

1 **Providence City**
2 **Administrative Land Use Authority Minutes**
3 **Thursday, June 11, 2019, 9:10 AM**

4 Providence City Office Building
5 164 North Gateway Drive, Providence UT 84332
6

7 Member Attendance: Skarlet Bankhead, Max Pierce, Rob Stapley
8 Other attendance: Steve Coppieters
9

10 **Item No. 1. Conditional Use – Site Plan:** The Providence City Administrative Land Use Authority will consider for
11 approval a request by Steve Coppieters of Stone Gate Homes for approval of a conditional use site plan for a
12 single-family residence located at 247 N 850 E, Little Baldy Subdivision LOT 14 Providence UT.

13 Steve Coppieters attended the meeting.

14 S Bankhead reviewed the following:

15 **Background Information:**

- 16 1. Complete Application was received May 14, 2019; application contained:
- 17 2. Providence City Conditional Use Application
- 18 3. Payment of \$100 fee, 05/10/2019
- 19 4. A complete Zoning Permit Application
- 20 5. Rob Stapley, Providence City Public Works Director, inspected the current infrastructure on 05/16/2019
- 21 6. Diane Campbell, Office Specialist, reviewed and signed the Zoning Permit.

22 **FINDINGS OF FACT:**

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

38 **CONCLUSIONS OF LAW:**

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

49 **CONDITIONS:**

- 50 1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws,
51 codes, ordinances.
- 52 2. The applicant will mitigate Wildfire Area by:
53 a. S Bankhead read from letter from Aaron Walker dated 05/29/2019

- 1 b. S Bankhead read from the mitigation strategies submitted by Steve Coppieters.
- 2 3. The applicant will mitigate Steep Slopes by:
 - 3 a. S Bankhead read from the Mitigation Strategies submitted by Steve Coppieters.
 - 4 4. This conditional use is for the residence only as shown on the site plan date stamped 05/10/2019.
 - 5 5. Payment of fees listed on the Providence City Zoning Permit.
 - 6 6. Approval by the City of any application submitted or paperwork does not alleviate the owners and/or
 - 7 their agents from their responsibility to understand and conform to local, state, and federal laws.
 - 8 Providence City’s approval is not intended to and cannot be construed to allow any laws to be violated.

9 **Comments:**

- 10 • S Bankhead asked R Stapley if he had checked on the fire flow utilizing two fire hydrants simultaneously, as
- 11 referenced in Aaron Walker’s letter. R Stapley said that he has not. They have tested every hydrant
- 12 individually, but do not have the equipment to do two simultaneously. A Walker may come with his own
- 13 equipment and help conduct that test. However, the applicant was only insufficient by about 100 gallons per
- 14 minute in fire flow using a single hydrant and a sprinkler system. R Stapley is confident that by utilizing two
- 15 hydrants, the applicant will meet the requirement.
- 16 • S Bankhead said that city code encourages the property owner to inspect the property regularly, clearing dead
- 17 wood and dense vegetation for at least 30 feet around the house. It also encourages them to rake leaves
- 18 regularly. Properties located on a hill will require more distance to be cleared in order to protect the home. A
- 19 fuel break should be maintained around all structures. Firewood should be moved away from the house or
- 20 from attachments like fences or decks. The driveway should be wide enough for firefighting equipment to
- 21 maneuver.
- 22 • M Pierce said that the fire flow may still be an issue.
- 23 • S Coppieters explained the options that they are considering. The owner wasn’t aware of the conditions and
- 24 didn’t want a sprinkler system. They could change the class of building, but this would very difficult. Or, they
- 25 could reduce the under-roof square footage to under the 8,200 sq ft cutoff. They could also fire separate the
- 26 house from the garage and shop using construction techniques. Or, if using two fire hydrants provides enough
- 27 flow, they may not even have to use a sprinkler system even with the current square footage. He thinks that
- 28 his clients would like to wait until the two hydrant scenario is tested so that they can see all of their options.
- 29 • M Pierce said that we will be able to borrow equipment to test the two fire hydrant scenario.
- 30 • S Coppieters asked if this will be a condition on all the homes going up in that area.
- 31 • S Bankhead said that it has been an issue with other areas as well. The idea to have simultaneous flows from
- 32 two hydrants is new. The fire flows in each area are different and zones are different, and therefore each case
- 33 is looked at on an individual basis.

34

35 **Motion to continue the item until more information is available: M Pierce–, second – R Stapley ;**

36 **Vote: Yea: S Bankhead, M Pierce, R Stapley**

37 **Nay: None**

38 **Abstained: None**

39 **Excused: None**

40

41 **Motion to Adjourn — M Pierce, second — R Stapley**

42 **Vote: Yea: S Bankhead, M Pierce, R Stapley**

43 **Nay: None**

44 **Abstained: None**

45 **Excused: None**

46

47 Meeting adjourned at approximately 9:40 AM

48 Minutes prepared by Jesse Bardsley

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51 Skarlet Bankhead, Chair

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