

Providence City Planning Commission Agenda
Providence City Office Building, 15 South Main, Providence UT 84332
October 28, 2015

The Providence City Planning Commission will begin discussing the following agenda items at 6:00 p.m.
Anyone interested is invited to attend.

Approval of the Minutes:

Item No. 1. The Providence City Planning Commission will consider for approval the minutes of October 14, 2015.

Action Items:

Item No. 1. Final Plat: The Providence City Planning Commission will consider for approval a final plat for Providence Professional Condominium, a 3 unit business condominium located in the building at 65 North Gateway Drive.

Study Items:

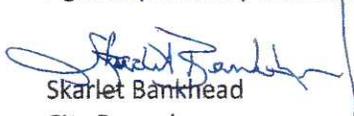
Item No. 1. Proposed General Plan Amendments: The Providence City Planning Commission will discuss possible amendments for the zoning element of the Providence City general plan; including the zoning districts for future annexation and future rezone of existing districts.

Item No. 2. Proposed Code Amendment: The Providence City Planning Commission will discuss a proposed code amendment to Providence City Code Title 10 Zoning Regulations, Chapter 4 Establishment of Districts, establishing regulations for Commercial Neighborhood District by adding Section 6 Commercial Neighborhood District.

Staff Reports: Any items presented by Providence City Staff will be presented as informational only.

Commission Reports: Items presented by the Commission Members will be presented as informational only; no formal action will be taken.

Agenda posted by Skarlet Bankhead on October 27, 2015.


Skarlet Bankhead
City Recorder

If you have a disability and/or need special assistance while attending the Providence City Planning Commission meeting, please call 435-752-9441 before 5:00 p.m. on the day of the meeting.

Pursuant to Utah Code 52-4-207 Electronic Meetings – Authorization – Requirements the following notice is hereby given:

- Providence City Ordinance Modification 016-2006, adopted 11/14/2006, allows Planning Commission Member(s) to attend by teleconference.
- The anchor location for this meeting is: Providence City Office Building, 15 South Main, Providence, UT.
- Member(s) may be connected to the electronic meeting by teleconference.

Providence City Council Members may be in attendance at this meeting; however, no Council action will be taken even if a Quorum exists.

1 **Providence City Planning Commission Minutes**
2 **Providence City Office Building, 15 South Main, Providence UT 84332**
3 **October 14, 2015 6:00 pm**

4
5 Chairman: Larry Raymond
6 Attendance: Kirk Allen, Barry Nielsen, Wendy Simmons
7 Excused: Bill Baker, Heather Hansen, Robert James
8

9 **Approval of the Minutes:**

10 **Item No. 1.** The Providence City Planning Commission will consider for approval the minutes of
11 September 9, 2015.

12 **Motion to approve the minutes of September 9, 2015 with the following changes: K Allen, second – W**
13 **Simmons**

- 14 • Page 2, line 37 – add s to project
- 15 • Page 4, line 5 - change flat to flag

16 **Vote: Yea: K Allen, B Nielsen, L Raymond, W Simmons**
17 **Nay: None**
18 **Abstained: None**
19 **Excused: B Baker, H Hansen, R James**
20

21 Action Item No. 1 was discussed as the first item on the agenda.

22 **Action Item No. 1. Preliminary Plat:** The Providence City Planning Commission will consider for approval
23 a preliminary plat for Providence Professional Condominium, a 3 unit business condominium located in
24 the building at 65 North Gateway Drive.

- 25 • S Bankhead – Executive Review Staff has reviewed the concept and preliminary plats and feels
26 the preliminary plat meets the requirements of Providence City Code 11-3-2 and recommends
27 this be approved according to the Findings of Fact, Conditions of Law and Conclusions of Law.
- 28 • L Raymond had a question about doors that are not shown on the drawings. No building
29 ingress/egress doors are shown. S Bankhead said they can be required as a conditions.
- 30 • K Allen asked if Unit 1 could be approved, but not Unit 2. S Bankhead said everything has to be
31 correct, but it can be approved with conditions being required or it can be continued until the
32 owner has correct drawings showing ingress/egress doors.
- 33 • L Raymond said stairways need to be labeled.
- 34 • K Allen said restrooms needed to be identified.
- 35 • S Bankhead said the building inspector and the fire inspector have looked at the building and
36 everything is being built to code. However, the code does not ask to see building plans in
37 condominiums.
- 38 • K Allen felt like the plat should be approved with the discussed conditions being met so the
39 owner can move on to final plat.

40 **Motion to approve preliminary plat with the following conditions being met: ingress/egress doors,**
41 **stairwells and restrooms being labeled on the drawings: K Allen, second – Barry Nielsen**

42 **Vote: Yea: K Allen, B Nielsen, L Raymond, W Simmons**
43 **Nay: None**
44 **Abstained: None**
45 **Excused: B Baker, H Hansen, R James**
46

47 **Public Hearing:** the Planning Commission is holding a public hearing. The purpose of the public hearing
48 is to provide an opportunity for anyone interested to comment on the proposed amendments to
49 Providence City Code Title 10 Zoning Regulations, Chapter 8 Area Regulations and Parking

1 Requirements, Section 3 Setbacks allowing a covered porch to extend into the front yard setback, before
2 action is taken. The Planning Commission invites you to attend the hearing in order to offer your
3 comments.

4 Public hearing opened at 6:30 pm.

- 5 • Ted Davidson, resident of Providence, feels it would be good if residents with ADA requirements
6 and the elderly could have a nice covered porch to facilitate entry into homes. He is in favor of
7 the proposed amendment. He would also like ramps to be covered.
- 8 • Various members of the Planning Commission, as well as S Bankhead, explained that this change
9 allows porches on older homes to extend into the front yard setback in order to make older
10 homes more compliant with the current building code. It is designed for homes that were built
11 before the current building code applied. Ramps are not addressed in this proposed ordinance
12 change as they are addressed by ADA regulations.

13 Public hearing closed at 6:50 pm.

14
15 **Action Items:**

16 Item No. 2. Proposed Code Amendment: The Providence City Planning Commission will consider for
17 recommendation to the Providence City Council proposed code amendments to Providence City Code
18 Title 10 Zoning Regulations, Chapter 8 Area Regulations and Parking Requirements, Section 3 Setbacks
19 allowing a covered porch to extend into the front yard setback.

20 **Motion to recommend the City Council accept the proposed changes to City Code Title 10 Zoning
21 Regulations, Chapter 8 Area Regulations and Parking Requirements, Section 3 setbacks allowing a
22 covered porch to extend into the front yard setback: K Allen, second – W Simmons**

23 **Vote: Yea: K Allen, B Nielsen, L Raymond, W Simmons**

24 **Nay: None**

25 **Abstained: None**

26 **Excused: B Baker, H Hansen, R James**

27
28 **Study Items:**

29 Item No. 1. Proposed General Plan Amendments: The Providence City Planning Commission will discuss
30 possible amendments for the zoning element of the Providence City general plan; including the zoning
31 districts for future annexation and future rezone of existing districts.

- 32 • L Raymond suggested postponing this item until Heather Hansen could be here to discuss her
33 findings and recommendations.
- 34 • K Allen said he would like to discuss some of the items. He has questions about the difference
35 between SFE, SFL, and SFR.
- 36 • S Bankhead explained that SFE and SFL are very similar to what the city has now. SFT would
37 change to SFR. SFM would change from 8,000 sq. ft minimum to 10,000 sq.ft. minimum, with
38 6,000 sq. ft. minimum for SFH. This proposal does away with the 8,000 sq. ft. minimum zone.
39 The MFR allows 15 dwelling units per acre where our current MFR allows 7.5 dwellings per acre.
40 Multi-family Medium Density allows 30 dwellings per acre and our current zone allows 18
41 dwellings per acre. MFH allows 85 dwelling units per acre and our current zone allows 22
42 dwelling units per acre. In this proposal, densities increase substantially. S Bankhead has a sheet
43 with the proposed recommendations from Heather worked into the current code and she will
44 email it to the Commission. This will enable the Commissioners to see what is currently and
45 what is proposed.
- 46 • K Allen asked if Use Regulations will have to be changed with the proposed changes to the
47 ordinance.
- 48 • S Bankhead said it will have to be changed. She will do that so the Commissioners can see what
49 changes will be affected.

