

**Providence City Appeal Authority
February 11, 2016 Agenda
Providence City Office Building
15 South Main, Providence UT 84332**

The Providence City Appeal Authority will hold a public meeting at the Providence City Office building at 4:00 p.m. to discuss the following item(s). The members of the Appeal Authority plan to visit the site during the meeting. Anyone interested is invited to attend, but only the parties to each appeal or variance will be allowed to speak. This is not a public hearing where members of the public will be invited to speak.

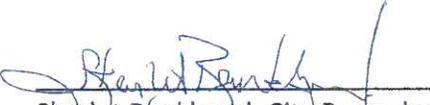
City representatives may present the City's position relative to the Action Items below. Those individuals bringing the appeal or variance request will be allowed, in person or through their attorney, to address each issue raised by their respective request or appeal. Each party will be allowed to respond to evidence and argument presented against their position.

The Appeal Authority may render a decision at this meeting on the merits of each Action Item, may take the matter under advisement and render a decision at some future time, or may continue the matter to a future public meeting.

DISCUSSION/POTENTIAL ACTION ITEMS:

Item No. 1. The Appeal Authority will consider a request by Stan Checketts for a variance of the city design standard for streets requiring that there be an intersection at a minimum every 1,320 feet. The proposed street extends Sherwood Drive north and west, connecting with 500 North.

Agenda posted by Skarlet Bankhead on February 8, 2016.


Skarlet Bankhead, City Recorder

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

PROVIDENCE CITY LAND USE APPLICATION

15 South Main * Providence UT 84332

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

Please note that each request has a checklist which specifies what information is required in order for your application to be complete and ready for processing. Please check the appropriate box for your type of application. Check only one box. Each application type requires a separate application. If you have questions, please ask.

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.

Development Review Committee, and/or Planning Commission, and/or City Council		
Annexation	Exception to Title	Rezone
Code Amendment	Final Plat	Right-of-way Vacation
Concept Plan	General Plan Amendment	Site Plan
Conditional Use	Preliminary Plat	
Appeal Authority		
Appeal <i>Land Use</i>		Variance

PLEASE NOTE: FILING FEES DO NOT INCLUDE PROFESSIONAL FIRM FEES. THESE WILL BE BILLED SEPARATELY.

Applicant's Name: <i>Stan Checketts</i>	
Address: <i>PO Box 55, Providence UT 84332</i>	
Phone(s): <i>435-757-4282</i>	Fax: _____ E-Mail: <i>codyldavis@gmail.com</i>

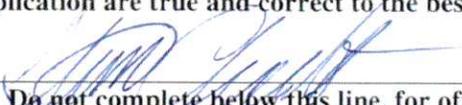
Party Responsible for Payment: <i>Stan Checketts</i>	
Billing Address: <i>PO Box 55, Providence UT 84332</i>	
Phone(s): <i>435-757-4282</i>	Fax: _____ E-Mail: <i>codyldavis@gmail.com</i>

Property Owner's Name (how it appears on a legal document): <i>Stan Checketts Properties</i>	
Address: <i>PO Box 55, Providence UT 84332</i>	
Phone(s): <i>435-757-4282</i>	Fax: _____ E-Mail: _____

Architect/Engineer/Surveyor's Name: <i>Danny MacFarlane</i>	
Address: <i>540 West Golf Course Road, Suite B1, Providence UT 84332</i>	
Phone(s): <i>435-213-3762</i>	Fax: _____ E-Mail: _____

Cache County Property Number(s): <i>UBM01 02-101-0001</i>
Total Acreage: <i>65.9</i> Project Name: <i>LITU Baldy</i>
City Address of Project (if applicable): _____

I declare under penalty of perjury that I am the owner or authorized agent for the property which is the subject of application, 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:  Date: *1-6-11*

Do not complete below this line, for office use only.

