

1 **PROVIDENCE CITY**
2 **ADMINISTRATIVE LAND USE AUTHORITY**
3 **MINUTES – Monday, October 22, 2018 9:30 AM**
4 Providence City Office Building
5 164 North Gateway Drive, Providence UT 84332
6
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8 Attendance: Skarlet Bankhead, Max Pierce, Rob Stapley
9 Others: Aaron Walker, Carolyn Watterson
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12 **ACTION ITEMS:**
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14 **Item No. 1. Conditional Use - Site Plan:** The Providence City Administrative Land Use Authority will consider a
15 request by S Watterson for approval of a conditional use for a site plan for a single-family residence located at 560
16 S 1000 E, Providence UT.
17

18 **FINDINGS OF FACT:**

- 19 1. UCA 10-9a-507: Conditional uses, allows a municipality to adopt a land use ordinance that includes
20 conditional uses and provisions for conditional uses that require compliance with standards set for in an
21 applicable ordinance.
22 2. The Cache County GIS Parcel Summary shows sensitive areas that may require further analysis.
23 3. Providence City Code (PCC) 10-5 Sensitive Areas, Section 1: Conditional use permit required, states: “all
24 requests for permits involving a lot, parcel or site located wholly or partially within an area subject to the
25 Hazard Flood (HF), Hazard Slope (HS), Hazard Water Table (HW) or Hazard Earthquake Primary Fault (HE),
26 Hazard Wildfire (WF) regulations, shall be dealt with as a request for a conditional use permit under the
27 provisions of Section 10-3-5 of this Title. All applications shall comply with the following regulations before
28 any permit shall be issued.”
29 4. PCC 10-3-5: Conditional use permits, allows the City to impose reasonable conditions in order to: mitigate
30 the reasonably anticipated detrimental effects of the proposed use on the health, safety, or general
31 welfare of persons residing, working, or conducting business in the vicinity; to mitigate injury to property
32 in the vicinity; to mitigate any risk to safety of persons or property because of vehicular traffic or parking,
33 large gatherings of people, or other causes . . .
34

35 **CONCLUSIONS OF LAW:**

- 36 1. Providence City has adopted land use ordinances that include conditional uses and provisions for
37 conditional uses.
38 2. The Cache County GIS Parcel Summary indicates that this parcel is in a Moderate Wildfire Hazard area.
39 3. Providence City has the authority to impose reasonable conditions to mitigate the reasonably anticipated
40 detrimental effects of the proposed use.
41 4. Aaron Walker, Fire Inspector for Logan City Fire Department, reviewed the parcel in the interest of the fire
42 safety provisions and regulations as adopted by the State of Utah and in accordance with the
43 International Fire Code.
44 5. The request meets the requirements of the Codes listed in the Findings of Fact with the following
45 conditions:
46

47 **CONDITIONS:**

- 48 1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws,
49 codes, and ordinances.

- 50 2. The applicant will mitigate the Wildfire Area by:
51 a. See attached letter from Aaron Walker dated 10/12/2018
52 3. This conditional use is for the residence only.
53

54 **DECISION:**

55 The Providence Administrative Land Use Authority met on October 22, 2018.

56 Members present: Skarlet Bankhead, M Pierce, Rob Stapley

57 The above Findings of Facts, Conclusions of Law, and Conditions were presented during the meeting.
58

59 **Motion to approve the conditional use on the findings of facts, conclusions of law, and conditions – Max Pierce,**
60 **second – Rob Stapley**

61 **Vote: Yea: S Bankhead, M Pierce, R Stapley**
62 **Nay: None**
63 **Abstained: None**
64 **Excused: None**
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66 **Motion to adjourn the meeting: R Stapley – Second M Pierce**

67 **Vote: Yea: S Bankhead, M Pierce, R Stapley**
68 **Nay: None**
69 **Abstained: None**
70 **Excused: None**
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74 _____
75 Skarlet Bankhead, Administrative Services Director
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