- There was continued discussion about some of the changes in zoning. This item will be continued to next meeting.
- L Raymond will not be able to attend the next meeting, so Heather will be chairing that meeting and will be able to explain what her intent and ideas are.
- J Baldwin asked if safeguards could be written into the code to provide for visually appealing neighborhoods versus crowded and run down neighborhoods.
- S Bankhead said landscaping requirements could be added as well as other elements in order to make sure the vision of the general plan is what actually gets built.
- W Simmons asked if state or federal code require high density. S Bankhead said there aren't requirements for high density, but there are requirements for medium to low income housing.

Item No. 2. Proposed Code Amendment: The Providence City Planning Commission will discuss a proposed code amendment to Providence City Code Title 10 Zoning Regulations, Chapter 4 Establishment of Districts, establishing regulations for Commercial Neighborhood District by adding Section 6 Commercial Neighborhood District.

- S Bankhead said the city already has a CND zone with uses listed on the use chart; however, it is not well defined. The Planning Commission needs to make a decision on whether or not the city should keep the CND zone. An favorable example of CND is The Quilt House. It does not negatively impact the neighborhood. However, if the Olsen family sells Dorothy's house, then the business (home next door) will have to close. The question is if the business were owned by someone not living in Providence, would that be a problem? The argument against CND would be not having every house on that block turning into a business. 100 East in Logan is a good example of almost every home in that area being turned into a business. The potential risk is that you may end up with a commercial district rather than a commercial neighborhood district.
- K Allen said we have to make sure we don't deteriorate residential neighborhoods with CND.
- S Bankhead said a bakery or small fast food type restaurant could have a huge impact on traffic. An attorney's office might not have as much traffic impact. Certainly we want the businesses to be successful, but success for some types of businesses will negatively impact neighborhoods.
- K Allen pointed out that some businesses, when they start to prosper, change from a home business to a commercial business. An example of that would be Alan Wolford's motorcycle shop.
- S Bankhead said restrictions could be put in place, but it is difficult to control the growth or popularity of the business. That's the downside of CND. The only difference between CND and a home business is that someone does not have to reside in the home of the business for CND. Businesses that are not typically allowed in a home business would not be allowed in CND.
- A public hearing will be required and will be tentatively scheduled for November 18th.

Item No. 3. Proposed Code Amendment: The Providence City Planning Commission will discuss proposed code amendments to Providence City Code Title 10 Zoning Regulations, Chapter 15 Sign Regulations, including but not limited to adding Feather Flags (Sail Banners).

- This item will be continued to next meeting.

Staff Reports: Any items presented by Providence City Staff will be presented as informational only.

- No staff reports.

Commission Reports: Items presented by the Commission Members will be presented as informational only; no formal action will be taken.

- No Commission reports.

1 **Motion to adjourn: W Simmons, second – B Nielsen**
2 **Vote: Yea: K Allen, B Nielsen, L Raymond, W Simmons**
3 **Nay: None**
4 **Abstained: None**
5 **Excused: B Baker, H Hansen, R James**

6 Minutes recorded and prepared by C Craven.

7
8
9
10
11

Larry Raymond, Chairman

Caroline Craven, Secretary

DRAFT

PROVIDENCE CITY
Executive Staff Report
Planning Commission Meeting Date: 10/28/2015

Request: Approval of the Final Plat for Providence Professional Condominium

Item Type: Final Plat

Applicant: Providence Professional Center Development

Agent: Stanton Allen

Prepared by: S Bankhead

General Plan: CDG

Zone: CDG

Parcel ID #: 02-221-0001
Address: 65 N Gateway Drive

Number of Properties: 1
Proposed Units: 3

Staff Report Summary of Key Issues:

1. The applicant is requesting that the building located at 65 North Gateway Drive be divided into 3 condominium units.
2. The Executive Staff reviewed the concept and the preliminary plat.
3. The Planning Commission approved the preliminary plat with conditions on October 14, 2015.
4. The Developer submitted the final plat application on October 26, 2015.
5. The Executive Staff reviewed the final plat on October 27, 2015

FINDINGS OF FACT:

1. ES used Providence City Code 11-3-3 Final Plat to review the application and final plat.
2. ES used the Providence City Corporation Department of Public Works Standards and Specifications Manual to review the application and Preliminary plat.

CONCLUSIONS OF LAW:

1. ES feels the final plat meets the requirements of Providence City Code 11-3-3 with the following conditions:

CONDITIONS:

1. None

RECOMMENDATION:

The Executive Staff is recommending that the Planning Commission approve the final plat for the Providence Professional Condominiums according to the Findings of Fact, Conditions of Law, and Conclusions listed above.

Final Plat for Providence Professional Condominium

Lot 1 Providence Professional Center Subdivision
Providence City, Cache County, Utah
A Part of the Northwest Quarter of Section 10,
Township 11 North, Range 1 East, Salt Lake Base & Meridian

SEGMENT	DIRECTION	LENGTH
L1	S88°52'15"E	8.02'
L2	S01°07'45"W	8.67'
L3	S88°52'15"E	31.02'
L4	N01°07'45"E	8.67'
L5	N88°52'15"W	18.40'
L6	N01°07'45"E	1.09'
L7	N88°52'15"W	3.23'
L8	S01°07'45"W	3.23'
L9	S88°52'15"E	0.50'
L10	N01°07'45"E	11.57'
L11	S88°52'15"E	4.00'
L12	N01°07'45"E	38.27'
L13	N88°52'15"W	4.00'
L14	N01°07'45"E	11.57'
L15	N88°52'15"W	1.17'
L16	S01°07'45"W	3.23'
L17	S88°52'15"E	3.28'
L18	N01°07'45"E	1.09'
L19	N88°52'15"W	4.84'
L20	N01°07'45"E	25.73'
L21	N88°52'15"W	9.92'
L22	N01°07'45"E	31.44'
L23	S88°52'15"E	4.90'
L24	N01°07'45"E	0.72'
L25	N88°52'15"W	3.23'
L26	S01°07'45"W	3.23'
L27	S88°52'15"E	1.17'
L28	N01°07'45"E	18.81'
L29	N88°52'15"W	1.17'
L30	S01°07'45"W	3.23'
L31	S88°52'15"E	1.17'
L32	N01°07'45"E	22.97'
L33	N88°52'15"W	35.57'
L34	S01°07'45"W	86.23'
L35	N88°52'15"W	2.00'
L36	S01°07'45"W	11.90'
L37	S88°52'15"E	2.00'
L38	S01°07'45"W	106.73'



- LEGEND**
- Primary Boundary Line
 - - - Adjoining property Line
 - - - Centerline
 - - - Proposed Concrete
 - - - Proposed Striping
 - ⊙ Centerline Monument
 - ▭ Building Footprint

NARRATIVE
The Purpose of this Survey was to create Condominium Units of the Parcel as Shown Hereon. The Survey was Ordered by Stephen Williams of Design West Architects. The Basis of Bearings is the Centerline of 200 West Street, which by record bears South 01°22'23" West.

SHEET 1 of 2

NOTES:
1- Public utility easements are granted within common areas outside of building footprint for all installed utility lines and as reasonably necessary for future utility lines, subject to approval of location by the association, which approval cannot be unreasonably withheld.
2- Except for the Building Footprint, which is more defined on Sheet 2, all areas shall be Common Area within the Primary Boundary Line.
3- A Storm Drain Easement Agreement was Recorded Sept. 11th 2015 as Entry #1132716, Bk 1864, Pg 1807 to which Lot 1 is the Grantee or beneficiary parcel of said Agreement.

C1	C2	C3
Δ = 90°10'41"	Δ = 43°00'18"	Δ = 90°00'00"
R = 34.00'	R = 260.00'	R = 14.68'
L = 53.51'	L = 195.15'	L = 23.07'
LC = 48.16'	LC = 190.60'	LC = 20.77'
S 43°25'05" E	S 31°10'19" W	N 43°52'15" W

PLANNING AND COMMISSION APPROVAL
This plat approved by the City of Providence Planning and Zoning Commission this _____ day of _____ A.D., 20__.

Chairperson

APPROVAL AS TO FORM
Approved as to form this _____ day of _____ A.D., 20__.

Attorney

MAYOR'S ACCEPTANCE AND APPROVAL
Approved by the Mayor of the City of Providence, Utah, this _____ day of _____ A.D., 20__.