Application Fee:
General Plan:
Zone:

Receipt Number:
Received By:
Date Stamp:

PROVIDENCE CITY

Appeal Checklist

Please provide the following information as part of your application. The information listed below is required to properly review and process your request. An incomplete application or lack of the required information will delay acceptance and/or processing of your application. Incomplete applications may be returned until the required information is submitted. There is a non-refundable application fee of \$100 for appeal requests.

Applicant, please note! Your application may be reviewed at the counter on a preliminary basis; however, it must still be reviewed by staff before it is accepted for processing. You will be contacted by staff if the application is not complete.

Applicant Check	APPEAL CHECKLIST	Staff Check
	Application	✓
	\$100 filing fee	✓
	Written letter requesting the appeal.	✓

(See §10-9a-703-708, 801 UCA).

(See [Providence City Code Title 2 Chapter 5](#))

--APPEALS MUST BE FILED IN WRITING WITH THE CITY RECORDER WITHIN 15 CALENDAR DAYS OF THE ISSUANCE OF THE WRITTEN DECISION APPLYING THE LAND USE ORDINANCE.

Process for Appeal Approval:

Hearing(s) by the Appeal Authority

Providence City
15 South Main
Providence, Ut 84332
(435) 752-9441

Receipt No: 56148
Receipt Date: 01/06/2016
Timestamp: 01/06/2016 03:20 PM
Payor: Stan Checketts

305 Application fees	
Little Baldy Place	100.00
	<hr/>
	\$100.00

Cash	\$100.00
Tendered Amount:	\$100.00
Cash Back:	\$0.00
Total Applied:	\$100.00

Skarlet,

Stan Checkett's is requesting a variance of the city design standard requiring that there be an intersection at a minimum every 1320'. Stan recently submitted the Little Baldy Place Subdivision and the roadway runs north south along the contours. An intersection in the middle of the section of the north south road would need to go west. The natural slopes in this area of the project are between 15-20%. A road directed west could not have the required 4% slope for 100 feet out of an intersection and then meet the required max of 12% slope and match into the future road to the west. An intersection along the north south section of roadway on the Little Baldy Place preliminary plat isn't physically possible in this steep bench area.

Thanks,

--

Danny Macfarlane, PE, President

540 West Golf Course Road, Suite B1

Providence, UT 84332

Office [435.213.3762](tel:435.213.3762)

Mobile [435.760.7488](tel:435.760.7488)

