACHO COUNTY, UTAH
1 687 1

PROVIDENCE GATEWAY
OF
CONDOMINIUMS
PHASE 1 & 2 (AMENDED)

DECLARATION OF THE COMMISSIONER

I, **COMMISSIONER**, do hereby certify that the foregoing is a true and correct copy of the original as filed in my office.

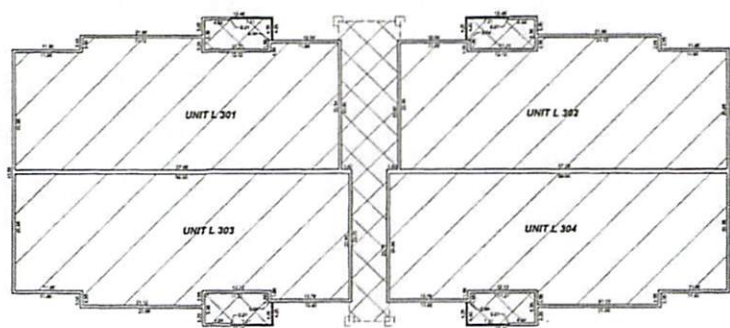
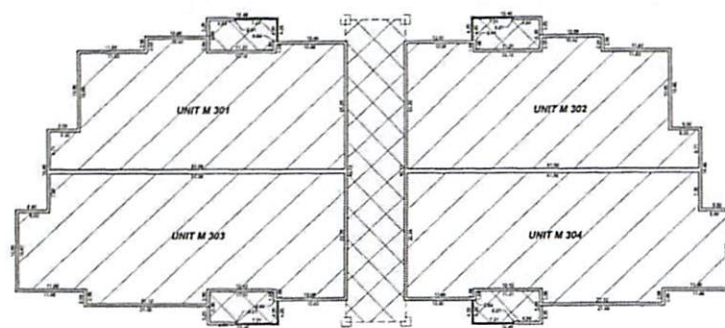
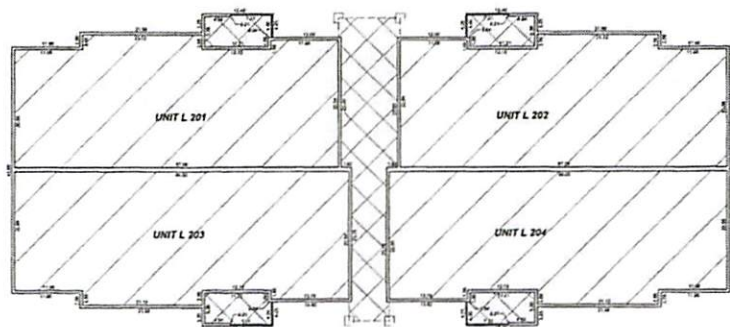
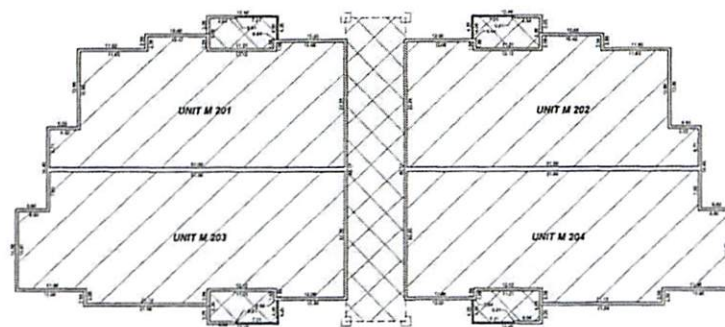
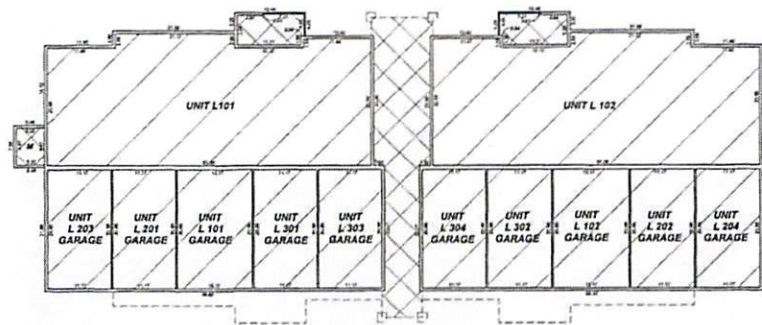
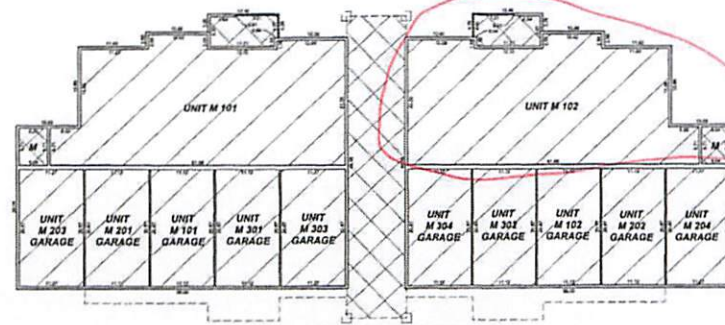
Dated this **10th** day of **April**, 19**68**.

Signed at **San Francisco, California**.

[Signature]

COMMISSIONER

[illegible][illegible][illegible]

BUILDING L - 3rd FLOORBUILDING M - 3rd FLOORBUILDING L - 2nd FLOORBUILDING M - 2nd FLOORBUILDING L - 1st FLOORBUILDING M - 1st FLOOR

civilsolutionsgroup inc.

CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net



LEGEND

- PRIVATE OWNERSHIP
- COMMON OWNERSHIP
- LIMITED COMMON OWNERSHIP
- MECHANICAL ROOM



**FINAL PLAT
OF
PROVIDENCE GATEWAY
CONDOMINIUMS
PHASE L & M (AMENDED)**

(A PORTION OF LOT 3, BLOCK 27, PLAT "K", PROVIDENCE FARM SURVEY,
LOCATED IN THE SW1/4 OF SECTION 10, T11N, R1E, S14E,
PROVIDENCE, CACHE COUNTY, UTAH)