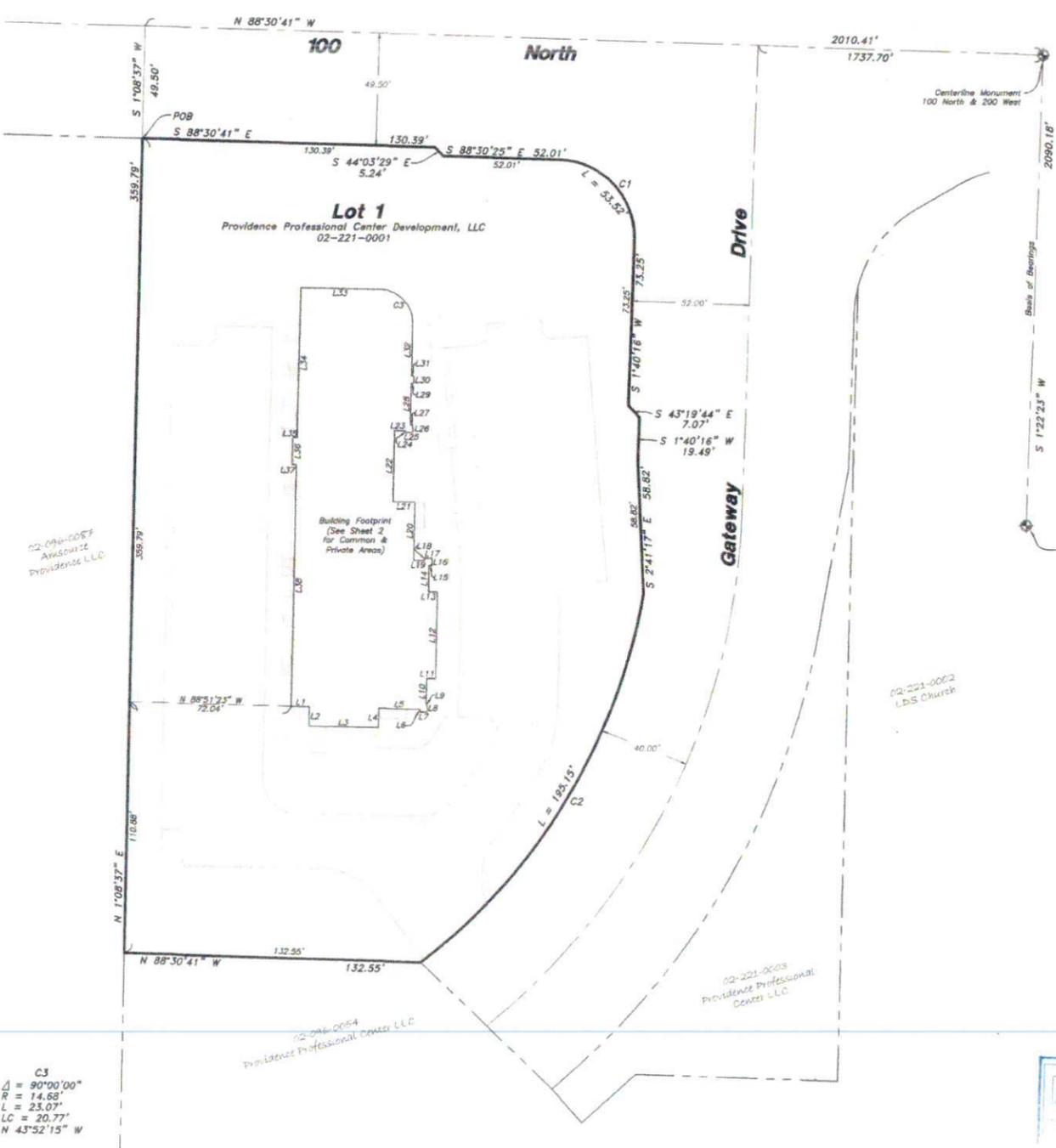
Mayor

ENGINEER'S CERTIFICATE
I certify that I have examined this plat and find it to be correct and in accordance with the information on file in this office.

Date

City Engineer

COUNTY RECORDER'S NO. _____
State of Utah, County Cache, Recorded and Filed at the Request of _____
Date _____ Time _____ Fee _____
Abstracted _____
Index _____
Filed In: File of Plats _____
County Recorder _____



SURVEYOR'S CERTIFICATE
I, Clinton G. Hansen, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Utah, and that I hold License Number 7881387, in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Land Surveyors Licensing Act; and by authority of the owners of the property described hereon, I have completed a survey of the property described on this plat in accordance with Section 17-23-17, and have subdivided said tract into units, hereinafter to be known as Providence Professional Condominium.



BOUNDARY DESCRIPTION
Lot 1 of the Providence Professional Center Subdivision located in the Northwest Quarter of Section 10, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, more particularly described as:
Commencing at the Centerline Monument found at the intersection of 100 North and 200 West Streets in Providence City, from which the Centerline Monument found at the intersection of 200 South and 200 West Streets bears South 01°22'23" West 2090.18 Feet, and Running Thence North 88°30'41" West Along the Centerline of 100 North Street 2010.41 Feet; Thence South 01°08'37" West 49.50 Feet to an Existing Great Basin Rebar found at the Northwest Corner of Lot 9, Block 27, Plat "A" of the Providence Farm Survey and the True Point of Beginning; and Running Thence Along the Perimeter of said Lot 1 the Following (1) Eleven Courses: (1) South 88°30'41" East 130.39 Feet; (2) South 44°03'29" East 5.24 Feet; (3) South 88°30'25" East 52.01 Feet; (4) Southeasterly Along the Arc of a 34.00 Foot Radius Curve to the Right a Length of 53.51 Feet, Chord Bears South 43°25'05" East 48.16 Feet; (5) South 01°40'16" West 73.25 Feet; (6) South 43°19'44" East 7.07 Feet; (7) South 01°40'16" West 19.49 Feet; (8) South 02°41'17" East 58.82 Feet; (9) Southeasterly Along the Arc of a 260.00 Foot Radius Curve to the Right a Length of 195.15 Feet, Chord Bears South 31°10'19" West 190.60 Feet; (10) North 88°30'41" West 132.55 Feet; (11) North 01°08'37" East 359.79 Feet to the Point of Beginning, Containing 1.715 Acres or 74,722 Square Feet.

OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION
Know all men by these presents that the undersigned owners of this tract of land described herein as Providence Professional Condominium, a condominium project located on said tract of land, do hereby make this certificate that said owners have caused a survey to be made, and this plat, certificate that said owners have caused a survey to be made, and this plat, to be prepared that said owners do hereby consent to the recordation of this plat in accordance with the Utah Condominium Ownership Act. Furthermore, we the undersigned owners of said tract of land do hereby dedicate, grant, and convey unto Providence City and the respective private utility companies and public utility agencies providing the utility services in question, their successors and assigns, a perpetual non-exclusive easement in, through, along and under all common areas shown hereon which are not covered by buildings, for the construction and maintenance of subterranean electrical, telephone, natural gas, cable television, communication, sewer, and water lines and appurtenances thereto serving the project, together with the right to access thereto and provided that the city of Providence and any other governmental or quasi governmental body having jurisdiction over the project shall have a right of access and rights of ingress and egress over and across the common areas for the purpose of providing police and fire protection, providing emergency medical services, and providing any other governmental or municipal service.

Signed This _____ Day of _____, 20__

CORPORATE ACKNOWLEDGMENT
State of Utah
County of _____
I, _____, a Notary Public, in and for said County in said State, hereby certify that _____ whose name as manager of Providence Professional Center Development, L.L.C., is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this _____ Day of _____, 20__.

Notary public



ADVANCED LAND SURVEYING INC.
1770 Research Park Way #111
Logan Utah 84341
(p) 435-770-1585 (f) 435-514-5883
www.advancedlsi.com
08/06/2014 CO# 14-127.DWG

ENGINEER'S CERTIFICATE
I certify that I have examined this plat and find it to be correct and in accordance with the information on file in this office.