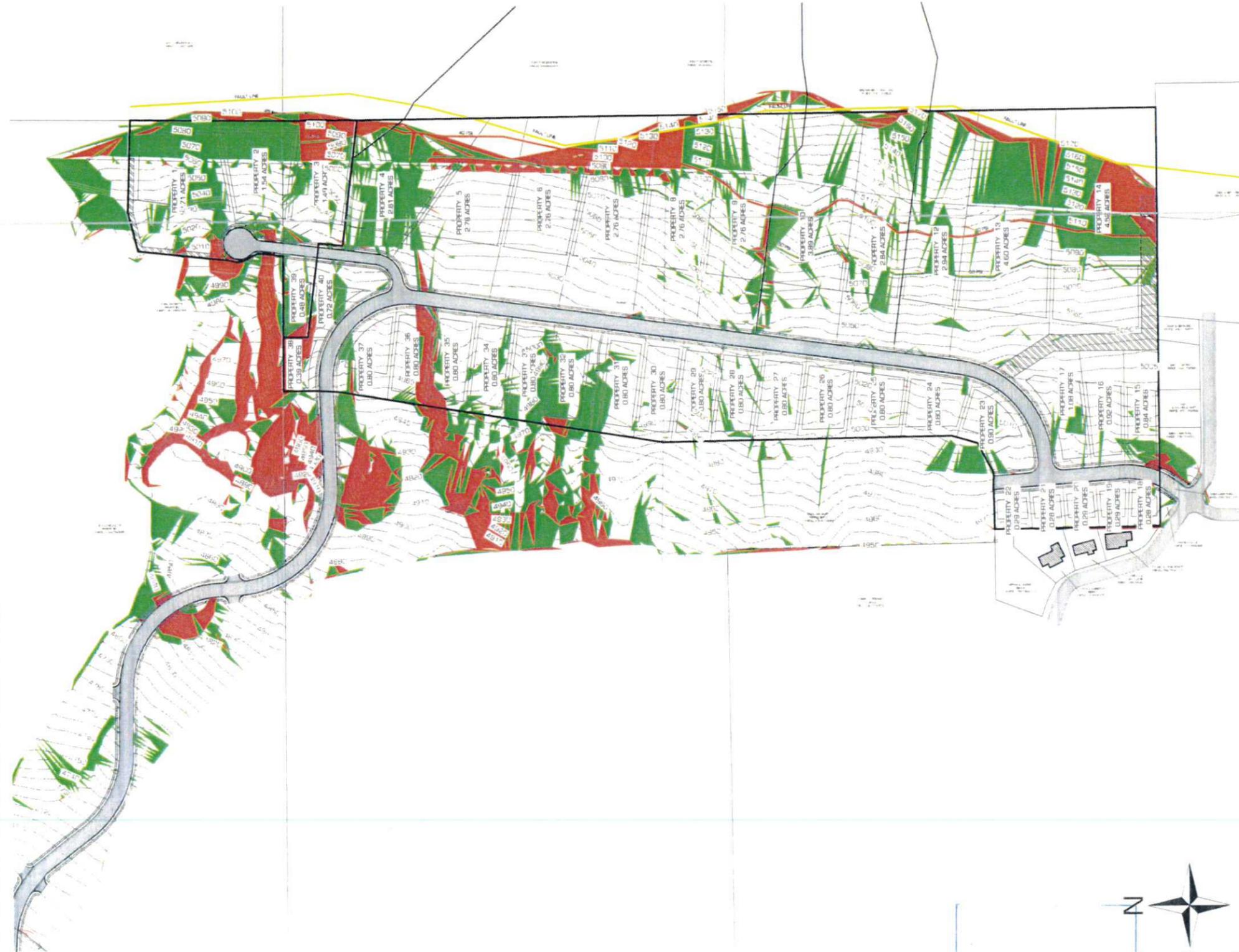
danny@civilsolutionsgroup.net

www.civilsolutionsgroup.net

PROVIDENCE | SALT LAKE CITY

LITTLE BALDY PLACE SUBDIVISION PRELIMINARY PLAT

SCALE: 1"=150'



① SHEET KEY NOTES

1. INSTALL ASPHALT 36" WIDTH. SEE CROSS SECTION DETAIL SHEET C-100.
2. INSTALL STANDARD DUTY CONCRETE CROSS SECTION FOR COLLECTOR STREETS. SEE CROSS SECTION DETAIL SHEET C-100.
3. INSTALL 3" WIDE VALLEY GUTTER AREAS WITH SLOPES EXCEEDING 30%. LOTS 36, 38, 39 AND 40 WILL REQUIRE ADDITIONAL GRADING TO GET SLOPES LESS THAN 30%.
4. EXISTING IRRIGATION PIPE TO REMAIN.
5. NOT USED.
6. PROPOSED SEWER, WATER, STORM DRAIN, POWER, COMMUNICATION, AND GAS LINES TO TIE INTO EXISTING INFRASTRUCTURE.
7. EXISTING FENCE TO BE REMOVED WITHIN PROPOSED ROADWAY.
8. INSTALL STORM WATER DETENTION BASIN.
9. 2' X 3' STORM WATER CATCH BASIN.
10. INSTALL TEMPORARY DETENTION BASIN WITH TEMPORARY STORM WATER EASEMENT.
11. SECTION OF EXISTING ACCESS EASEMENT WILL BE RE-ASSIGNED.
12. EXISTING ACCESS EASEMENT.
13. PROPOSED OPEN SPACE AND TRAILS TO BE MAINTAINED AND OWNED BY PROVIDENCE CITY.
14. PROPOSED 50' WIDE COMBINED PROPERTY ACCESS AND BONNEVILLE SHORELINE TRAIL EASEMENT.
15. PROPOSED BONNEVILLE SHORELINE TRAIL EASEMENT.
16. EXISTING BONNEVILLE SHORELINE TRAIL.
17. PROPOSED PHASE 2 LIMIT LINE.
18. PROPOSED LIGHT POLE (TYP).