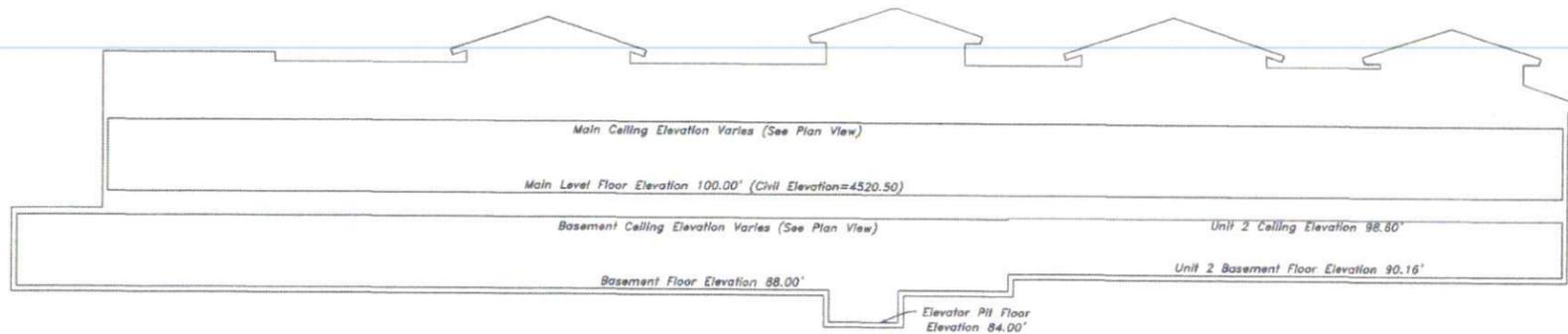
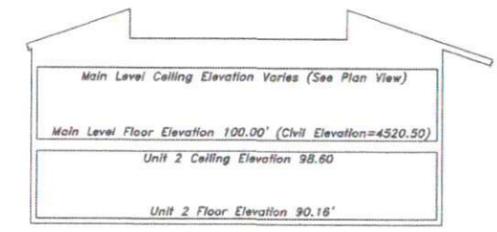
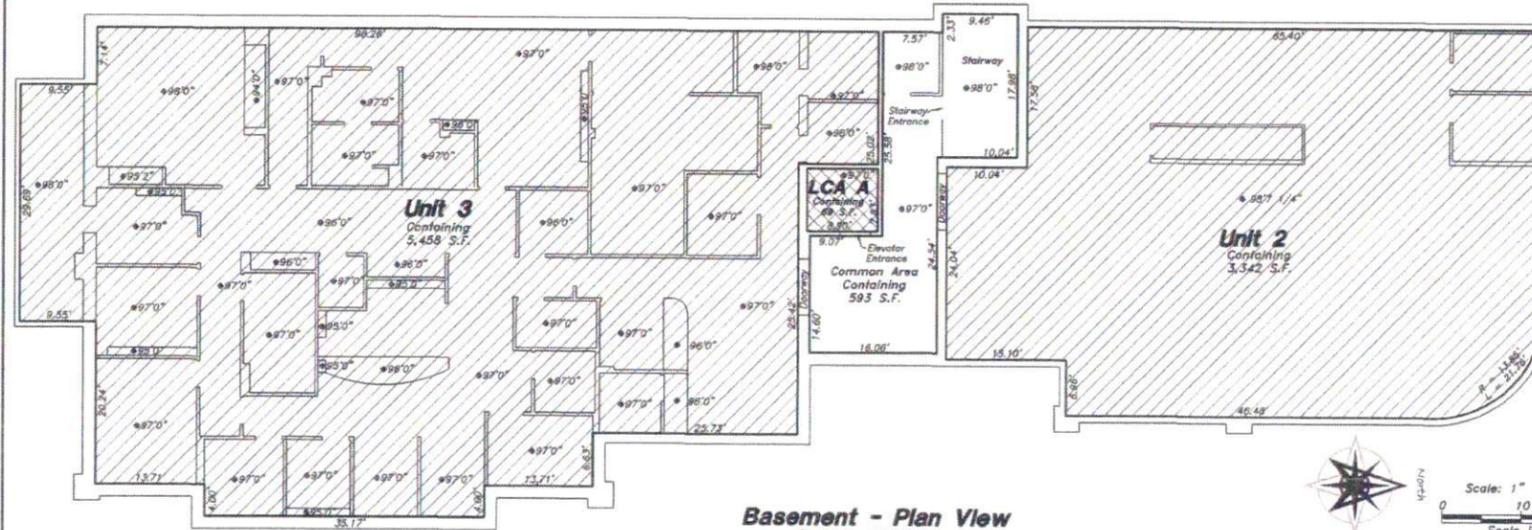
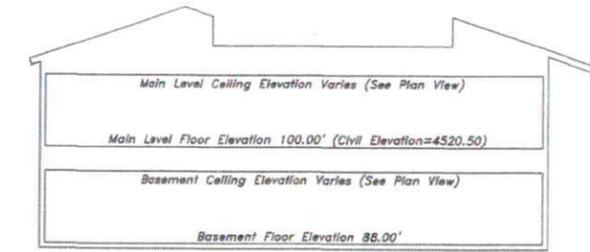
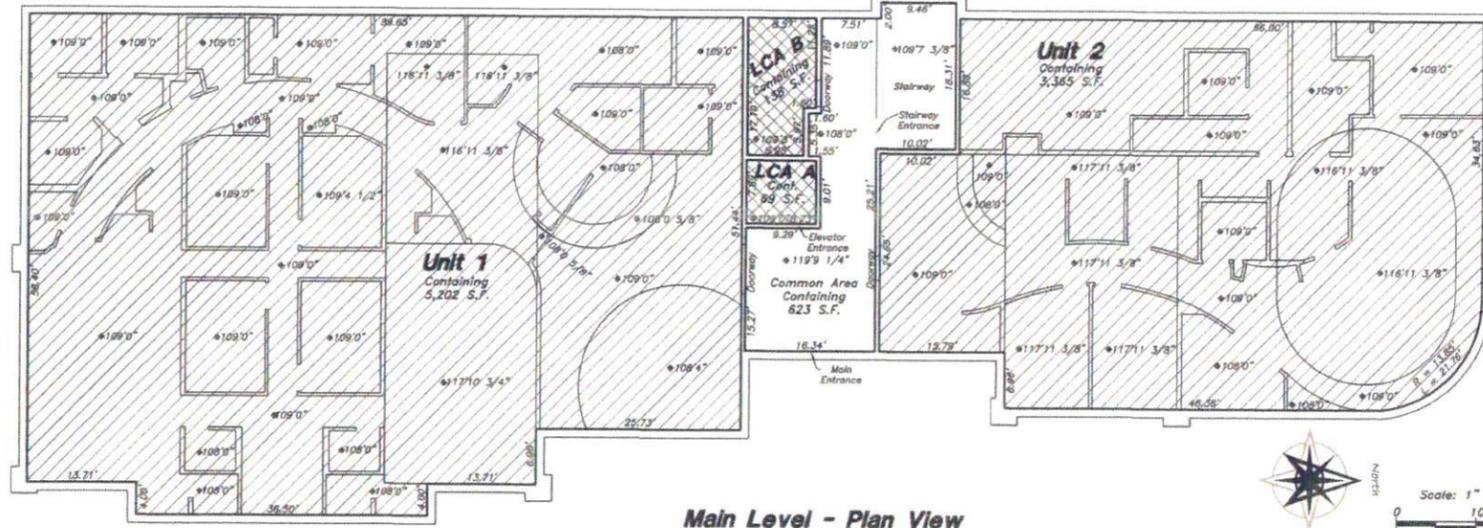
Date

City Engineer

County Recorder

Providence Professional Condominium

Lot 1 Providence Professional Center Subdivision
 Providence City, Cache County, Utah
 A Part of the Northwest Quarter of Section 10,
 Township 11 North, Range 1 East, Salt Lake Base & Meridian



- LEGEND**
- Building Wall
 - S.F. Square Feet
 - Ceiling Elevation
 - [Hatched Box] Private Area (Hatch)
 - [Cross-hatched Box] Limited Common Area (Hatch)
 - [White Box] Common Area (All Areas Not Hatched)

- NOTES**
- 3- All adjoining walls between units are common walls
 - 4- The common areas include the following:
 - a) All the areas not covered by the Private Area Hatch
 - b) The areas between the ceiling and the floor above
 - c) The areas above the Main Level ceiling
 - 5- The Address of the Property is 65 North Gateway Drive

SHEET 2 of 2

ADVANCED LAND SURVEYING INC.
 1770 Research Park Way #11
 Logan Utah 84347
 (p) 435-770-1585 (f) 435-514-5883
 www.advancedlst.com
 08/06/2014 cdm 14-127.DWG

COUNTY RECORDER'S NO. _____
 State of Utah, County Cache, Recorded and Filed at the Request of _____
 Date _____ Time _____ Fee _____
 Abstracted _____
 Index _____
 Filed in: File of Plans _____

 County Recorder

Preliminary Plat for Providence Professional Condominium

Lot 1 Providence Professional Center Subdivision
 Providence City, Cache County, Utah
 A Part of the Northwest Quarter of Section 10,
 Township 11 North, Range 1 East, Salt Lake Base & Meridian

SURVEYOR'S CERTIFICATE

I, Clinton G. Hansen, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Utah, and that I hold License Number 7881387, in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Land Surveyors Licensing Act; and by authority of the owners of the property described hereon, I have completed a survey of the property described on this plat in accordance with Section 17-23-17, and have subdivided said tract into units, hereinafter to be known as Providence Professional Condominium.



Date _____

BOUNDARY DESCRIPTION

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OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION

Know all men by these presents that the undersigned owners of this tract of land described herein as Providence Professional Condominium, a condominium project located on said tract of land, do hereby make this certificate that said owners have caused a survey to be made, and this plat, or record survey map, to be prepared that said owners do hereby consent to the recordation of this plat in accordance with the Utah Condominium Ownership Act. Furthermore, we the undersigned owners of said tract of land do hereby dedicate, grant, and convey unto Providence City and the respective private utility companies and public utility agencies providing the utility services in question, their successors and assigns, a perpetual non-exclusive easement in, through, along and under all common areas shown hereon which are not covered by buildings, for the construction and maintenance of subterranean electrical, telephone, natural gas, cable television, communication, sewer, and water lines and appurtenances thereto serving the project, together with the right to access thereto and provided that the city of Providence and any other governmental or quasi government body having jurisdiction over the project shall have a right of access and rights of ingress and egress over and across the common areas for the purpose of providing police and fire protection, providing emergency medical services, and providing any other governmental or municipal service.

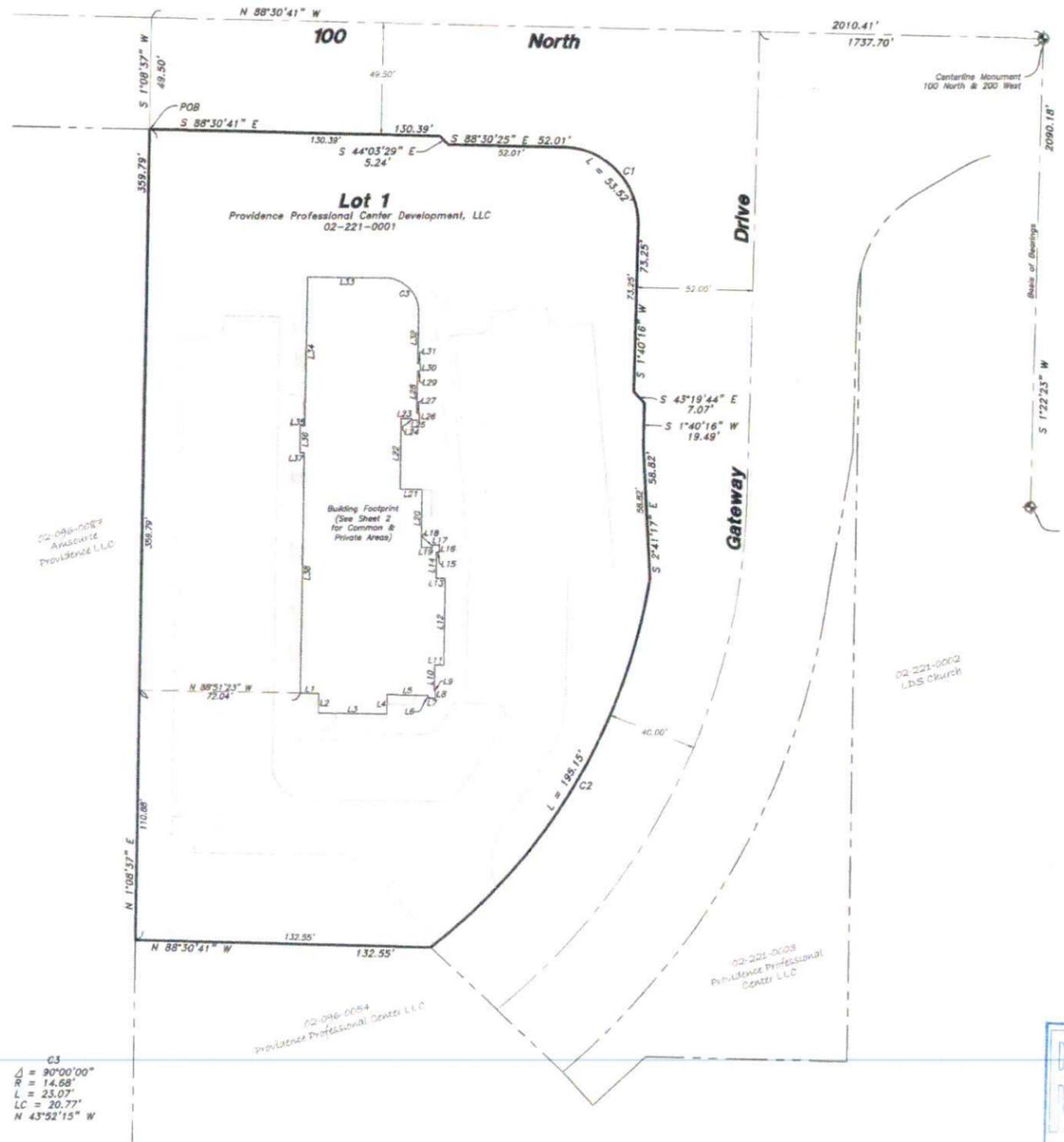
Signed This _____ Day of _____, 20____

CORPORATE ACKNOWLEDGMENT

State of Utah
 County of _____
 I, _____, a Notary Public, in and for said County in said State, hereby certify that _____ whose name as manager of Providence Professional Center Development, L.L.C., is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.
 Given under my hand and seal this _____ Day of _____, 20____.

Notary public

SEGMENT	DIRECTION	LENGTH
L1	S88°52'15"E	8.02'
L2	S01°07'45"W	8.67'
L3	S88°52'15"E	31.02'
L4	N01°07'45"E	8.67'
L5	N88°52'15"W	18.40'
L6	N01°07'45"E	1.09'
L7	N88°52'15"W	3.23'
L8	S01°07'45"W	3.23'
L9	S88°52'15"E	0.50'
L10	N01°07'45"E	11.57'
L11	S88°52'15"E	4.00'
L12	N01°07'45"E	38.27'
L13	N88°52'15"W	4.00'
L14	N01°07'45"E	11.57'
L15	N88°52'15"W	1.17'
L16	S01°07'45"W	3.23'
L17	S88°52'15"E	3.28'
L18	N01°07'45"E	1.09'
L19	N88°52'15"W	4.84'
L20	N01°07'45"E	25.73'
L21	N88°52'15"W	9.92'
L22	N01°07'45"E	51.44'
L23	S88°52'15"E	4.90'
L24	N01°07'45"E	0.72'
L25	N88°52'15"W	3.23'
L26	S01°07'45"W	3.23'
L27	S88°52'15"E	1.17'
L28	N01°07'45"E	18.61'
L29	N88°52'15"W	1.17'
L30	S01°07'45"W	3.23'
L31	S88°52'15"E	1.17'
L32	N01°07'45"E	22.97'
L33	N88°52'15"W	35.57'
L34	S01°07'45"W	66.23'
L35	N88°52'15"W	2.00'
L36	S01°07'45"W	11.80'
L37	S88°52'15"E	2.00'
L38	S01°07'45"W	106.73'



Scale: 1" = 30'
 0 30 60
 Scale in Feet

- LEGEND
- Primary Boundary Line
 - Adjoining property Line
 - Centerline
 - Proposed Concrete
 - Proposed Striping
 - Centerline Monument
 - Building Footprint

NARRATIVE

The Purpose of this Survey was to create Condominium Units of the Parcel as Shown Hereon. The Survey was Ordered by Stephen Williams of Design West Architects. The Basis of Bearings is the Centerline of 200 West Street, which by record bears South 01°22'23" West.

SHEET 1 of 2

- NOTES
- Public utility easements are granted within common areas outside of building footprint for all installed utility lines and as reasonably necessary for future utility lines, subject to approval of location by the association, which approval cannot be unreasonably withheld.
 - Except for the Building Footprint, which is more defined on Sheet 2, all areas shall be Common Area within the Primary Boundary Line.
 - A Storm Drain Easement Agreement was Recorded Sept. 11th 2015 as Entry #1132718, Bk 1864, Pg 1807 to which Lot 1 is the Grantee or beneficiary parcel of said Agreement.