GENERAL NOTES

1. POWER AND COMMUNICATION LINES ARE ASSUMED TO BE CONTAINED WITHIN THE SAME TRENCH.
2. STORM WATER WILL COLLECT IN GUTTERS ON THE SIDE OF EACH ROAD, BE COLLECTED IN STORM WATER INLET GRATE, AND BE CHANNLED TO THE NEAREST COLLECTION POND, AND THEN DRAINED AT A CONTROLLED RATE INTO THE CITY STORM WATER SYSTEM.
3. BY STAMPING THIS DOCUMENT THE ENGINEER VERIFIES THAT ALL LOTS HAVE AN ADEQUATE BUILDABLE ENVELOPE WITH REGARDS TO HAZARDOUS SLOPE, BUILDING, WATER, ZONING SETBACKS, ETC.
4. ALL EXISTING POWER POLES TO REMAIN.
5. THE FAULT LINE IS SHOWN BASED UPON THE USGS ECOLOGICAL STUDY MAP.

LEGEND

	SUBDIVISION BOUNDARY
	RIGHT-OF-WAY / PARCEL LINE
	EX. STORM DRAIN LINE
	PHASE BOUNDARY
	EX. GAS LINE
	EX. WATER LINE
	EX. SEWER LINE
	EX. COMMUNICATION LINE
	EX. POWER
	PROPOSED SEWER LINE (SIZE SHOWN)
	PROPOSED WATER LINE (SIZE SHOWN)
	PROPOSED STORM DRAIN LINE (SIZE SHOWN)
	CONTOUR EXISTING
	NATURAL DRAINAGE
	EXISTING ASPHALT
	PROPOSED ASPHALT
	FAULT LINE
	CONSTRUCTION LIMIT LINE
	EXISTING FENCE
	40 PSI WATER PRESSURE LIMIT
	50 PSI WATER PRESSURE LIMIT
	EXISTING CONCRETE
	PROPOSED CONCRETE
	PUBLIC UTILITY EASEMENT
	BUILDING SETBACK
	BONNEVILLE TRAIL EASEMENT
	STORM DRAIN BASIN
	PROPOSED LIGHT POLE
	SLOPES BETWEEN 20% AND 30%
	SLOPES GREATER THAN 30%

civilsolutionsgroup inc.
 PROVIDENCE | P. 435.213.3762
 SALT LAKE CITY | P. 801.216.3192
 info@civilsolutionsgroup.net
 www.civilsolutionsgroup.net

LITTLE BALDY PLACE SUBDIVISION
 PRELIMINARY PLAT
 PROVIDENCE UT

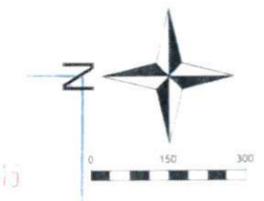
MARK	DATE	DESCRIPTION

PROJECT #	742-1501
DRAWN BY	K. ALTHOUSE
PROJECT MANAGER	M. TAYLOR
REVIEWED BY	C. MACFARLANE
ISSUED	12.29.2015

SUBDIVISION
 SLOPE ANALYSIS

C-105

Know what's below. **811**
 Call 811 before you dig.
BLUE STAKES OF UTAH
 UTILITY NOTIFICATION CENTER, INC.
 www.bluestakes.org
 1-800-662-4111



12/30/2015