C1	C2	C3
$\Delta = 90^{\circ}10'41"$	$\Delta = 43^{\circ}00'18"$	$\Delta = 90^{\circ}00'00"$
$R = 34.00'$	$R = 260.00'$	$R = 14.68'$
$L = 53.51'$	$L = 195.15'$	$L = 23.07'$
$LC = 48.16'$	$LC = 190.80'$	$LC = 20.77'$
$S 43^{\circ}25'05" E$	$S 51^{\circ}10'19" W$	$N 43^{\circ}52'15" W$

PLANNING AND COMMISSION APPROVAL

This plat approved by the City of Providence Planning and Zoning Commission this _____ day of _____ A.D., 20____.

Chairperson

APPROVAL AS TO FORM

Approved as to form this _____ day of _____ A.D., 20____.

Attorney

MAYOR'S ACCEPTANCE AND APPROVAL

Approved by the Mayor of the City of Providence, Utah, this _____ day of _____ A.D., 20____.

Mayor

ENGINEER'S CERTIFICATE

I certify that I have examined this plat and find it to be correct and in accordance with the information on file in this office.

Date _____ City Engineer

COUNTY RECORDER'S NO.

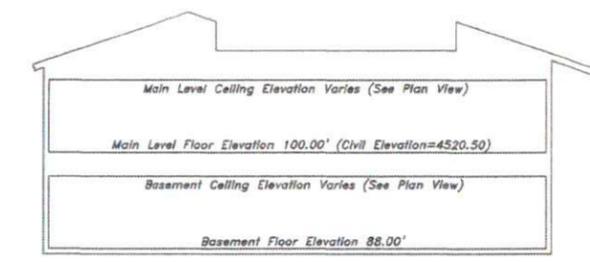
State of Utah, County Cache, Recorded and Filed at the Request of _____
 Date _____ Time _____ Fee _____
 Abstracted _____
 Index _____
 Filed in: File of Plats _____
 County Recorder



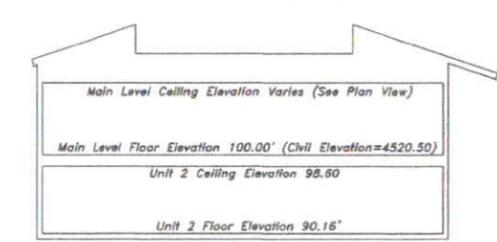
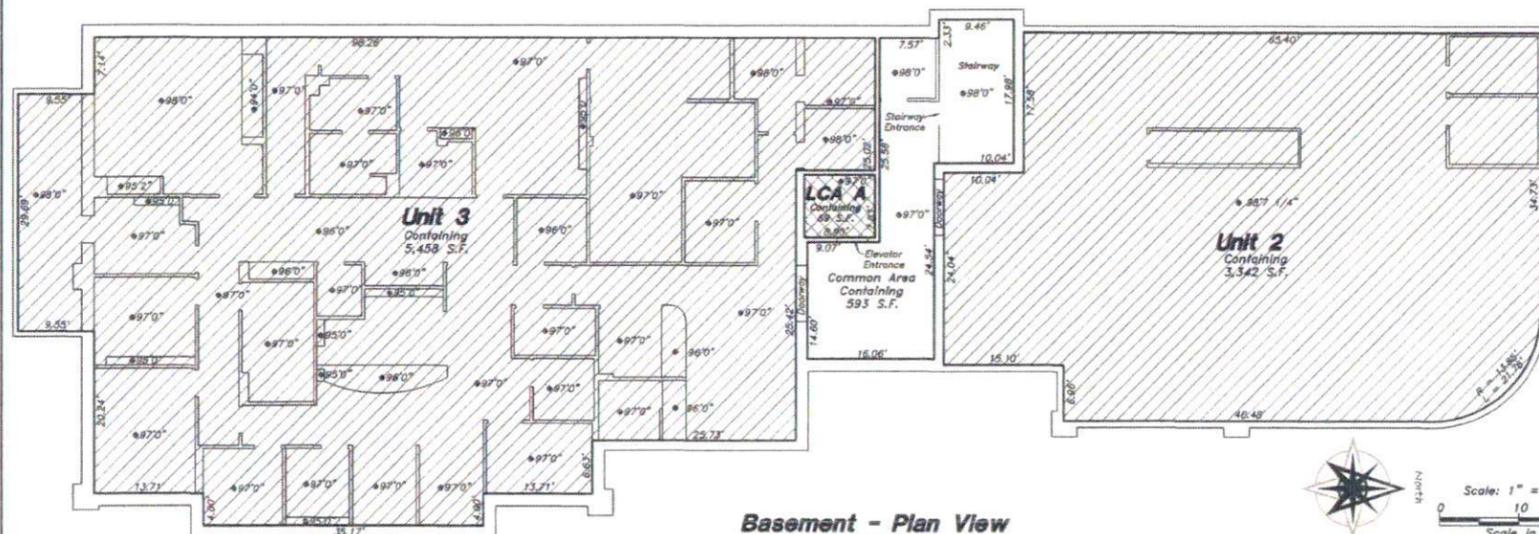
ADVANCED LAND SURVEYING INC
 1770 Research Park Way #111
 Logan Utah 84341
 (p) 435-770-1585 (f) 435-514-5883
 www.advancedlsi.com
 08/06/2014 CO# 14-127.DWG

Providence Professional Condominium

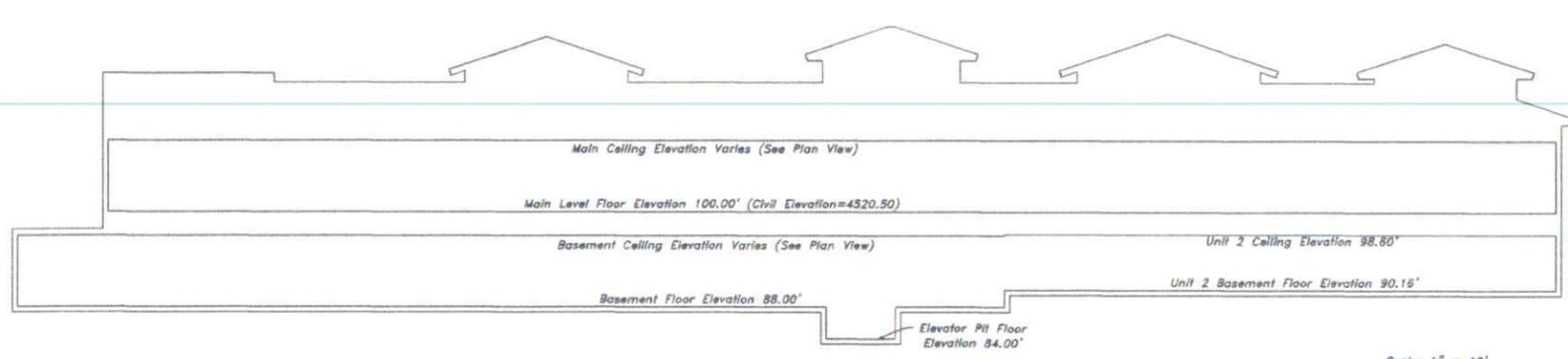
Lot 1 Providence Professional Center Subdivision
 Providence City, Cache County, Utah
 A Part of the Northwest Quarter of Section 10,
 Township 11 North, Range 1 East, Salt Lake Base & Meridian



South Elevation Section



North Elevation Section



East Elevation Section

- LEGEND**
- Building Wall
 - S.F. Square Feet
 - Ceiling Elevation
 - [Hatched Box] Private Area (Hatch)
 - [Cross-hatched Box] Limited Common Area (Hatch)
 - [White Box] Common Area (All Areas Not Hatched)

- NOTES**
- 3- All adjoining walls between units are common walls
 - 4- The common areas include the following:
 - a) All the areas not covered by the Private Area Hatch
 - b) The areas between the ceiling and the floor above
 - c) The areas above the Main Level ceiling
 - 5- The Address of the Property is 65 North Gateway Drive

SHEET 2 of 2

ADVANCED LAND SURVEYING INC
 1770 Research Park Way #11
 Logan Utah 84341
 (p) 435-770-1585 (f) 435-514-5883
 www.advancedlsi.com
 08/06/2014 08N 14-127.DWG

COUNTY RECORDER'S NO. _____
 State of Utah, County Cache, Recorded and Filed at the Request of _____
 Date _____ Time _____ Fee _____
 Abstracted _____
 Index _____
 Filed in: File of Plats _____
 County Recorder

10-4-6: Commercial Neighborhood District (CND)

- A. Purpose: To provide for small scale, day-to-day convenience shopping and services for residents of the immediate neighborhood.
 - 1. The CND is intended for small sites in or near residential neighborhoods.
 - 2. The district encourages the provision of small scale retail and service uses for nearby residential areas, and other uses which are small scale and have little impact. Uses are limited in size to promote a local orientation and to limit adverse impacts on nearby residential area.
- B. Development Standards:
 - 1. Development will be predominantly pedestrian-oriented, creating a traditional neighborhood character with the entrances of the structures facing public streets.
 - 2. Development is intended to be compatible with the scale of surrounding residential areas. Parking areas are restricted, since their appearance is generally out of character with the surrounding residential development and the desired orientation of the uses.
 - 3. Parking is not permitted between the structure and the street in a CND zone (except in a traditional driveway). CND is intended for neighborhood traffic and shall be designed at pedestrian scale.
 - 4. Landscaping buffers shall be provided between parking areas and adjacent residential properties. Additional landscaping may be required to buffer adjacent residential properties.
 - 5. For purposes of business identification the following sign types may be used: blade, ground, and monument. Ground and monument structures shall be no larger than 32 square feet. Animated signs are prohibited. A sign meeting the home business regulations may also be used.
 - 6. Amplified sound. See Title 4 Chapter 9 of the Code.
 - 7. Preservation of existing historic structures is encouraged.
- C. Procedure:
 - 1. Changing to a CND zoning district. See Section 2.C of this Chapter.
 - a. A request for CND zoning shall also include a concept site plan and a market analysis which provides an analysis of supportable commercial space that verifies the demand for commercial use.
 - b. A CND development may occur in, and adjacent to, residential areas so long as it is compatible with, and makes a smooth transition to, the surrounding neighborhood.
 - 2. Site plan approval. The Administrative Land Use Authority (ALUA) shall be the land use authority for approval of site plans within the CND.
 - a. If the site is within the Historic Preservation District, the Historic Preservation Commission shall review the site plan and make recommendation to the ALUA.
 - b. The setback and lot size regulations of the surrounding residential zone shall be used to provide compatibility with the neighborhood.
 - c. CND shall be limited to parcels located at least 500 feet away from other CND zoned properties.
 - d. Ground floor (building(s) footprint) commercial areas shall be limited to 3,000 square feet.
 - e. See 10-8-5:A. for site plan requirements

This is not intended to be part of the code amendment. It is for reference information only.

10-4-2:C. *Changes: Changes in the boundaries of the zoning districts shall be made only by due process as set forth in Section 10-1-5 of this Title. (Zon.Ord., 5-8-1991)*

10-1-5: **AMENDMENTS, CHANGES:**

- A. *Zoning Title: Changes and amendments to this Zoning Title shall be done in accordance with State law¹.*
- B. *Zoning Change: Any change of zoning shall be by a vote of the City Council with at least three (3) Council members voting in favor of said change. Such action shall be taken only after a recommendation concerning such request for zoning change is received from the Planning and Zoning Commission or after the time for response has elapsed, after public notification, and after a public hearing is held in accordance with State law. (Zon. Ord., 5-8-1991)*

10-1-6: **NOTICE REQUIREMENTS:** (Ord. No. 004-2007, 01/23/2007; Ord. No. 001-2012, 04/10/2012)

- A. *Require Notice: At a minimum, the City shall provide actual notice or the notice required by state code, Title 10, Chapter 9a et.seq.*
- B. *Third Party (Adjacent Property Owners) Notice*
 - 1. *Unless otherwise required by Utah State Code, Providence City will require notice to be given to adjacent property owners of the adoption, modification, repeal or other action related to a land use ordinance. The City elects to provide notice to adjacent property owners as follows:*
 - a. *Mail notice to the record owner of each parcel; ~~or~~ and*
 - b. *Post notice on the property with a sign of sufficient size, durability, print quality, and location that is reasonably calculated to give notice to passer-by.*
 - 2. *For purposes of this section, "Adjacent Property Owner" means record owner of real property that shares a common boundary with the applicant's property or is separated by a public right-of-way or canal, stream, etc.*
- C. *Names and Address of Third Party Persons. In addition to any other information required from an applicant or petitioner under the provisions of the Land Use Ordinance, each applicant or petitioner shall submit to the municipality, with the required application or petition, a list stating the names and addresses of all owners of all relevant real property in order to the City to mail notice as set for in this ordinance. The cost of forwarding the notices may be charged to and collected from the applicant or petitioner.*

¹ U.C.A. §§ 10-9-402 and 10-9-403.

CHAPTER 6

USE REGULATIONS

SECTION:

10-6-1: Use Chart

10-6-2: Classification of New and Unlisted Uses

10-6-1: **USE CHART:** Land and buildings in each of the zoning districts may continue to be used, but no land shall herein after be used, and no building or structure shall hereinafter be erected, altered or converted which is arranged, designed or used for other than those uses specified for the district in which it is located as set forth by the following use chart and indicated by:

P = permitted use

C = conditional use permit required

X = special review required

I = Allowed only as a conditional use when incidental to a retail business with more than 15,000 square feet of floor area and:

- incidental to a single use (i.e.: a bank is incidental to retail business, not multiple businesses); and
- a department store, grocery store, health fitness center, or other retail business may have more than one incidental use associated with it; and
- the combined total of all incidental uses associated with a building may not exceed 12% of the gross square footage of the building or 6,000 sq ft whichever is less (administrative offices, restrooms, storage areas, and other enmities necessary for the operation of the retail business are not considered incidental uses) ; and
- cannot be a stand alone building (an unoccupied drive through structure(s) and/or fueling pads will be counted as part of the 12% but not included in the 6,000 sq ft cap of the incidental use); and
- must share the same public entrance(s); and
- a permitted business is not considered an incidental use; and
- incidental use must have its own business license unless owned and operated by the primary retail business.

= not permitted (absence of symbol)

If a use is not specifically designated, it is prohibited.

		A G R	S F E	S F L	S F T	S F R	S F M	S F H	S M H	M F R	M F M	M F H	C N D	C G D	C H D	M X D	P U B
A.	Residential Uses																
1	Single family, detached	P	P	P	P	P	P	P	P	P			C				P
2	Single family, attached					P	P	P		P	P	P					P
3	Dwelling, two family									P	P	P					P
4	Dwelling, three family									P	P	P					P
5	Dwelling, four family									P	P	P					P
6	Dwelling, multi-family											P					P
7	Manufactured/modular	P	P	P	P	P	P	P	P	P	P	P					P
8	Mobile/trailer home							P									
9	Secondary residential structure (OM 005-2005 01/13/04)	C	C		C												
10	Cluster development			C	C	C	C	C	C	C	C	C					C

		A G R	S F E	S F L	S F T	S F R	S F M	S F H	S M H	M F R	M F M	M F H	C N D	C G D	C H D	M X D	P U B
11	Inner block development		C	C	C											C	
12	Planned Unit Development	C	C	C	C	C		C	C	C	P	P				C	
13	Bed & Breakfast	C	C	C	C	C							C	C		C	
14	Hotel/motel											C	C	C		C	
15	Lodging house									C	C	C	C	C		C	
16	Residence for persons with disabilities		P	P	P	P	P	P	P	P	P	P				C	
17	Residential facility for the aged		P	P	P	P	P	P	P	P	P	P				C	
B.	Accessory/Incidental Uses																
1	Accessory building	P	P	P	P	P	P	P		P	P	P	P	P	P	P	
2	Accessory dwelling unit	€	€		€	€	€									P	
3	Accessory farm building	P	P	P	P	P											
4	Off street parking incidental to main use	P	P	P	P	P	P			P	P	P	P	P	P	P	
5	Private swimming pool	P	P	P	P	P	P			P	P	P	P	P		P	
C.	Governmental/Institutional/Special Services																
1	Church	P	P	P	P	P	P	P	P	P	P	P					
2	Ministers, rabbis, priests, and other similar ordained religious work	P^	P														
3	Community center	P	P	P	P	P	P	P	P	P	P	P	P	P			
4	Day care nursery	C^	P	P	I or C*	C											
5	Preschool	C^	P			C											
6	Public Park	P	P	P	P	P	P	P	P	P	P	P				P	P
	Private Lessons / public facility																C
7	Public School (OM 020-2004)	P	P	P	P	P	P	P	P	P	P	P					
8	Public building	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P
D.	Utility and Related Service																
1	Electric substation	C	C														
2	Electric power plant	C															
3	Fire station	P	P	P	P	P	P	P	P	P	P	P	P	P		P	
4	Gas meter station	P	P	P	P	P	P	P	P	P	P	P					
5	Irrigation supply	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
6	Utility distribution lines	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
7	Radio/TV/cellular tower													C			C
8	Sewage/water pumping station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
9	Telephone utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
10	Public utilities, other	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
11	Utility shop, storage and bldgs	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
12	Water treatment plant	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
13	Water well reservoir or storage tank	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
E.	Professional Services																
1	Business office,	C^	€			P											

		A G R	S F E	S F L	S F T	S F R	S F M	S F H	S M H	M F R	M F M	M F H	C N D	C G D	C H D	M X D	P U B
	medium impact												P				
2	Business office, low impact	P^	P			P											
3	Business office, general												C	P	I or C*	P	
4	Clinic, dental												C	P	I or C*	P	
5	Clinic, medical												C	P	I or C*	P	
6	Clinical Social Worker												C	P	I or C*	P	
7	Office for single physician, dentist, or chiropractor	C^	P		I or C*												
8	Licensed professional	C^	C	P	I or C*	P											
9	Mortuary	C^	C^	C^					C^	C^	C^	C^	C	P		P	
10	Optical shop	C^	C	P	I or C*	P											
11	Pharmacy	C^	C	P	I or C*	P											
12	Private school, teaching, tutoring(1 or 2 students at a time)	P^	C^	C^	C^	C^											
13	Private school, teaching	C^	C	P		P											
14	Studio: Art, Dance, Drama, Photography, etc (1 or 2 students at a time)	P^	C^	C^	C^	C^	P										
15	Studio: Art, Dance, Drama, Photography, etc and tutoring	C^	C	P	I or C*	P											
13	Dressmakers, seamstresses, tailors, upholsters, and related occupations	P^	C^	C^	C^	C^	P										
14	Artists, artisans, craftsman, sculptors, authors, small crafts and handcrafts, and related artistic work	P^	C^	C^	C^	C^	P										
15	Veterinarian^	C^	C^	C^					C^	C^	C^	C^	P C	C		P	
F.	Retail/Related Uses																
1	Adult oriented business													C			
2	Food preparation, catering, etc	C^	P	P	P	P	C										
3	Bakery/Confectionery sales												P	P	P	P	
4	Barber/beauty shop	C^	P	P	P	P											
5	Book/Stationery Store												p	p	p	P	
6	Computer Store												p	p	p	P	

		A G R	S F E	S F L	S F T	S F R	S F M	S F H	S M H	M F R	M F M	M F H	C N D	C G D	C H D	M X D	P U B
7	Department store													p	p	P	
8	Florist Store												p	p	p	P	
9	Furniture Store													p	p	P	
10	Specialty Store/Shop	C^	P		P												
11	Grocery store	C^	p	p	p	P											
12	Hardware store													p	p	P	
13	Home & Garden store												p	p	p	P	
14	Laundry/dry cleaning store												p	p	p	P	
15	Liquor store (OM 015-2004)													p	p	P	
16	Music Store												p	p	p	P	
17	Paint Store													p	p	P	
	Pet Grooming	C^	P	P	P	P											
18	Pet Store												C	p	p	P	
19	Restaurant/fast food												p	p	p	P	
20	Shoe repair	C^	p	p	p	P											
21	Small appliance repair	C^	P	p	p	C											
22	Variety Store												p	p	p	P	
23	Commercial complex												p	p	p	P	
24	Shopping center													p	p	P	
25	Tire sales, retail (OM 001-002, 02/27/01)													c	P		
26	Yard sales on an occasional basis	P^															
G.	Commercial/Related Uses																
1	Auto Sales – New & Used (OM 016-2004 05/11/04)														P	P	
2	Auto Sales –Used (OM 016-2004 05/11/04)																
3	Auto wash												P	P	P		
4	Bank/financial													C	I or C*	P	
5	^^^Nondepository Financial Institutions													P	I or C*		
6	Building materials													P	P		
7	Dance hall																
8	Gasoline/petroleum storage (not bulk)	C	C	C	C								C	C	C		
9	Gasoline sales/service												P	P	P		
10	Fitness Center Commercial (Gym)												C	P	P	P	
11	Convenience store												P	P	P		
12	Night club																
13	Print shop/sales	C^					P	P	P	P							
14	Recreation/Entertainment													P	I or C*		
15	Research facilities	C^				P											
16	Theater													P	P	P	
17	Vehicle storage																
H.	Industry and Manufacturing																
1	Auto repair, paint and body shop																
2	Bldg maintenance & repair services																

		A G R	S F E	S F L	S F T	S F R	S F M	S F H	S M H	M F R	M F M	M F H	C N D	C G D	C H D	M X D	P U B
3	Cabinet Shop																
4	Clothing Manufacturer																
5	Furniture Manufacturer																
6	General contractor yard																
7	HVAC shop/sales																
8	Ice cream plant																
9	Lumber yard															P	
10	Paint Shop															P	
11	Welding/machine Shop															C	
12	Wholesale outlet/storage and sales															P	
13	Light Manufacturing															C	
14	Motorcycle, Snowmobile, ATV, etc repair	C [^]															
I.	Agriculture and Related Uses																
1	Beekeeping 4 or less colonies	P [^] ^	P [^] ^	P [^] ^	P [^] ^	P [^] ^	P [^] ^	P [^] ^									
C ^{^^} 1A	Beekeeping More than 4 colonies	C [^] ^	C ^{^^} ^	C [^] ^													
2	Breeding or raising animals for sale, food, pleasure, or profit	P [^] ^															
3	Keeping dogs, cats, fish, or exotic caged birds	P [^] ^	P ^{^^} ^	P [^] ^	C	C	I	P									
4	Commercial crop production	P	P	P													
5	Dairy business	P [^] ^	P [^] ^	P [^] ^													
6	Feed lot	C															
7	Gardens and orchards for home use	P	P	P	P	P	P	P	P	P	P	P				P	
8	Ranch/farm production and operation	P	P														
9	Garden and greenhouse plants and produce for wholesale or retail sales OM-007-2006 05/23/2006	C [^]					P										

[^]Use is allowed as a permitted or conditional use only if it is a home business, child care business or nonconforming business that complies with Title 3, Chapter 4 of this Code, Conditional Businesses

^{^^}Must conform to Title 5 Chapter 1 of this Code, Animal Regulation and Control.

^{^^^}Nondepository financial institutions are businesses that conduct transactions of cashing a check for consideration or extending a deferred deposit loan and shall include any other similar types of businesses licensed by the State of Utah pursuant to the check cashing and deferred deposit lending registration act. Nondepository financial institutions shall be limited by the population of all residents in Providence City. The total population figures shall be based on the US Census Bureau's annual estimates. Only one nonfinancial institution shall be allowed for a population of 0 – 7,000. and 1 per 7,000 thereafter.

*The following conditions apply to a non-sales tax generating business (NSTGB) located in the CHD zone:

1. The combined total of all NSTGB will be limited to no more than 15% of the combined existing gross leasable space (GLS) of buildings in the project area; the GLS of a building is based on the

square footage of the ground floor; upper levels are not included in the combined totals for or against the 15% limitation.

2. The project area is the approved preliminary plat.
3. Incidental uses in the project area are not computed in the 15% limitation.
4. NSTGB may be in a free standing building of its own or part of a multi-tenant building with separate outside entrances for the public.

10-6-2: CLASSIFICATION OF NEW AND UNLISTED USES:

A. Request; Referral: Requests for a new use or unlisted conditional use shall be referred to the Planning Commission chairperson for consideration by the Planning Commission. Applications for a new use and unlisted conditional use will be processed in accordance with the procedures listed in subsection 10-3-5:C of this Title to determine if such use should be permitted and added to the current list of approved uses. The Planning Commission shall forward to the City Council a recommendation to accept or reject the request. The Planning Commission shall also forward, with any recommendation for approval of a new use, the necessary ordinance amendments to implement the use.

B. City Council Action: The City Council will approve or disapprove the recommendation. Upon approval, the Process will be started to amend the necessary City ordinances in accordance with the procedures outlined for ordinance amendments and changes. (Ord., 7-23-1996)